

**JOINT E-AUCTION SALE NOTICE**

E-auction Sale Notice for sale under the Insolvency and Bankruptcy Code, 2016 ( Regulation 32 of Insolvency and Bankruptcy Board of India ( Liquidation Process) Reulations,2016) together with sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Act,2002 (SARFAESI ACT) read with proviso to Rule 8(6) of the Security Interest ( Enforcement) Rules,2002.

**HVR PROJECTS PRIVATE LIMITED (IN LIQUIDATION)**

**(herein mentioned as “borrower” and “ corporate debtor” also)**

**CIN: U70102WB2012PTC189246**

(A company under liquidation process vide Hon'ble NCLT Kolkata order dated 4<sup>th</sup> January 2022)  
Regd. Office of the company: 103/20, Foreshore Road, Near Jain Hospital Bus Stop ,Howrah West Bengal-711102

Liquidator: Sabir Kanti Mazumder, IBBI Reg. No: IBBI/IPA-001/IP-P01161/2018-19/11903  
AFA valid upto:03.11.2023

Contact: Mobile No.91 9433679591; Email Id: [liq.hvrppl@gmail.com](mailto:liq.hvrppl@gmail.com)

Liquidator’s Address: Address: 155/A, Unique Park, Behala, Kolkata, West Bengal PIN: 700034;  
Registered Email ID with IBBI: [sabirk01@gmail.com](mailto:sabirk01@gmail.com).

E-auction Sale Notice is hereby given to the public in general including corporate debtor and guarantors of HVR Projects Private Limited for sale of assets of HVR Projects Private Limited In Liquidation forming part of the liquidation estate under Section 35(f) of Insolvency and Bankruptcy Code,2016(IBC) read with Regulation 33 of the Insolvency and Bankruptcy Board of India( Liquidation Process) Regulations,2016 ( Liquidation Regulations), and Regulation 32 of the Insolvency and Bankruptcy Board of India( Liquidation Process) Regulations,2016 jointly with the land of the guarantor of the Corporate debtor mortgaged with the Secured Creditor forming integral part of the Factory, Office and other constructions of HVR Projects Private Limited In Liquidation under SARFAESI ACT,2002 read with proviso to Rule 8(6) of the Security Interest ( Enforcement) Rules,2002 **on”AS IS WHERE IS BASIS” ,’ AS IS WHAT IS BASIS”**, **“WHATEVER THERE IS BASIS ‘ And “NO RECOURSE BASIS”**. The details are mentioned herein below:

Contact details of the Lender’s Representative and the Liquidator:

Name: Mr. Rahul Phonde      Email Id: [Rahul.phonde@axisbank.com](mailto:Rahul.phonde@axisbank.com)      Mobile No.8451832131

Liquidator: Name: Mr. Sabir Kanti Mazumder      Email Id:[sabirk01@gmail.com](mailto:sabirk01@gmail.com)      Mobile No.9433679591

Particulars	Total Reserve Price in Rs.	EMD in Rs.	Incremental bid amount in Rs.	Remarks
Sale of Assets of Corporate debtor consisting of Factory Sheds, Office Building, Time Office, Security Room ,Sheds for labour, Toilet Block and Other Constructions of HVR Projects Private Limited jointly with the land of guarantor Mr. Rajan Dhaddha, S/o Manohar Lal Dhaddha ,mortgaged to the Axis Bank Limited, Under the Provisions and Regulations of Insolvency and Bankruptcy		12,05,86,090/-	1,20,58,609/-	5,00,000/- The assets of HVR Projects Private Limited are being sold jointly with the land owned by Mr. Rajan Dhaddha mortgaged to Axis Bank Limited in order to maximize the sale of assets of HVR Projects Private Limited In Liquidation. The

	<p>Code,2016 and SARFAESI Act, 2002.</p> <p>a) Under SARFAESI ACT,2002</p> <p>Land bearing Khasra No.87/1,admeasuring 2.29 hectares (22,900 Sq. Metres)and land bearing Khasra No.88/1,admeasuring 0.48 hectares(4800 sq,meters) both lands jointly admeasuring 2.77 hectares(27,700 Sq.meters) with occupant class I Bhumi Swami Right situated at Mouza Nimji,P.H. No.23, Tehsil Kalmeshwar, District Nagpur mortgaged to Axis Bank Limited and owned by Mr. Rajan Dhaddha S/o Manohar Lal Dhaddha, erstwhile director of HVR Projects Private Limited and guarantor of credit facilities provided by Axis Bank Limited to HVR Projects Private Limited. 0.09 hectares of land of Khasra No.88/1 has been acquisitioned by the Deputy Collector Land Acquisition (General), Nagpur by order dated 24<sup>th</sup> July 2020 for National Highway No.547-E.</p> <p>b) Under IBC,2016.</p> <p>Assets of HVR Projects Private Limited consisting of office building, factory sheds ,sheds for labour, toilet block, Time Office, Security Room and other constructions of HVR Projects Private Limited, constructed on the above mentioned land mentioned in a).</p> <p>The liabilities of the Corporate Debtor as on the Liquidation Commencement date i.e. 4<sup>th</sup> January 2022 shall be dealt/ settled by the Liquidator under Section 53(1) of IBC,2016.</p>				<p>Reserve Price of Rs.12,05,86,090/- has been arrived at by adding the Reserve Price of land at Rs.9,41,74,740/- mortgaged to Axis Bank Limited and the Reserve Price of the Factory sheds, Office building, Time Office, labour sheds, security Room, Toilet block and other constructions of HVR Projects Private Limited In Liquidation kept at Rs.2,64,11,350/-.</p>	
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A single auction will be undertaken for both the properties of (a) and (b) for a combined reserve price of Rs.12,05,86,090/-. The Sale Certificate of the land will be issued by the Authorised Officer of the Axis Bank Limited and the Sale Certificate of the assets of the Corporate Debtor will be issued by the Liquidator of HVR Projects Private Limited In Liquidation.

Last date of submission of eligibility documents: 7<sup>th</sup> October 2023

Last date of Site Visits:18<sup>th</sup> October 2023

Last date of Information Sharing and Discussion Meeting: 19<sup>th</sup> October 2023

Last date for EMD submission: 23<sup>rd</sup> October 2023

Date and time of E-auction: 26<sup>th</sup> October 2023 from 10:30 AM to 4:30 PM

a) The detailed terms & conditions, E-auction Bid documents, declaration & other details of online e-auction are available on [https:// www.eauctions.co.in](https://www.eauctions.co.in) and website of secured lender Axis Bank <https://www.axisbank.com/auction-notice>.

b) In case of any dispute, regarding the contract, the decision of the liquidator shall be final and binding. NCLT shall have exclusive jurisdiction to deal with any disputes.

c) During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs. 5 lakh to the last highest bid of the bidders.

d) All statutory dues/ attendant cares, stamp duty, taxes etc. have to be borne by the bidder.

f) The Axis Bank Limited has taken possession of the above land under SARFAESI Act,2002 vide possession notice dated 02.03.2023 for recovery of Rs.10,04,42,757.13 ( Rupees Ten crore four lakh forty two thousand seven hundred fifty seven and paise thirteen) as on January 31,2020 together with further interest thereon and charges thereon.

In case of any clarifications, please contact the undersigned at [liq.hvrppl@gmail.com](mailto:liq.hvrppl@gmail.com) ; email id of Axis Bank: [Rahul.phonde@axisbank.com](mailto:Rahul.phonde@axisbank.com).

Sd/

Sabir Kanti Mazumder

Liquidator

HVR Projects Private Limited In Liquidation

IBBI Reg. No. IBBI/IPA-001/IP-P01161/2018-19/11903

AFA valid up to 03.11.2023

Sd/

Mr. Rahul Phonde

Authorised Officer

Axis Bank Limited

Kolkata

Date:23<sup>rd</sup> September 2023

E-AUCTION PROCESS MEMORANDUM

**Terms & Conditions**

**for**

**Participation in e-auction process for the sale of assets of HVR PRIVATE LIMITED (In Liquidation) under the provisions of Insolvency and Bankruptcy Code, 2016 vide order of Hon'ble National Company Law Tribunal, Kolkata Bench dated 04<sup>th</sup> January 2022.**

Issued on behalf of HVR Projects Private Limited (In Liquidation) by the Liquidator on 23.09.2023

Sabir Kanti Mazumder

Liquidator

HVR PROJECTS PRIVATE LIMITED IN LIQUIDATION

IBBI Reg. No: IBBI/IPA-001/IP-P01161/2018-19/11903

AFA valid up to: 03.11.2023

Address: 155/A, Unique Park, Behala, Kolkata, West Bengal PIN: 700034

Registered Email ID with IBBI: sabirk01@gmail.com

Date: 23.09.2023

Place: Kolkata

**Contact: +91 9433679591**

**Email: [liqu.hvrppl@gmail.com](mailto:liqu.hvrppl@gmail.com).**

**TO ALL PROSPECTIVE BIDDERS**

Terms and conditions, timelines, Application Form, affidavit, confidentiality undertaking and other documents required for participating in the electronic auction process are provided in this Process Memorandum (*defined hereinafter*).

The details for the e-auction process are also available on the

following website: <https://www.eauctions.co.in>

*The required documents as set out in the Process Memorandum have to be submitted at*

*Liquidator's office by post or in person at the address mentioned above or through electronic means.*

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## **1. Important Information and Disclaimers**

- 1.1. This Process Memorandum has been issued with the intent to carry out e-auction for the Sale of assets (*defined hereinafter*) under the provisions of the IBC and under clauses of (a) to (d) of Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.
- 1.2. All information provided in this Process Memorandum should be read together with the provisions of the IBC and the Liquidation Regulations. In the event of a conflict between this Process Memorandum, the IBC or the Liquidation Regulations, the provisions of the IBC shall prevail and if the related information is not there in the IBC, the Liquidation Regulations shall prevail.
- 1.3. The information contained in this Process Memorandum or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Liquidator, is provided to Bidder(s) on the terms and conditions set out in this Process Memorandum.
- 1.4. This Process Memorandum is neither an agreement nor an offer by the Liquidator to the Bidders or any other person. The purpose of this Process Memorandum is to provide interested Bidders with information that may be useful to them in making their proposal pursuant to this Process Memorandum. The assumptions, assessments, statements and information contained in the Process Memorandum may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Process Memorandum and obtain independent advice from appropriate sources.
- 1.5. Information provided in this Process Memorandum to the Bidder(s) in relation to the Company and/ or its business/assets has been provided by the Company and/ or is derived from other public sources and has been **compiled** by the Liquidator. Such information is not purported to be all-inclusive or to necessarily contain all the information that an interested Bidder may require in making its assessment of the Company and / or its

business/assets and may be subject to revision or amendment. The information given is not intended to be an exhaustive account of statutory requirements. The Liquidator neither confirms nor warrants the accuracy, completeness or correctness for any statement and/ or information contained in the Process Memorandum and/ or provided at any time in relation to the Process Memorandum.

16. The Liquidator, his professional advisors or the Company makes no representation or warranty in relation to correctness, fairness, accuracy or completeness of information provided in this Process Memorandum and shall have no liability to any



person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Process Memorandum or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Process Memorandum and any assessment, assumption, statement or information contained herein or deemed to form part of this Process Memorandum or arising in any way from participation in this auction process.

- 1.7. The Liquidator also accepts no liability of any nature howsoever arising from reliance of any Bidder upon the statements and/ or information contained in this Process Memorandum and/ or provided at any time in relation to the Process Memorandum.
- 1.8. The Liquidator may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Process Memorandum.
- 1.9. The issue of this Process Memorandum does not imply that the Liquidator is bound to select the Bidder and the Liquidator reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever.
- 1.10. Each Bidder/ Qualified Bidder (as applicable) shall bear all its costs and charges associated with or relating to the preparation and submission of its documents, Bid and/ or participation in the e-auction process, including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator or any other costs incurred in connection with or relating to its bid.
- 1.11. M/s Linkstar Infosys Pvt. Ltd. (“**E-Auction Service Provider**”) has been appointed as the E-Auction Service Provider. The Sale of assets shall be undertaken by the E-Auction Service Provider for and on behalf of the Company/ Liquidator through an e-auction platform provided on the portal of the E- Auction Service Provider. Other details with respect to the e-auction are as follows:

Type of Bid	E – Auction
Company	HVR Projects Private LimitedIn Liquidation
Website of E-Auction Service Provider	Company Name: Linkstar Infosys Pvt.Ltd. eAuction portal: <a href="https://www.eauctions.co.in">https://www.eauctions.c o.in</a>

	<p>Contact Person : Mr. Dixit Prajapati,</p> <p>Email id: <a href="mailto:admin@eauctions.co.in">admin@eauctions.co.in</a>,</p> <p>Phone No. +91-7874138237</p>
Annexures	<p><b>Annexure 1</b> - Terms and Conditions of E-Auction</p> <p><b>Annexure 2</b> - Application Form (to be duly filed in, signed and stamped by the Auction Participant )</p> <p><b>Annexure 3</b> - Affidavit certifying eligibility under section 29A of IBC by the Auction Participant (to be duly filled in and signed by the Auction Participant and uploaded along with the Application Form)</p> <p><b>Annexure 4</b>- Confidentiality Undertaking</p> <p><b>Annexure 5</b> – Copy of the resolution passed by the board of directors of the Auction Participant (in case the Auction Participant is a company)</p> <p><b>Annexure 6</b> – Earnest Money Deposit Form</p> <p><b>Annexure 7</b> – List of assets of HVR Projects Private Limited.</p> <p><b>Annexure 8</b>- Authorisation Letter by Prospective Bidder</p> <p><b>Annexure 9</b>- Acquisition of land by National Highway Authority.(separately enclosed)</p> <p><b>Annexure 10</b>- Sarfaesi Notice issued by Axis Bank</p>

	<p>Limited.(separately enclosed) <b>Annexure 11-</b> 13/4 Notice Issued by the Axis Bank Limited.(separately enclosed)</p>
<p>Special Instructions</p>	<p>Any last-minute bidding may lead to lapses or mistakes. Neither the E- Auction Service Provider nor the Liquidator shall be responsible for any lapses/ inability of the Bidder to submit the Bids due to any reason whatsoever including technical glitches on the Platform. It is advisable to submit the Bids well before the prescribed timeline and avoid last minute submissions.</p>

- 1.12. All terms and conditions with respect to the Sale of assets shall be governed by this Process Memorandum, directions of Liquidator or Hon'ble NCLT (if any) and in accordance with the provisions of Applicable Laws.
- 1.13. The Annexures to this Process Memorandum shall form an integral part hereof and this Process Memorandum shall always be read in conjunction with the Annexures hereto.
- 1.14. All incidental expenses incurred towards the Sale of assets including the expenses incurred towards movement of any asset of the Company post the e-auction process should be borne by the Successful Bidder. The Liquidator shall not be held responsible / liable to pay any expenses towards such movement of any asset of the Company.
- 1.15. In no circumstances shall the Auction Participant/ Bidder or its officers, employees, agents and professional advisers make any contact, direct or indirect, by any mode whatsoever, with the management, employees, customers, agents or suppliers of the Company unless a prior written consent is obtained from the Liquidator.
- 1.16. Eligible Bidders will bid for factory and building and other constructions of the company along with the land on which the factory sheds , building and other constructions of the Company have been constructed. In this regard it is brought to the notice of the bidders that the land at Nimji Mouja in which the factory and building of the Corporate debtor has been constructed is not in the name of the Corporate debtor. The land situated at\_ at Mouza- Nimji,P.H. No.23,Khasra No.87/1,and khasra No.88/1, Tahsil Kalmeshwar, District Nagpur Maharashtra is in the name of Mr. Rajan Dhaddha S/o Manohar Lal Dhaddha and the land has been mortgaged by Mr. Rajan Dhaddha, one of the erstwhile directors of HVR Projects Private Limited to the Axis Bank Limited as a collateral security against credit facilities provided by the Axis Bank Limited to HVR Projects Private Limited . The Axis Bank has -issued SARFAESI Notice to the owner of the land on 5<sup>th</sup> February 2020 under Section 13(2) of SARFAESI Act,2002. The Axis Bank Limited has taken possession of the land under Section 13(4) of SARFAESI Act,2002 on 2<sup>nd</sup> March 2023.

The factory, building and other constructions of HVR Projects Private Limited along with the land on which the assets of HVR Projects Private Limited was constructed will be sold through E-auction which will be a joint auction E-

auction Sale - the land will be sold through SARFAESI Act,2002 , the Reserve Price of the land has been fixed by the Axis Bank Limited. The factory sheds, office building, Toilet, sheds of labours , Time Office, Security Cabin and other constructions of HVR Projects Private Limited will be sold by the Liquidator under the IBBI ( Liquidation Process) Regulations,2016 and the Reserve Price of the factory sheds and other constructions has been fixed as per the IBBI Liquidation Process Regulations,2016.

The assets of Company as well as the land is proposed to be sold as “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “No recourse” basis. Accordingly, all the fixed assets are being sold to the extent permissible under the Applicable Laws.

1.17.The properties and assets of the Company and Land are proposed to be sold on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “No recourse” basis and the proposed sale of assets of the Company does not entail transfer of any title, except the title which the Company had on its assets as on date of transfer. All local taxes / maintenance fee / electricity / water charges etc., outstanding as on date or yet to fall due in respect of the relevant asset should be ascertained by the E-Auction process applicant and would be borne by the successful bidder.

1.18. This Process Memorandum is neither transferable nor assignable.

## 2. **Definitions**

2.1. “**Adjudicating Authority**” or “**NCLT**” shall mean the Hon’ble National Company Law Tribunal, Kolkata Bench.

2.2. “**Affiliate**” in relation to a Person, (a) being a corporate entity, or limited liability partnership shall mean any entity or Person, which Controls, or is Controlled by, or is under the common Control as such Person; (b) being an individual shall mean any relative (as defined under the Companies Act, 2013) of such individual or any other Person which is Controlled by such individual; (c) being a partnership firm, shall mean the partners of such partnership firm or the relatives (as defined under the Companies Act, 2013) of such partners (if any individual) or any other Person which is Controlled by such firm or the partners;

2.3. “**Affidavit**” shall mean the affidavit certifying eligibility under section 29A of IBC provided by the Bidder substantially in form and manner as set out in Annexure 3 of this Process.

2.4. “**Agency**” shall mean E-Auction Service Provider viz. Linkstar Infosys Pvt. Ltd.

2.5. “**Applicable Laws**” means, all applicable laws, statutes, ordinances, regulations, rules, guidelines, notifications, circulars, re-enactments, revisions, applications and adaptations thereto, judgments, decrees, injunctions, writs and orders of any court, arbitrator or governmental agency or authority, rules, regulations, orders and interpretations of any governmental authority, court or statutory or any other concerned body issued under any Applicable Law including but not limited to the IBC, Liquidation Process Regulations, Companies Act, 2013 (as applicable), Competition Act, 2002, Transfer of Property Act, 1882, Sale of Goods Act, 1930, Foreign Exchange Management Act, 1999, whether in effect as of the date of this Process Memorandum or thereafter and each as amended from time to time;

2.6. “**Application Form**” means the form set out in Annexure 2 of this Process Memorandum to be provided by the Bidder along with the information and documents set out therein.

2.7. “**Assets of Corporate Debtor**” mean the Assets of HVR Projects Private

Limited consisting of office building, factory sheds ,sheds for labour, toilet block, Time Office, Security Room and other constructions of HVR Projects Private Limited, constructed on the above Land.

2.8.“**Auction Participant**” or “**Bidder**” means a Person or Persons who have shown interest in participating in e-auction process for the purchase of business of the Company as a going concern/purchase of assets pursuant to this Process



Memorandum and have submitted Application Form as provided in Annexure 2, Affidavit in a format provided in Annexure 3 hereof, Confidentiality Undertaking as provided in Annexure 4 hereof, a copy of Board Resolution in a format provided in Annexure 5 hereof and other necessary documents to complete the eligibility check formalities to the satisfaction of the Liquidator;

2.9. **“Bid”** means any bid submitted by the Qualified Bidders as required in terms of this Process Memorandum and in accordance with the provisions of IBC read together with the Liquidation Process Regulations and the Applicable Laws;

2.10. **“Bid Incremental Value”** shall mean a minimum amount of Rs, 5,00,000/- (Rupees Five Lakh Only) over and above the last highest bid amount by which any participating Qualified Bidder will be required to increase the next bid on the auction portal.

2.11. **“Company” / “Corporate Debtor”** shall mean HVR Projects Private Limited, (CIN: U70102WB2012PTC189246) a company incorporated in India under the Companies Act of 1956, having its registered office at 103/20, Foreshore Road, Near Jain Hospital Bus Stop, Howrah West Bengal 711102.

2.12. **“Confidential Information”** shall mean any and all information and other materials disclosed, furnished, communicated or supplied by the Company to any Bidder, in written or electronic or verbal form, including without limitation, and shall be determined to include (without limitation) the following types of information of similar nature: any commercial and/or financial information, improvement, know how, intellectual property, discoveries, ideas, concepts, papers, techniques, model, data, documentation, manuals, flow charts, research, process, procedures, functions, and other information related to price lists and pricing policies and other information which company identifies to be confidential at the time of disclosure to the relevant bidder, and shall include any information that is provided by the Liquidator or his representative pursuant to the liquidation process or through the Confidentiality Undertaking.

2.13. **“Confidentiality Undertaking”** shall mean an undertaking as specified Annexure-4 of this Process Memorandum.

2.14. **“Conflict of Interest”** shall mean an event or circumstance, determined at the discretion of the Liquidator), where a Bidder is found to be in a position to

have access to information about, or influence the Bid of another Bidder pursuant to a relationship (excluding any commercial relationship which may be existing between the Bidder and the Company pursuant to the ordinary course of business of the Bidder or the Company) with the Company, group companies of the Company, or affiliates of the Company, directly or indirectly, or by any other means including

colluding with other Bidders , the Company, group companies of the Company or affiliates of the Company.

2.15. **“Control” (together with its correlative meanings, “Controlled by”, “Controlling” or “under common Control with”)** shall mean a Person holding more than 50% (fifty percent) of the voting share capital in a company or the ability to appoint majority of the directors on the board of another company or the ability of a company to direct or cause direction of the management and policies of another company, whether by operation of law or by contract or otherwise;

2.16. **“IBC”/ “Code”** shall mean Insolvency and Bankruptcy Code, 2016 as amended from time to time.

2.17. **“Information sharing”** shall mean the information provided by the Liquidator to the Qualified Bidders in respect of the company on the request of Qualified Bidder.

2.18. Land - Land bearing Khasra No.87/1, admeasuring 2.29 hectares (22,900 Sq. Metres) and land bearing Khasra No.88/1, admeasuring 0.48 hectares (4800 sq.meters) both lands jointly admeasuring 2.77 hectares (27,700 Sq.meters) with occupant class I Bhumi Swami Right situated at Mouza Nimji, P.H. No.23, Tehsil Kalmeshwar, District Nagpur. 0.09 hectares of land of Khasra No.88/1 has been acquisitioned by the Competent Authority for extension of the National Highway.

2.19. **“Letter of Intent”** means the letter issued by the Liquidator to the Successful Bidder detailing out the terms and conditions to complete the Sale of assets, including the balance sale payment by Successful Bidder as per provisions of IBC and the Liquidation Process Regulations;

2.20. **“Liquidation Regulations”** means, the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations 2016 as amended from time to time.

2.21. **“Liquidator”** means Mr. Sabir Kanti Mazumder, an Insolvency Professional registered with Insolvency and Bankruptcy Board of India (IBBI) having Registration Number IBBI / IPA-001 / IP-P01161 / 2018-19 / 11903 appointed by NCLT Kolkata vide its order dated January 4 2022.

2.22. **“Person”** shall mean an individual, sole proprietorship firm, a partnership firm, a limited liability partnership, an association whether incorporated or not, a joint venture, a limited company, a trust, a body corporate, bank or financial institution or any other body whether or not required to be incorporated or registered under Applicable Law;

2.23. **“Process Memorandum”** or **“E- Auction Process Memorandum”** means this document including all the annexures hereto, for the purposes of setting out the process for submission of Bids and selection of Successful Bidder in accordance with the provisions of the IBC and Liquidation Process Regulations and shall include all supplements, modifications, amendments, alterations or clarifications thereto

issued in accordance with the terms thereof;

2.24. “**Qualified Bidder(s)**” shall mean the Bidder who has submitted the necessary documents and applicable annexures in terms of the requirements of this Process Memorandum to fulfil the eligibility requirements to the satisfaction of the Liquidator and qualifies the criteria as specified in the Clause 5 hereof to the satisfaction of the Liquidator and has been accepted by the Liquidator as a Qualified Bidder;

2.25. “**Reserve Price**” shall mean the following price as arrived pursuant to the provisions of the Liquidation Process Regulations:

Sr. No.	Particulars	Price (Rs.)
	Asset of the Corporate Debtor	
1	Sale of Factory sheds, Office Building, Security cabin, Time Office, Toilet Block, sheds for labours and other Constructions of HVR Projects Private Limited.	2,64,11,350/-

The Reserve Price of the land on which the constructions of the Company have been made has been fixed by the Axis Bank Limited.

Sr.No.	Particulars	Price (Rs.)
	Land	
1	Sale of Land bearing Khasra No.87/1, admeasuring 2.29 hectares (22,900 Sq. Metres) and land bearing Khasra No.88/1, admeasuring 0.48 hectares (4800 sq. meters) both lands jointly admeasuring 2.77 hectares (27,700 Sq. meters) with occupant class I Bhumi Swami Right situated at Mouza Nimji, P.H. No.23, Tehsil Kalmeshwar, District Nagpur mortgaged to Axis Bank Limited and owned by Mr. Rajan	9,41,74,740/-

	Dhaddha S/o Manohar Lal Dhaddha, erstwhile director of HVR Projects Private Limited and guarantor of credit facilities provided by Axis Bank Limited to HVR Projects Private Limited. 0.09 hectares of land of Khasra No.88/1 has been acquired by the Deputy Collector Land Acquisition (General), Nagpur by order dated 24 <sup>th</sup> July 2020 for National Highway No.547-E.	
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Combined Reserve Price of Land , building and other constructions of HVR Projects Private Limited In Liquidation is Rs.12,05,86,090/-.

2.26. “**Site**” shall mean the location of all the immovable and moveable properties including land parcels, office premises, buildings, factories, project locations, plant and machinery and fabrication units, owned, leased or occupied by the Company, for the purposes of conducting business;

2.27. “**Site Visit**” shall mean a visit to the Site within the timelines as provided in Clause 15 of this Process Memorandum; and

2.28. “**Successful Bidder**” or “**Successful Auction Participant**” means, the Qualified Bidder whose Bid is approved and who is declared successful by the Liquidator after the e-auction.

2.29. Capitalized terms used herein but not defined otherwise shall have meaning prescribed to them under the provisions of the IBC and the Liquidation Process Regulations thereunder.

### **3. Introduction**

3.1. The Company/ Corporate Debtor, incorporated on 17<sup>th</sup> December 2012, is a private limited Company and incorporated under the provisions of the Companies Act, 1956, now governed under Companies Act, 2013.

The Liquidator endeavours to sell the assets of Corporate Debtor in the manner specified under Regulation 32 (a) to 32(d) of the IBBI (Liquidation Process) Regulations, 2016.

The Sale of assets will be conducted by way of e-auction in the manner specified in Schedule I read with Regulation 33 of the IBBI (Liquidation Process) Regulations and any other Applicable Law and as per directions, if any, of the Adjudicating Authority or the appellate authority in respect of the liquidation

process of the Company and in the manner specified in this Process Memorandum.

3.2. The Bidders are encouraged to acquaint themselves with the provisions of the IBC and the Liquidation Process Regulations and any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Process Regulations, as the case may be applicable on the e- auction process.

#### **4. Business of the Company**

HVR Projects Private Limited was engaged primarily into Design, Fabrication, Painting and Supply of Pre-Engineered Building (PEB). Along with PEB the Company was into Heavy Fabrication and Manufacture of various Mechanical Components and providing Machining to Precision Components.

A Modern and state of the art Manufacturing Unit is spread over nearly seven acres of land with a covering area of about 5742.96 Square Metres comprising workshops and administrative Building, Time Office, Security Cabin etc. in Nagpur, Maharashtra.

#### **5. Eligibility/ Pre- Bid Qualification**

As per the proviso to section 35(1)(f) of the IBC, (as amended from time to time) the Liquidator shall not sell the immovable and movable property or actionable claims to any person who is not eligible to be a resolution applicant. Accordingly, an Auction Participant who is not eligible to be a resolution applicant in terms of section 29A of IBC shall not be eligible to submit a Bid for purchase of assets of the Corporate Debtor.

As on date, as per Section 29A of the IBC,

A person shall not be eligible to submit a resolution plan, if such person, or any other person acting jointly or in concert with such person—

- (a) is an undischarged insolvent;
- (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
- (c) at the time of submission of the resolution plan has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has



lapsed from the date of such classification till the date of commencement of the corporate insolvency resolution process of the corporate debtor:

Provided that the person shall be eligible to submit a resolution plan if such person makes payment of all overdue amounts with interest thereon and charges relating to nonperforming asset accounts before submission of resolution plan:

Provided further that nothing in this clause shall apply to a resolution applicant where such applicant is a financial entity and is not a related party to the corporate debtor. Explanation I.- For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the insolvency commencement date.

Explanation II.— For the purposes of this clause, where a resolution applicant has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under this Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under this Code;

(d) has been convicted for any offence punishable with imprisonment – (i) for two years or more under any Act specified under the Twelfth Schedule; or (ii) for seven years or more under any law for the time being in force:

Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

Provided further that this clause shall not apply in relation to a connected person referred to in clause(iii) of Explanation I;

(e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):

Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation I;

(f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;

(g) has been a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under this Code:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of the corporate debtor by the resolution applicant pursuant to a resolution plan approved under this Code or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such resolution applicant has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

(h) has executed a guarantee in favour of a creditor in respect of a corporate debtor

against which an application for insolvency resolution made by such creditor has been admitted under this Code and such guarantee has been invoked by the creditor and remains unpaid in full or part;

(i) is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or

(j) has a connected person not eligible under clauses (a) to (i).

Explanation I. — For the purposes of this clause, the expression "connected person" means—

any person who is the promoter or in the management or control of the resolution applicant; or

(ii) any person who shall be the promoter or in management or control of the business of the corporate debtor during the implementation of the resolution plan; or

(iii) the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii):

Provided that nothing in clause (iii) of Explanation I shall apply to a resolution applicant where such applicant is a financial entity and is not a related party of the corporate debtor:

Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the insolvency commencement date;

Explanation II—For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely:—

(a) a scheduled bank;

(b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;

(c) any investment vehicle, registered foreign institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to them in regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);

(d) an asset reconstruction company registered with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);

- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
- (f) such categories of persons as may be notified by the Central Government.

## 6. Documents to be submitted

In addition to the above, the Auction Participant who fails to fulfil the requirements set out in this Process Memorandum, including but not limited to failure of providing the documents/ information to be submitted by the Auction Participant in terms of clause 6 hereof, shall not be eligible to submit a Bid for purchase of assets of the Corporate Debtor

6.1 The Bidders would need to submit the following documents to the satisfaction of the Liquidator:

- (i) Application Form as provided in Annexure 2 hereof;
  - (ii) Affidavit in a format provided in Annexure 3 hereof;
  - (iii) Confidentiality undertaking as provided in Annexure 4 hereof;
- Copy of board resolution in a format provided in Annexure 5 hereof;  
Audited financial statements and income tax returns of the preceding three (3) financial years and other financial documents to demonstrate the financial capabilities; and  
Other necessary documents to complete the eligibility check formalities (collectively referred to as “**Eligibility Documents**”) as per the timelines prescribed in clause 15 of this Process Memorandum.

6.2. A Bidder may use additional sheets to submit the information for its detailed response. Additionally, at any stage of the auction process, the Liquidator may ask for any documents from the prospective Bidders to evaluate their eligibility. The Liquidator shall, at his discretion, disqualify the prospective Bidder for non-submission of the requested documents.

6.3. On the receipt of the Eligibility Documents relating to the Bidders, the Liquidator shall assess the Eligibility Documents of the Bidders to his satisfaction and finalise the Qualified Bidders and declare the names of Qualified Bidders as per the timelines mentioned in clause 15 below.

6.4. Qualified Bidders can make a request to the liquidator for necessary information required for due diligence. Further, site visits will also be arranged (if required) only for Qualified Bidders in accordance with clause 7 hereof.

Upon completion of the due diligence, site visit and discussion meeting (if any) by the Qualified Bidders within the timeframe set out in clause 15, the Qualified Bidders shall deposit the Earnest Money Deposit (**EMD**) in accordance with clause 10 of this Process memorandum within the timeframe mentioned in clause 15 below. The Liquidator shall, at his discretion, disqualify the Qualified Bidder for non-submission of the EMD.

### **7.Site visits and Discussion Meeting**

7.1.If requested by the Qualified Bidders, the Liquidator may arrange a discussion meeting and a site visit at any time prior to the closure of the auction process.

7.2.The details, terms and conditions with respect to the discussion meeting and site visit shall be communicated to the Qualified Bidder in advance.

7.3.The Liquidator reserves the right to not arrange a discussion meeting or site visit for any reason whatsoever, irrespective of the request of the Qualified Bidder. Qualified Bidder (considering site visit) will be provided a prior notification of date and time 3 (three) days in advance by the Liquidator.

### **8.Due Diligence**

8.1.The Liquidator shall endeavour to provide all necessary documents through the email, i.e. [liq.hvrppl@gmail.com](mailto:liq.hvrppl@gmail.com) for the conduct of due diligence by the Qualified Bidders upon the request made by the Qualified Bidders for providing such documents. The information and documents shall be provided by the Liquidator in good faith. The Qualified Bidders may note that the Liquidator would not have verified any of the information, data or documents shared by the Company and shall not accept any responsibility or liability, whatsoever, in respect of any statements or omissions contained in the shared data.

8.2. The assets of the Corporate Debtor and Land is/are to be sold on “as is where is basis”, “as is what is basis”, “whatever there is basis” and “no recourse” basis. All statutory liabilities / taxes / demands/ claims/ maintenance fee / electricity / water charges etc., outstanding as on date or yet to fall due in respect of the assets of the Corporate Debtor should be ascertained by the Qualified Bidders and shall be borne by the Successful Bidder. The bidders may note that the Liquidator/Secured

creditor would not have verified any of the information, data or documents shared and shall not accept any responsibility or liability, whatsoever, in respect of any statements or omissions contained in the shared data.

All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise, and other dues (by whatever name called in whichever form, mode, manner), if any, in respect of the Assets of Corporate Debtor and Land and if payable in law and/or attachable to the Assets of Corporate Debtor / Land, sale proceeds, shall be the sole responsibility and to the account of the Successful Bidder Accordingly, the sale proceeds arising out of the proposed sale hereunder shall not be available for payment of any such liabilities, encumbrances, dues etc., and the sale proceeds shall be exclusive of all such liabilities, encumbrances, dues, (by whatever name called) whether known or unknown. The Assets of Corporate debtor and Land is being sold with all known and unknown encumbrances, if any, except the encumbrance by way of mortgage / charge and liabilities to Axis Bank Ltd. in respect of the financial facility as against the Scheduled Property.

The Bidder(s), in order to protect his/their individual interests is/are advised to verify the Assets of Corporate Debtor and Land , conduct due diligence at his/their own costs in respect of the same, as well as ascertain the known and unknown liabilities, encumbrances and any other dues from the concerned authorities or stakeholders/claimants to their satisfaction before submitting the Offers. Any Offer made shall be deemed to have been submitted after complete satisfaction of title (including mortgage / charge of the Bank) of the property / Asset of Corporate Debtor and Land and / or all claims there against and after due & proper inspection of the Asset of Corporate Debtor and Land and hence the Bidder(s) shall not be entitled to make any requisition or raise any query/objection vis-à-vis Authorised Officer/ Bank/Liquidator as to the title (including mortgage / charge of the Bank) or condition of the Asset of Corporate Debtor/ Land or any part thereof or any dues / taxes

/ levies irrespective as to whether disclosed or undisclosed

### **9.Mode of Sale and Reserve Prices**

9.1.It is clarified that on being declared as Successful Bidder, the said Successful Bidders shall be required to complete the purchase of assets of Corporate Debtor and Land in accordance with the provisions of IBC,2016 and the IBBI (Liquidation Process Regulations),2016 and SARFAESI Act,2002.

9.2.The Successful Bidder agrees that, it shall be bound to pay the balance sale consideration for consummation of sale of the assets of the Corporate Debtor and Land within the time frame stipulated in the Liquidation Process Regulations and SARFAESI processes. It is clarified that any necessary approvals, consents, reliefs that may be required to be obtained by the Successful Bidder with respect to the Sale of assets as contemplated in this Process Memorandum have to be obtained by the Successful Bidder without any deviation from the time frame for payment of balance sale consideration as stipulated under the Liquidation Process Regulations.

9.3 Any failure to obtain such necessary approvals, consents, reliefs that may be required by the Successful Bidder in respect of the Sale of assets of Corporate Debtor and Land shall not affect the e-auction process or Sale of assets as contemplated under this Process Memorandum. On payment of the full amount, the Sale of assets of Corporate Debtor/Land shall stand completed and the Liquidator shall execute a certificate of sale or sale deed for Assets of Corporate Debtor to consummate the sale transaction as contemplated under this Process Memorandum and the Applicable Law. Authorized officer of Axis bank will issue Sale certificate for Land.

9.4.The Liquidator reserves the right to alter, modify, cancel or relax any of the terms and conditions mentioned in this Process Memorandum in the interest of the liquidation process of the Company including cancellation of the e-auction process at any point of time. Any such alteration, modification, cancellation or relaxation of e-auction process shall be binding on the Bidders.

9.5.The Qualified Bidders, participating in the e-auction process, will have to Bid for an amount not less than the Reserve Price for acquiring the assets of Corporate Debtor of the Company and Land. The attention of Qualified Bidders is invited to the fact that the Qualified Bidders cannot place a Bid for a value below the Reserve Price. Such Bid will stand automatically disqualified.

9.6.The other terms and conditions relating to e-auction process to be complied by the Qualified Bidders are set out in Annexure 1.

## 10. Earnest Money Deposit (EMD)

All Qualified Bidders shall follow the below process for submission of EMD.

10.1. The non – interest bearing EMD to be paid by the Qualified Bidder along with Earnest Money Deposit Form attached vide Annexure 6 prior to auction in accordance with the timelines provided in clause 15.

### 10.2. Mode of Payment of EMD and balance sale consideration and other instructions relating to EMD

Payment of EMD shall be made through RTGS / NEFT / Bank Transfer to the account number provided as:

Account Number	922020012499640
Type of Account	Current Account
EMD amount 10% of total sale consideration Asset of Corporate Debtor	Rs.26,41,135/-
EMD amount 10% of total sale consideration for Land	Rs.94,17,474/-
Beneficiary Name	HVR Projects Private Limited In Liquidation
Bank Name	The Axis Bank Limited
Branch	Manton, Kolkata,538, Diamond Harbour Road,Kolkata 700034
IFSC Code	UTIB0000721

The entire EMD amount of Rs.1,20,58,609/- ( Rupees One crore twenty lakh fifty eight thousand six hundred nine) shall be remitted by the Qualified Bidder (s) from onebank account.

All payments made by the Eligible Bidder shall be intimated to the Liquidator at [liq,hvrpppl@gmail.com](mailto:liq,hvrpppl@gmail.com) along with a scanned copy of the remittance challan and such intimations shall clearly indicate the following:

- (i) Description of the Asset the Eligible Bidder wants to bid for
- (ii) Reserve Price
- (iii) Earnest Money Deposit (in INR)
- (iv) Mode of Earnest Money Deposit payment
- (v) Payer's bank and account number
- (vi) Instrument number and date

10.3. Qualified Bidders shall preserve the remittance challan and shall produce the same in front of the Liquidator as and when demanded.

10.4. The EMD should be credited to the above-mentioned bank account on or before 23<sup>rd</sup> October 2023 and the same shall be intimated to the Liquidator at [liq,hvrpppl@gmail.com](mailto:liq,hvrpppl@gmail.com).

The details of the applicable and payable Earnest Money Deposit shall be entered in the Bid Form submitted by the Interested Bidder. The entire Earnest Money Deposit amount shall be remitted by an Eligible Bidder(s) from a single bank account only which should be owned by the Interested Bidder. In the event, the entire Earnest Money Deposit is remitted by an Associate Company of an Eligible Bidder, the same shall be duly notified to the Liquidator in writing (along with duly certified documents which goes on to establish that the remitter of funds is an Associate Company of the Eligible Bidder).

Subject to the first proviso below, the Earnest Money Deposit without interest shall be returned to unsuccessful Qualified Bidder(s) within 15 (Fifteen) days of the date of closure of the E-Auction process or cancellation of the E-Auction process, except that the Liquidator may retain the Earnest Money Deposit of the next highest Qualified Bidder for up to 30 (Thirty) days (or such further extended date as may be decided by the Liquidator) from the date of conclusion of the E-Auction (where a Successful Bidder has been identified) in order to consider that bid (at the discretion of the Liquidator) in the event the original Successful Bidder is disqualified or fails to adhere to the terms of the LoI.

Provided that, in the event, the Liquidator proposes to cancel the E-



Auction process on the scheduled date or decides not to accept any of the bids submitted during the E-Auction process, and in both the instances, proposes to follow up the same with another E-Auction process, then if a Qualified Bidder indicates in writing its desire to receive a refund of its Earnest Money Deposit, then the Earnest Money Deposit shall be returned to the Qualified Bidder, within 7 (seven) days of giving notice requesting for the return of the Earnest Money Deposit. Provided further that, failure to participate in a round of E-Auction or requesting a refund of the Earnest Money Deposit shall not debar a Qualified Bidder from participating in any subsequent round(s) of E-Auction.



10.3. Qualified Bidders shall preserve the remittance challan and shall produce the same in front of the Liquidator as and when demanded.

10.4. The EMD should be credited to the above-mentioned bank account on or before 23<sup>rd</sup> October 2023 and the same shall be intimated to the Liquidator at [liq.hvrppl@gmail.com](mailto:liq.hvrppl@gmail.com).

The details of the applicable and payable Earnest Money Deposit shall be entered in the Bid Form submitted by the Interested Bidder. The entire Earnest Money Deposit amount shall be remitted by an Eligible Bidder(s) from a single bank account only which should be owned by the Interested Bidder. In the event, the entire Earnest Money Deposit is remitted by an Associate Company of an Eligible Bidder, the same shall be duly notified to the Liquidator in writing (along with duly certified documents which goes on to establish that the remitter of funds is an Associate Company of the Eligible Bidder).

Subject to the first proviso below, the Earnest Money Deposit without interest shall be returned to unsuccessful Qualified Bidder(s) within 15 (Fifteen) days of the date of closure of the E-Auction process or cancellation of the E-Auction process, except that the Liquidator may retain the Earnest Money Deposit of the next highest Qualified Bidder for up to 30 (Thirty) days (or such further extended date as may be decided by the Liquidator) from the date of conclusion of the E-Auction (where a Successful Bidder has been identified) in order to consider that bid (at the discretion of the Liquidator) in the event the original Successful Bidder is disqualified or fails to adhere to the terms of the LoI.

Provided that, in the event, the Liquidator proposes to cancel the E-Auction process on the scheduled date or decides not to accept any of the bids submitted during the E-Auction process, and in both the instances, proposes to follow up the same with another E-Auction process, then if a Qualified Bidder indicates in writing its desire to receive a refund of its Earnest Money Deposit, then the Earnest Money Deposit shall be returned to the Qualified Bidder, within 7 (seven) days of giving notice requesting for the return of the Earnest Money

Deposit. Provided further that, failure to participate in a round of E-Auction or requesting a refund of the Earnest Money Deposit shall not debar a Qualified Bidder from participating in any subsequent round(s) of E-Auction.

10.5.No interest will be paid to the Qualified Bidders in relation to any such amounts mentioned above including EMD. The EMD of the Successful Bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within the timeframe mentioned in Clause 15 of this Process Memorandum. The Liquidator will issue a Letter of Intent to the Successful Bidder which shall be unconditionally accepted and the Successful Bidder shall have to provide the balance sale consideration for Assets of Corporate debtor (after adjustment of the EMD) within ninety days of the date of such demand : Provided that payments made after thirty days shall attract interest at the rate of 12%: Provided further that the sale shall be cancelled if the payment is not received within ninety days

### **Payment of amount for Land**

The Successful Bidder shall deposit 25% of the amount of sale consideration, after adjusting the EMD already paid, immediately i.e. on the same day or not later than next working day, failing which the EMD shall be forfeited without any prior notice. The balance 75% of the sale consideration is payable within fifteen days or such extended period (as may be agreed upon in writing between the Successful Bidder(s) and the Bank, in any case not exceeding three months) from the date of confirmation of sale by the Authorised Officer. In case of failure to deposit the balance amount within the prescribed period mentioned above, same shall be dealt in accordance with the terms of the Process memorandum :

### **10.6.Forfeiture of Earnest Money including the any sum paid towards Sale consideration from the Auction Process Applicant**

The EMD including sale furnished can be forfeited at any time, upon the occurrence of any of the following events:

- a. any of the conditions under this Process Memorandum are breached by the Qualified Bidder or in case the Qualified Bidder is found to have made any misrepresentation; or
- b. if the Qualified Bidder is found to be ineligible to submit the Bid under Section 29A of the IBC (as amended from time to time) or is found to have made a false or misleading declaration of eligibility under Section 29A of the IBC (as amended from time to time); or
- c. if the Qualified Bidder is found to be, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice

or restrictive practice in the auction process or has, undertaken any action in respect of such process which results in the breach of any applicable law including the Prevention of Corruption Act, 1988; or

d. Default in payment of the balance sale consideration by the Successful Bidder within the timeframe set out in this Process Memorandum including but not limited to timelines mentioned in Clause 15 of this Process Memorandum.:-

### **11. Declaration of Successful Bidder**

- 11.1 The Liquidator shall determine and at his sole discretion (which discretion shall not be used arbitrarily), declare at the end of the E-Auction, the Successful Bidder(s) for assets of Corporate Debtor and Land. Determination of the Successful Bidder(s) shall be done on the basis of highest bid (not below the reserve price) received for the assets of Corporate debtor via the E-Auction, unless the Liquidator determines, acting reasonably, that the highest bidder shall not be identified as the Successful Bidder.
- 11.2 The declaration of the Successful Bidder(s) for the Sale of assets of Corporate Debtor and Land shall be done by the Liquidator within the timeframe set out in Clause 15 of this Process Memorandum after the closure of e-auction process.
- 11.3 Where the Earnest Money has been provided by means of a remittance to the Company's bank account, such funds will be retained by the Liquidator as part payment of the consideration that the Successful Bidder has agreed to pay for the relevant asset.
- 11.4 The Liquidator is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction or withdraw any asset or portion thereof from the E-Auction proceedings at any stage without assigning any reason there for.
- 11.5 The Liquidator shall issue to the Successful Bidder, a "Letter of Intent" / "LOI", after the closure of the e-Auction, inviting the Successful Bidder to pay the balance sale consideration for the assets of the Corporate debtor (plus any applicable GST/taxes, registration fees etc if any, on 100% of the bid amount) within the timeframe set out in Clause 15 of this Process Memorandum. The LOI outlines preliminary commitment and does not

constitute conclusion of sale in favour of the Successful Bidder. The confirmation of sale of the land will be issued by the Authorised Officer of the Axis Bank Limited.

- 11.6 The Successful Bidder(s) shall provide the balance sale consideration for Assets of corporate Debtor within 90 days from the date of such demand : Provided that payments made after thirty days shall attract interest at the rate of 12%: Provided further that the sale shall be cancelled if the payment is not received within ninety days.
- 11.7 The Successful Bidder shall deposit 25% of the amount of sale consideration for land , after adjusting the EMD already paid, immediately i.e. on the same day or not later than next working day, failing which the EMD shall be forfeited without any prior notice. The balance 75% of the sale consideration for land is payable within fifteen days or such extended period (as may be agreed upon in writing between the Successful Bidder(s) and the Bank, in any case not exceeding three months) from the date of confirmation of sale by the Authorised Officer of Axis Bank Limited
- 11.8 In case of any dispute / discrepancy, the liquidator shall assess the auction applications and declare the successful bidder (s) offering maximum value for the auctioned assets. This right of selecting and declaring the successful bidder(s) shall always solely rest with the Liquidator, and his decision will be final and binding on all participants.

### **11.9 Completion of Sale**

Upon fulfillment of conditions mentioned in Process memorandum and On payment of the full amount of sale consideration and applicable taxes (if any), the sale shall stand completed, and the Liquidator shall execute Certificate of sale or Sale deed and the assets of Corporate Debtor shall be delivered to the Successful Bidder and Authorized officer of Axis Bank Limited shall issue Sale certificate for Land. The Certificate of sale or Sale deed will be issued and /or transaction / sale documents will be executed in the name of the Successful Bidder only and will not be issued in any other name(s). It is expressly stipulated that there are no implied obligations on the part of the Liquidator/ Authorized officer of Axis Bank Limited to do all acts, things and deeds whatsoever for the completion of the sale.

The Successful Bidder shall be responsible for undertaking necessary actions and compliances for obtaining requisite regulatory or statutory or third-party approvals, no-objections, permission or consents, if any, that are or may be required under Applicable Law for purchasing the assets of the Corporate Debtor and Land :

Default in payment of the balance sale consideration and applicable taxes, if any, of 100% of the bid sum by the Successful Bidder will result in disqualification of the Successful Bidder including forfeiture of Earnest Money and any amount paid by the Successful Bidder : The asset may be put to re-auction or sold to the next highest Qualified Bidder and the defaulting Successful Bidder shall have no claim/right in respect of such asset.

The Successful Bidder failing to comply with any terms of Sale notice and/or this process memorandum, Liquidator shall forfeit the sale consideration deposited by Successful Bidder and the asset of Corporate Debtor and Land may be put to re-auction or sold to the next highest Qualified Bidder and the defaulting Successful Bidder shall have no claim/right in respect of such asset.

## **12 Fraudulent and Corrupt Practices**

12.1. The Auction Participant shall observe the highest standard of ethics during the entire process laid down in this Process Memorandum. Notwithstanding anything to the contrary, contained in this Process Memorandum, or in the Letter of Intent, the Liquidator shall reject an auction bid, revoke the Letter of Intent, as the case may be, without being liable in any manner whatsoever to the Auction Participant, if the Liquidator, at his discretion, determines that the Auction Participant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice or has, undertaken any action which results in the breach of any applicable law including the Prevention of Corruption Act, 1988. In such an event, the Liquidator may disqualify any of the Auction participant at any stage or forfeit the EMD furnished by the Qualified Bidders at any stage.

12.2. For the purposes of this Clause the following terms shall have the meaning

hereinafter respectively assigned to them:

- a. **“coercive practice”** shall mean impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in any of the process laid down in this Process Memorandum;
- b. **“corrupt practice”** shall mean (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with any of the process laid down in this Process Memorandum (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Liquidator or the Company, who is or has been associated or dealt in any manner, directly or indirectly with any of the process laid down in this Process Memorandum or arising there from, before or after the execution thereof, at any time prior to the expiry of 1 (one) year from the date such official resigns or retires from or otherwise ceases to be in the service of the Liquidator or the Company, shall be deemed to constitute influencing the actions of a person connected with any of the process laid down in this Process Memorandum); or (ii) engaging in any manner whatsoever, during any of the process laid down in this Process Memorandum or thereafter, with any person in respect of any matter relating to the Company, who at any time has been or is a legal, financial or technical adviser of the Liquidator or the Company, in relation to any matter concerning the Process Memorandum;
- c. **“fraudulent practice”** shall mean a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence any of the process laid down in this Process Memorandum;
- d. **“restrictive practice”** shall mean forming a cartel or arriving at any understanding or arrangement among the Auction Participants with the objective of restricting or manipulating a full and fair



competition in the auction process; and

- e. **“undesirable practice”** shall mean (i) establishing contact with any person connected with or employed or engaged by the Liquidator with the objective of canvassing, lobbying or in any manner influencing or attempting to influence any of the process laid down in this Process Memorandum; or (ii) having a Conflict of Interest.

The Bidder shall not involve himself or any of his representatives in price manipulation of any kind directly or indirectly by communicating with other Bidders.

The Qualified Bidder shall not divulge either his Bid or any other details provided to him by the Liquidator or during the due diligence process in respect of the business to any other party. Prior to conduct of due diligence/ site visits, the Liquidator may require the Bidder to execute confidentiality agreement with the Company/ Liquidator.

### **13. Cost, Expenses and Tax Implications**

13.1. The Auction Participant shall be responsible for all the costs incurred by it on account of its participation in the process laid down in this Process Memorandum, including any costs associated with participation in the discussion meeting (if any), Site Visit, etc. The Liquidator shall not be responsible in any way for such costs, regardless of the conduct or outcome of the auction process.

13.2. For purpose of abundant clarity, it is hereby clarified that the Qualified Bidder is expected to make its own arrangements including accommodation for the discussion meeting (if organized) or Site Visit and all costs and expenses incurred in that relation shall be borne by the Qualified Bidder.

13.3. The Qualified Bidder shall not be entitled to receive reimbursement of any expenses which may have been incurred carrying out of due diligence, search of title to the assets and matters incidental thereto or for any purpose in connection with the auction process plan.

13.4. All taxes applicable (including stamp duty implications and registration charges) on the assets would be borne by the Successful Bidder including the following:

a. The sale attracts stamp duty, registration charges etc. as per relevant laws, rules and regulations;

b. The Successful Bidder/ purchaser shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, fees, etc. for transfer of property (ies) in his / her name;

c.The payment of all statutory / non – statutory dues, taxes, rates, assessments, charges, fees, etc. owed by HVR Projects Private Limited (in Liquidation) and the owner of the land Shri Rajan Dhaddha S/o Manohar Lal Dhaddha, R/o Plot No.299, Nandanvan Layout, Nagpur-440009 to anybody of the assets shall be sole responsibility of Successful Bidder/ purchaser; and

d.Successful Bidder/ purchaser has to bear the cess or other applicable taxes i.e.GST, TDS etc.

13.5.The Successful Bidder/ purchaser will also be responsible for evaluating completeness of applicability of taxes in India at the time of closure and will be responsible for paying all such taxes.

13.6. It is expressly stated that the Liquidator and /or secured creditor does not take or assume any responsibility for any dues, statutory or otherwise, of the Company, including such dues, if any, which may affect Sale of assets in the name of the Successful Bidder and such dues, if any, will have to be borne/ paid by the Successful Bidder.

13.7. The Auction Participant shall be responsible for fully satisfying the requirements of the IBC and its related regulations including Liquidation Process Regulations as well as other Applicable Laws which are relevant for the sale process. The Successful Bidder shall be responsible for obtaining requisite regulatory or statutory or third- party approvals, no-objections, permission or consents, if any, that are or may be required under Applicable Law for purchasing the assets of the Corporate Debtor.

#### **14.Governing Law and Jurisdiction**

This Process Memorandum, the auction process and the other documents pursuant to the Process Memorandum shall be governed by the laws of India and any dispute arising out of or in relation to the Process Memorandum or the auction process shall be subject to the exclusive jurisdiction of the Adjudicating Authority or courts and tribunals at Mumbai, India

#### **15.Timelines**

The following timelines shall apply to the Process Memorandum. The timelines may be amended by the Liquidator through issuance of an addendum to the Process Memorandum

<b>Sr. No.</b>	<b>Event</b>	<b>Timeline (days)</b>
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1	Public Announcement of Auction	(T)  (23/09/2023)
2	Opening of Auction Portal and this Process Memorandum made available on the Platform	(T)  (23/09/2023)
3	Submission of Eligibility Documents	(T) to (T+14) (23/09/2023) to (07/10/2023)
4	Declaration of qualified bidder	(T+2) to (T+18) (25/09/2023) to (11/10/2023)
5	Information sharing, and Discussion Meeting	(T+2) to (T+26) (25/09/2023) to (19/10/2023)
6	Site Visits	25/09/2023 to 18/10/2023 from 10:00 AM to 4:00 PM every day
7	Earnest Money Deposit submission	(T+3) to (T+30) (26/09/2023) to (23/10/2023)
8	Submission of Bids on e- auction date	(T+33) (26/10/2023) 10.30 AM to 4.30 PM

9	Announcement of Successful Bidder	(T+33) (26/10/2023)
10	Return of Earnest Money for unsuccessful bidders	(T+38) to (T+48) (31/10/2023 to 10/11/2023)
11	Payment of balance consideration by successful bidder	<p><b>Payment of amount for Assets of Corporate debtor:</b> Within 30 days of such demand provided that payments made after 30 days shall attract interest at the rate of 12%. Provided further that the sale shall be cancelled if the payment is not received within 90 days.</p> <p><b>Payment of amount for Land</b></p> <p>The Successful Bidder shall deposit 25% of the amount of sale consideration for land, after adjusting the</p>

		<p>EMD already paid, immediately i.e. on the same day or not later than next working day, failing which the EMD shall be forfeited without any prior notice. The balance 75% of the sale consideration is payable within fifteen days or such extended period (as may be agreed upon in writing between the Successful Bidder(s) and the Bank, in any case not exceeding three months) from the date of confirmation of sale by the Authorised Officer. In case of failure to deposit the balance amount within the prescribed period mentioned above, same shall be</p>
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		dealt in accordance with the terms of the Process memorandum.
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Note - Above timelines are indicative, Liquidator reserves the right to modify the same and giving notice of the same (at the earliest) to interested and Qualified Bidders who have complied with requirements of this Process Memorandum.

Note - The timeline for payment of final sale consideration may be extended at the sole discretion of Liquidator, to the extent permissible under the Applicable laws and Regulations.

16.

**Annexures**

The following are the annexures for sending the Bid form for the E-Auction Process of the Sale of corporate debtor as a going concern/sale Business/Assets of HVR Projects Private Limited and Land-

**ANNEXURE 1**  
**TERMS AND CONDITION OF THE E-AUCTION**

**1. Introduction**

The **E-Auction** of assets of HVR Projects Private Limited In Liquidation shall be conducted in accordance with the provisions of the Insolvency and Bankruptcy Code (IBC), 2016 and the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (“Liquidation Regulations”) by Sabir Kanti Mazumder, Liquidator of HVR Projects Private Limited In Liquidation. And SARFAESI Act,2002.

The E-Auction will be conducted on “**AS IS WHERE IS BASIS**”, “**AS IS WHAT IS BASIS**”, “**WHATEVER THERE IS BASIS**” And “**NO RECOURSE BASIS**” through approved e-auction service provider **Linkstar Infosys Pvt. Ltd.**

E-Auction Sale Notice and the Process Memorandum containing Annexures that are required to be submitted for participating in the E-Auction are available on website <https://www.eauctions.co.in>

*(On going to the link, <https://www.eauctions.co.in>, Bidders will have to search for the mentioned Company by using either one of the two options,*

- (i) Company’s Name (i.e. HVR Projects Private Limited), or by,  
(ii) State and asset type.*

You may contact us at [+91 9433679591](tel:+919433679591) or through email at [liq.hvrppl@gmail.com](mailto:liq.hvrppl@gmail.com)

**2. Last Date for Submission of Application Form**

The Last date for submission of Application Form is 07/10/2023.

**3. Reserve Price and EMD**

Qualified Bidders may submit their Bids for purchasing the assets of Corporate Debtor along with the land on which the company has made the constructions. Details are as follows:

<b>Sr. No.</b>	<b>Description</b>	<b>Reserve Price (Amount in Rs)</b>	<b>EMD (Amount in Rs)</b>	<b>Incremental Bid Amount (Amount in Rs)</b>
1	Land bearing Khasra No.87/1,admeasuring 2.29 hectares (22,900 Sq. Metres)and land bearing Khasra No.88/1,admeasuring	12,05,86,090/-	1,20,58,609/-	5,00,000/-

	<p>0.48 hectares(4800 sq,meters) both lands jointly admeasuring 2.77 hectares(27,700 Sq.meters) with occupant class I Bhumi Swami Right situated at Mouza Nimji,P.H. No.23, Tehsil Kalmeshwar, District Nagpur and the same are bounded as under:</p> <p>Boundary of Khasra No.87/1:  On the North: Pandhan  On the East: Land of KH No.88/1  On the West:Portion of khasra No.87/2, belonging to Jitendra Kothari  On the South: Land of KH No.87/2</p> <p>Boundary of Khasra No.88/1:  On the North: Pandhan  On the East: NH-E547  On the West: Land of KH. No.87/1  On the South: Land of KH No.88/2</p> <p>with Office building, factory sheds,sheds for labour,toilet block,Time Office,Security Cabin,Toilet Block of HVR Projects Private Limited.</p> <p>0.09 hectares of land of Khasra No.88/1 has been acquisitioned by the Competent Authority for extension of National highway.</p>			
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#### **4. Generation of User ID for participation in E-Auction through E-Auction Service Provider**

**4.1.** After submission of all documents / EMD by the Qualified Bidder to the satisfaction of the Liquidator, **M/S LINKSTAR INFOSYS PVT. LTD.** will provide on 24<sup>th</sup> October 2023. User id and password after due verification of PAN of the Qualified Bidders to participate in the e-auction process.

**4.2.** Qualified Bidders shall hold a valid email ID. Email ID is necessary for the Qualified Bidder as all the relevant information and allotment of ID & password by M/S Linkstar Infosys Pvt. Ltd. will be conveyed through e-mail.

- Contact Person : Mr. Dixit Prajapati
- Email Id : [admin@eauctions.co.in](mailto:admin@eauctions.co.in)
- Mobile : +91 7874138237

#### **5. Bidding through E-Auction Service Provider Platform on the Appointed Day**

The Sale of assets shall take place through online e- auction service provider, Linkstar Infosys Pvt. Ltd. via website <https://eauctions.co.in> on 26<sup>th</sup> October 2023 between 10:30 A.M. to 04:30 P.M. The highest bid amount (not below the Reserve Price) at any given point shall be visible to other Qualified Bidders. The Qualified Bidder may improve their offer in multiple of "Bid Incremental Value". The Bid Incremental Value is Rs. 5,00,000 (Rupees Five Lakh Only). The highest bidder on the closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Liquidator.

#### **6. Manner of Payment & Transfer of Asset**

The Successful Bidder shall deposit 25% of the amount of sale consideration for Land, after adjusting the EMD already paid, immediately i.e. on the same day or not later than next working day, failing which the EMD shall be forfeited without any prior notice. The balance 75% of the sale consideration is payable within fifteen days or such extended period (as may be agreed upon in writing between the Successful Bidder(s) and the Bank, in any case not exceeding three months) from the date of confirmation of sale by the Authorised Officer of Axis Bank Limited

**6.1.** On payment of the full amount, the sale shall stand completed and the Liquidator shall execute the certificate of sale for assets of corporate Debtors and Authorized officer shall issue sale certificate for Land and the subject matter of the sale shall be delivered to the Successful Bidder in the manner specified in the terms of such certificate of sale. The certificate of sale will be issued in the name of the Successful Bidder only and will not be issued in any other name(s).

**6.2.** The sale attracts stamp duty, registration charges etc. as per relevant laws, rules and regulations.

- 63.** The Successful Bidder shall bear the applicable stamp duties/additional stamp duty/ transfer charge, fees etc. and all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
- 64.** Successful Bidder/ purchaser has to bear the cess or other applicable tax i.e. GST, TDS etc.
- 65.** The Successful Bidder/ purchaser will also be responsible for evaluating completeness of applicability of taxes in India at the time of closure and will be responsible for paying all such taxes.
- 66.** The sale shall be subject to provisions of IBC and Liquidation Process Regulations, 2016 and SARFAESI Act,2002.

## **7. Other Terms and Conditions**

- 71.** Neither the Liquidator nor M/S Linkstar Infosys Pvt. Ltd and Authorized Officer will be held responsible for any internet network problem /power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the Qualified Bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-auction event.
- 72.** The Liquidator reserves the right to alter, modify or relax any of the terms and conditions mentioned in this document in the interest of the liquidation process of the Company. Any such alteration, modification or relaxation shall be binding on the interested Bidder.
- 73.** Bid document with conditional offer will be treated as invalid. Correspondence about any change /modification in the offer after submission of Bid document will not be entertained.
- 74.** Bids not received in the prescribed bid form or below Reserve Price or incomplete in any respect or unsigned or not accompanied by NEFT/RTGS for the requisite EMD are liable to be summarily rejected at the sole discretion of Liquidator.
- 75.** Capitalised terms not defined herein shall have the same meaning as provided in the Process Memorandum.
- 76.** All terms and conditions of E Auction Process Memorandum will be applicable.

\*

**ANNEXURE 2**  
**APPLICATION FORM**

Date:

To,  
**Sabir Kanti Mazumder,**  
**Liquidator,**  
**HVR Projects Private Limited In Liquidation.**  
155/A, Unique Park, Behala,  
Kolkata 700034

**REF.: Advertisement issued in [Publication Name] (Language) in [State] Edition on (Date) & hosted on the website <https://www.eauctions.co.in> for Sale of Office Building, factory sheds, Time Office, Toilet, Security Cabin, sheds for labour , other constructions of HVR Projects Private Limited In Liquidation along with the land on which the constructions of HVR Projects Private Limited have been made.**

I/We/ M/s..... am desirous in participating in the e-auction process of sale of Asset of HVR Projects Private Limited In Liquidation along with the land on which those constructions have been made, as announced by you in the newspaper publication dated ..... In ..... (name of newspaper).

**Bid for : \_ Factory sheds, Office building and other constructions of HVR Projects Private Limited In Liquidation along with the land on which those constructions have been made**

I/We / M/s....., the Bidder/s, do hereby state that, I/we/M/s. have read the Process Memorandum and the terms and conditions of bid and the above advertisement and understood them fully. I/We/M/s. hereby unconditionally agree to conform with and to be bound by the said conditions. The required details for participating in the e-auction process for purchase of the Factory sheds, Office building, Time Office, Security cabin, sheds for labour , Toilet Block etc. of HVR Projects Private Limited In Liquidation along with the land on which these constructions have been made **as under:**

1	(a)	Full Name of the Bidder with Telephone Nos. Mobile Nos. E-mail ID.	
	(b)	Address of the Bidder along with the address proof	
	(I)	Office	

	(II)	Residence	
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			Identity Proof (Self-attested)	
	(c)	(III)	(i)	Pan Card*
		(ii)	Aadhaar Card*	
		(iii)	Passport <sup>§</sup>	
		(iv)	Voter ID Card	
		(v)	Driving License	
		*	Compulsory for Indians	
		§	Compulsory for NRIs	
			(Provide authority letter in case of a partnership firm/LLP/or any other legal entity and board resolution in a form set out in Annexure 5 in case of a company)	
2.	Constitution documents (Sole Proprietary/Partnership/Company) (in case of company/firm, also give names of Directors / partners with contact numbers)			

1. I/We/M/s. further declare that I/We/M/s. intend to purchase the business/assets of Corporate Debtor from the Liquidator for our/ its own use / business and that the information revealed by me/us in this Application Form is true and correct to the best of my/our knowledge and belief.
2. I/We/M/s .....certify that I/We/M/s. am/are eligible to be a Bidder, under Sec.29A read with Sec.35(f) of IBC 2016 and affidavit for the same is enclosed herewith.
3. I/We/M/s. also enclose copies of the required KYC documents. We request you to kindly verify the same and arrange with the auction portals for issue of an ID and password for us to enable us to take part in the e-auction process.
4. I/We/M/s. agree if any of the statement / information revealed by me/us is found incorrect, my/our bid document is liable to be cancelled and, in such case, the EMD paid by me/us is liable to be forfeited by the Liquidator and the Liquidator is at liberty to annul

the offer made to me/us at any point of time.

5. I/We /M/s..... also agree that after my/our offer given in my/our bid for purchase of the business/assets of Corporate Debtor is accepted by the Liquidator, if I/We/M/s ..... fail to accept the terms and conditions of the Letter of Intent or am/are not able to complete the transaction within the time limit specified in the Letter of Intent for any reason whatsoever and / or fail to fulfil any/all the terms and conditions of the bid document and Letter of Intent, the EMD paid by me/us along with the bid document is liable to be forfeited by the Liquidator and that the Liquidator has also a right to proceed against me / us for specific performance of the contract.
6. I/We/M/s. will not claim any interest from the date of submission of offer in case the process of sale is delayed for any reason.
7. The general terms and conditions of sale are received, read and acceptable to me / us.

**NOTE: Each page of this form shall be duly signed by Bidder.**

Place:

Date:

**Signature of the Bidder**

(M/s. \_\_\_\_\_)

**[Rubber stamp of the proprietor/company/firm]**

**Name**

**Designation**

**Enclosures:**

- a. Address Proof given under point 1(b)(I) and 1(b)(II)
- b. Self-attested copy of Identity Proof given under point 1(c)(III).
- c. Authority Letter of the authorized representative bidding in case of any bidder other than proprietorship firm. given under point 1(c)(III).
- d. Affidavit under section 29A.
- e. Confidentiality Undertaking
- f. Copy of the resolution passed by the board of directors of the Auction Participant (in case the Auction Participant is a company)

- g. Audited financial statements and income tax returns of the preceding three (3) financial years and other financial documents to demonstrate the financial capabilities.

### ANNEXURE 3

#### Affidavit by the Bidder in respect of Section 29A

*(To be notarized on non-judicial stamp paper of appropriate value. The Stamp duty will depend on the state of execution of the affidavit.)*

I, \_\_\_\_\_ [name of the chairman/ managing director/ director/ authorized person of prospective bid applicant, authorized by the Board of the Prospective Applicant for giving such affidavit, son of \_\_\_\_\_, aged about \_\_\_\_\_ years, currently residing at \_\_\_\_\_ and having Aadhaar/ Passport number \_\_\_\_\_, on behalf of \_\_\_\_\_ (“**Prospective Applicant**”), do solemnly affirm and state to Mr. Sabir Kanti Mazumder (IBBI Registration No. IBBI / IPA-001 / IP-P01161 / 2018-19 / 11903) (“**Liquidator**”), the liquidator of HVR Projects Private Limited In Liquidation (“**Corporate Debtor**”), as follows:

1. That I am duly authorised and competent to make and affirm the instant affidavit for and on behalf of the Prospective Applicant in terms of the *resolution of its board of directors/ power of attorney to provide other necessary details of such authorization*. The said document is true, valid and genuine to the best of my knowledge, information and belief.
2. That the Prospective Applicant is not in-eligible to submit bid application for purchase of assets of HVR Projects Private Limited under Section 29A of the Insolvency and Bankruptcy Code, 2016 (“**IBC**”).
3. That none of the Prospective Applicant or any person acting jointly or in concert with the Prospective Applicant:
  - (a) is an undischarged insolvent;
  - (b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
  - (c) at the time of submission of the bid application has an account, or an account of a Corporate Debtor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of commencement of liquidation of the Corporate Debtor.



- (d) has been convicted for any offence punishable with imprisonment –
  - (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC;
  - or
  - (ii) for 7 (seven) years or more under any law for the time being in force;
- (e) is disqualified to act as a director under Companies Act, 2013;
- (f) is prohibited by the Securities Exchange Board of India from trading in securities or accessing the securities market;
- (g) has been a promoter or in the management or control of a company in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under the IBC;
- (h) has executed a guarantee in favour of a creditor in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under this IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i), where ‘connected person’ means:
  - (i) any person who is the promoter or in the management or control of the Prospective Applicant; or
  - (ii) any person who shall be the promoter or in management or control of the business of the Corporate Debtor during the e-auction process; or
  - (iii) the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii).

4. That the Prospective Applicant unconditionally and irrevocably represents, and confirms that it is eligible under the terms and provisions of the IBC (read with the relevant regulations framed there under) to submit an application and it shall provide all documents, representations and information as may be required by the Liquidator to substantiate that the Prospective Applicant is eligible under the IBC to submit an application in respect of purchase of assets of HVR Projects Private Limited.

5. That the Prospective Applicant unconditionally and irrevocably undertakes that it shall provide all data documents and information as may be required by the Liquidator to verify the statements made under this affidavit.
  
6. That the Prospective Applicant understands that the Liquidator may evaluate the bid application to be submitted by the Prospective Applicant or any other person acting jointly with it and such evaluation shall be on the basis of the confirmations, representations and warranties provided by the Prospective Applicant under this affidavit.
  
7. If, at any time after the submission of this affidavit and before the announcement of the Successful Bidder under the e-auction process of HVR Projects Private Limited by the Liquidator under the IBC, the Prospective Applicant becomes ineligible to be a Prospective Applicant as per the provisions of the IBC (and in particular Section 29A of the IBC), the fact of such ineligibility shall be forthwith brought to the attention of the Liquidator.

Solemnly affirmed at \_\_\_\_\_

on the \_\_\_\_\_ day of \_\_\_\_\_ 2022

**DEPONENT**

**Before me,**

**Notary/Oath Commissioner**

**VERIFICATION**

I, \_\_\_\_\_ [*name of the chairman/managing director/director/authorised person of Prospective Applicant, authorized by the Board of the Prospective Applicant company (in case of a company) for giving such affidavit*] the deponent above named, on behalf of \_\_\_\_\_, currently residing at \_\_\_\_\_, do hereby solemnly state on oath and declare and verify that the contents of the above affidavit are true, correct and complete to the best of my knowledge and nothing material has been concealed therein.

Verified at \_\_\_\_\_, on this the \_\_\_\_\_ day of \_\_\_\_\_ 2022

**DEPONENT**

## ANNEXURE 4

### CONFIDENTIALITY UNDERTAKING

*(To be notarized on non-judicial stamp paper of appropriate value. The Stamp duty will depend on the state of execution of the undertaking.)*

This Confidentiality Undertaking has been signed by (Name of potential Bidders) having its office at \_\_\_\_\_ acting through Mr. (Name of person authorised by potential Bidder(s)), the authorized signatory/authorized representative (“**Bidder**”), which expression shall, unless repugnant to the context, be deemed to include its successors, assigns or legal representative) in favour of Mr. Sabir Kanti Mazumder, an Insolvency Professional having registration no. . IBBI / IPA-001 / IP-P01161 / 2018-19 / 11903.

WHEREAS M/s HVR Projects Private Limited, a company registered under Companies, Act, 1956 (hereafter referred as the “**Company**”) is undergoing liquidation vide NCLT Kolkata Bench (“NCLT”) order dated 4<sup>th</sup> January 2022. Vide the said NCLT Order Mr. Sabir Kanti Mazumder, a registered insolvency professional with Insolvency and Bankruptcy Board of India (IBBI) having registration number IBBI / IPA-001/ IP-P01161/ 2018-19 / 11903 has been appointed as liquidator to manage, protect, sell and liquidate the property, assets, business and other affairs of HVR Projects Private Limited (“**Liquidator**”).

WHEREAS the Liquidator has invited prospective Bidders for the purpose of submission of bid through e-auction process in respect of Sale of assets in accordance with the provisions of Process Memorandum and provisions of Insolvency and Bankruptcy Code, 2016 (“**IBC**”) read with the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (“**Liquidation Process Regulations**”).

WHEREAS the Liquidator is required to share certain data, documents in relation to the Company for facilitating the prospective Bidder(s) in their due diligence after receiving an undertaking from each of the potential Bidder(s) to the effect that such member shall maintain confidentiality of the information received over the email and during the course of due diligence and shall not use such information to cause an undue gain or undue loss to itself or any other person and comply with the requirements under IBC and Liquidation Process Regulations.

THEREFORE, the Bidder (s) hereby declare(s) and undertake(s) as follows:

1. The Bidder(s) shall not divulge any part of the information received pursuant to the Process Memorandum or through any mode to anyone and the same shall constitute “Confidential Information”. Any information or documents generated or derived by the recipients of Confidential Information that contains, reflects or is derived from any Confidential Information shall also be deemed as Confidential Information.

2. The Bidder (s) further unconditionally and irrevocably undertake and declare that
  - a. the Confidential Information shall be kept secret and confidential by the Bidder (s) and shall be used solely in accordance with the terms of the IBC;
  - b. the Bidder(s) shall not use the Confidential Information to cause any undue gain or undue loss to itself, the Company, Liquidator or any other person;
  - c. the Bidder(s) shall comply with all provisions of Applicable Law(s) for the time being in force relating to confidentiality and insider trading;
  - d. the Bidder (s) shall protect any intellectual property of the Company which it may have access to;
  - e. the Confidential Information may only be disclosed to and shared with any employees or its advisors by the Bidder(s), in accordance with Applicable Law(s), including in relation to confidentiality and insider trading, and terms of this Confidentiality Undertaking on a strict need-to-know basis and only to the extent necessary for and in relation to the liquidation process of the Company, provided that the Bidder binds such employees and third parties, by way of an undertaking/ agreements, to terms at least as restrictive as those stated in this Confidentiality Undertaking.
  - f. the Bidder(s) shall ensure that all Confidential Information is kept safe and secured at all times and is protected from unauthorised access, use, dissemination, copying, any theft or leakage;
  - g. the Bidder(s) shall immediately destroy and permanently erase all Confidential Information upon the completion of Sale of Business /assets as provided under Process Memorandum and the Liquidation Process Regulations;
  - h. the Bidder(s) shall take all necessary steps to safeguard the privacy and confidentiality of the information received either pursuant to the Process Memorandum or received through mail and shall use its best endeavours to secure that no person acting on its behalf divulges or discloses or uses any part of the Confidential Information, including but not limited to the financial position of the Company, all information related to disputes by or against the Company and other matter pertaining to the Company; and
  - i. the Bidder(s) shall be responsible for any breach of obligations under this confidentiality undertaking (including any breach of confidentiality obligations by any employee or advisor or agent or director of the Bidder) and shall indemnify the Liquidator for any loss, damages, expenses and costs incurred by the Liquidator due to such breach of such obligations by the Bidder (s) or any person acting on its behalf.

- 3.** Notwithstanding anything to the contrary contained herein, the following information shall however not be construed as Confidential Information:
  - a. information which, at the time of disclosure to the Bidder(s) was already in the public domain without violation of any provisions of Applicable Law(s); or
  - b. information which, after disclosure to the Bidder(s) becomes publicly available and accessible without violation of Applicable Law(s) or a breach of this Confidentiality Undertaking; or
  - c. information which was, lawfully and without any breach of this Confidentiality Undertaking, in the possession of the Bidder (s) prior to its disclosure, as evidenced by the records of the Bidder(s).
- 4.** The Bidder(s) hereby expressly agrees and acknowledges that the Liquidator makes no representation, warranty or inducement, whether express or implied, as to the accuracy, completeness, authenticity or adequacy of the information (including but not limited to the Confidential Information) provided to the Bidder(s) in the Process Memorandum or through any other modes. The Bidder(s) further agrees and acknowledges that the Liquidator shall not be liable to the Bidder(s) for any damage arising in any way out of the use of the Confidential Information and further that the Bidder(s) shall not have any claim against the Liquidator or the Company in relation to any information provided.
- 5.** The terms of this Confidentiality Undertaking may be modified or waived only by a separate instrument in writing signed by the Bidder(s) and the Liquidator that expressly modifies or waives any such term.
- 6.** Damages may not be an adequate remedy for a breach of this Confidentiality Undertaking and the Liquidator may be entitled to the remedies of injunction, specific performance and other equitable relief for a threatened or actual breach of this Confidentiality Undertaking.
- 7.** Nothing in this Confidentiality Undertaking shall have the effect of limiting or restricting the liability of the Bidder(s) arising as a result of its fraud or willful default as defined under Applicable Law(s).
- 8.** The undersigned hereby represents and warrants that it has the requisite power and authority to execute, deliver and perform its obligations under this Confidentiality Undertaking.
- 9.** This Confidentiality Undertaking and any dispute, claim or obligation arising out of or about it shall be governed by and construed in accordance with Indian laws and the courts and tribunal of Mumbai shall have exclusive jurisdiction over matters arising out of or relating to this Confidentiality Undertaking.
- 10.** Capitalised terms not defined under this Confidentiality Undertaking shall have the

same meaning as provided in the Process Memorandum.

I further declare that I, the undersigned have full knowledge of the contents provided in this undertaking and have absolute authority to sign this undertaking on behalf of [insert the name of the Bidder (s)].

Signed on behalf of

(Name of Bidder(s))

by Mr. \_\_\_\_\_

(Name and Designation)

Authorised Signatory

Date:

Place:

Note- In case of consortium, undertaking to be executed by each of the members

## ANNEXURE 5

### BOARD RESOLUTION

*(On the letter head of the Bidder)*

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS (“**BOARD**”) OF \_\_\_\_\_ (“**COMPANY**”) IN THE MEETING HELD ON [*Insert Date*], AT [*Insert Time*] AT [*Insert Place*]

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**WHEREAS** pursuant to the Process Memorandum for e-auction of sale of assets of HVR Projects Private Limited In Liquidation dated \_\_\_\_\_, issued by Mr.Sabir Kanti Mazumder (IBBI Registration No. IBBI / IPA-001 / IP-P01161/ 2018-19/ 11903) (“**Liquidator**”), the liquidator of HVR Projects Private Limited, the Company being the Prospective Applicant is desirous of submitting a bid application for purchase of assets of HVR Projects Private Limited (“**Bid Application**”) in accordance with the requirements of the Process Document published on <https://eauctions.co.in>, for the above-mentioned auction.

In view of the above, the Board has resolved as follows:

“**RESOLVED THAT** the draft of the Bid Application Form placed before us is hereby approved for submission to the Liquidator of HVR Projects Private Limited, in accordance with the terms of the Process Document.”

“**RESOLVED THAT Mr./Ms.** \_\_\_\_\_, be and is hereby authorised to take all the steps required to be taken by the Company for the submission of the Bid Application in accordance with the terms of the Process Memorandum, including the following:

- (a) submit the Bid Application Form and other requisite documents, in accordance with the terms of the Process Memorandum;
- (b) execute all other agreements, deeds, forms, writings, affidavits and power of attorney as may be required in relation to the Process Memorandum, any amendments or modifications thereto as may be suggested by the Liquidator of HVR Projects Private Limited, to do any such executed agreements, documents or other writings and in general to do all such acts, deeds and all things as may be required or considered necessary under or in respect of the Process Memorandum;

- (c) submit necessary clarifications or information in relation to the Bid Application, as may be required in accordance with the Process Memorandum by the Liquidator;
- (d) pay such amounts and consideration, in the manner as may be agreed with the Liquidator, in accordance with the procedure set out under the Process Memorandum;
- (e) to generally do or cause to be done all such acts, matters, deeds and things as may be necessary or desirable in connection with or incidental or for the purpose of implementation and giving effect to the above resolutions for and on behalf of the Company, and to comply with all other requirements in this regard.”

“**RESOLVED FURTHER THAT** a certified copy of the foregoing resolution be furnished as may be required, under the signature of [*the Company Secretary/ any two of the Directors of the Company*].”

Certified to be true

**For the Company**

\_\_\_\_\_

**Director/Company Secretary**



**ANNEXURE 6**

**EARNEST MONEY DEPOSIT FORM**

Date:

To,

**Mr. Sabir Kanti Mazumder**

**Liquidator,**

**HVR Projects Private Limited In Liquidation**

155/A Unique Park, Behala, Kolkata 700034

**REF. Advertisement issued in [Publication Name] (Language) in [State] Edition on (Date) & hosted on the website <https://www.eauctions.co.in> for Sale of Office Building, factory sheds,Time Office,Toilet , other constructions of HVR Projects Private Limited In Liquidation along with the land on which the constructions of HVR Projects Private Limited are located**

I/We/ M/s .....am desirous in participating in the e-auction of assets of HVR Projects Private Limited announced by you in the newspaper publication dated..... in ..... (name of newspaper).

**Bid for: Office Building, factory sheds,Time Office,Toilet , other constructions of HVR Projects Private Limited In Liquidation along with the land on which the constructions of HVR Projects Private Limited are located**

I/We /M/s., .....the Bidder/s, do hereby state that, I/we/M/s. have read the Bid Document and the terms and conditions of the Bid and the above advertisement and understood them fully. I/We/M/s. hereby unconditionally agree to conform with and to be bound by the said conditions. My/Our offer for purchase of the **Office Building, factory sheds,Time Office,Toilet ,sheds for labour.security cabin. other constructions of HVR Projects Private Limited In Liquidation along with the land on which the constructions of HVR Projects Private Limited have been made** is as under:

1.	(a)	Full Name of the Bidder with Telephone Nos.  Mobile Nos. E-mail ID.	
	(b)	Address of the Bidder along with the address proof	

	(i)	Office	
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	(ii)	Residence	
2.	<b>Details of EMD</b>		
	(i)	Mode of Payment	RTGS / NEFT/ Bank Transfer
	(ii)	UTR No.	
	(iii)	Date	
	(iv)	Account Holder's Name	
	(v)	Bank Name	
	(vi)	Branch Name	
	(vii)	IFSC Code	
	(v)	Amount Deposited	

1. I/We request you to kindly verify the same and arrange with the auction portal for issue of an ID and password to enable us to take part in the E-Auction.
2. I/We/M/s. agree if any of the statement / information revealed by me/us is found incorrect, my/our Bid document is liable to be cancelled and, in such case, the Earnest Money Deposit paid by me/us is liable to be forfeited by the Liquidator and the Liquidator is at liberty to annul the offer made to me/us at any point of time.
3. I/We /M/s. also agree that after my/our offer given in my/our bid for purchase of assets of HVR Projects Private Limited is accepted by the Liquidator and If I/We/M/s. breach any of the conditions under this Process Memorandum or am/are/is found to have made any misrepresentation or am/are/is found to be ineligible to submit the Bid under Section 29A of the IBC (as amended from time to time) or is found to have made a false or misleading declaration of eligibility under Section 29A of the IBC or am/are/is found to be, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the auction process or has, undertaken any action in respect of such process which results in the breach of any applicable law including the Prevention of Corruption Act, 1988 or Default in payment of the balance sale consideration by the Successful Bidder within the timeframe set out this Process Memorandum or not able to complete the transaction within the time limit specified in the Process Memorandum for any reason whatsoever and / or fail to fulfil any/all the terms and conditions of the Process Memorandum, the Earnest Money Deposit paid by me/us along with the Bid document is liable to be forfeited by the Liquidator and that the Liquidator has also a right to proceed against me / us for specific performance of the contract.
4. I/We/M/s. will not claim any interest from the date of submission of Earnest Money in case the process of sale is delayed for any reason.

5. I/ We understand that the Earnest Money of all Bidders shall be retained by the Liquidator and returned only after the conclusion of the auction process as per the timelines mentioned. I/We state that I/We have fully understood the terms and conditions therein and agree to be bound by the same.

The general terms and conditions of sale are received, read and acceptable to me / us.

**NOTE: Each page of this form shall be duly signed by bidder.**

Place:

Date:

**Signature of the Bidder**

(M/s. \_\_\_\_\_)

**[Rubber stamp of the proprietor/company/firm]**

**Name**

**Designation**

**ANNEXURE 7**

**Sale of Assets**

<b>Sr. No.</b>	<b>Description of assets</b>	<b>Reserve Price in Rs.</b>
1.	<p>1. Land bearing Khasra No.87/1,admeasuring 2.29 hectares (22,900 Sq. Metres)and land bearing Khasra No.88/1,admeasuring 0.48 hectares(4800 sq,meters) both lands jointly admeasuring 2.77 hectares(27,700 Sq.meters) with occupant class I Bhumi Swami Right situated at Mouza Nimji,P.H. No.23, Tehsil Kalmeshwar, District Nagpur and the same are bounded as under:</p> <p>Boundary of Khasra No.87/1: On the North: Pandhan On the East: Land of KH No.88/1 On the West:Portion of khasra No.87/2, belonging to Jitendra Kothari On the South: Land of KH No.87/2</p> <p>Boundary of Khasra No.88/1: On the North: Pandhan On the East: NH-E547 On the West: Land of KH. No.87/1 On the South: Land of KH No.88/2</p> <p>The land is mortgaged to Axis Bank Limited and owned by Mr. Rajan Dhaddha S/o Manohar Lal Dhaddha, erstwhile director of HVR Projects Private Limited and guarantor of credit facilities provided by Axis Bank Limited to HVR Projects Private Limited. 0.09 hectares of land of Khasra No.88/1 has been acquisitioned by the Deputy Collector Land Acquisition (General), Nagpur by order dated 24<sup>th</sup> July 2020 for National Highway No.547-E.</p> <p>2. Assets of HVR Projects Private Limited consisting of office building, factory sheds ,sheds for labour, toilet block, Time Office, Security Room and other</p>	12,05,86,090/-

	constructions of HVR Projects Private Limited, constructed on the above land as mentioned in 1.	
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## Details of Land, Factory, Building, Constructions of HVR Projects Private Limited

1. Location: Land and Building at Mouza- Nimji, P.H. No.23, Khasra No.87/1, and khasra No.88/1, Tahsil Kalmeshwar, District Nagpur. Amravati Road- Kalmeshwar Road.

2.

2a). Boundaries of Plot (KH, No.87/1)

East	Land of KH. No.88/1
West	Portion of KH. No.87/2 belonging to Jitendra Kothari
North	Pandhan
South	Land of KH.No.87/2

b) Boundaries of Plot (KH. No.88/1)

East	NH-E547
West	Land of KH.No.87/1
North	Pandhan
South	Land of KH.No.88/2

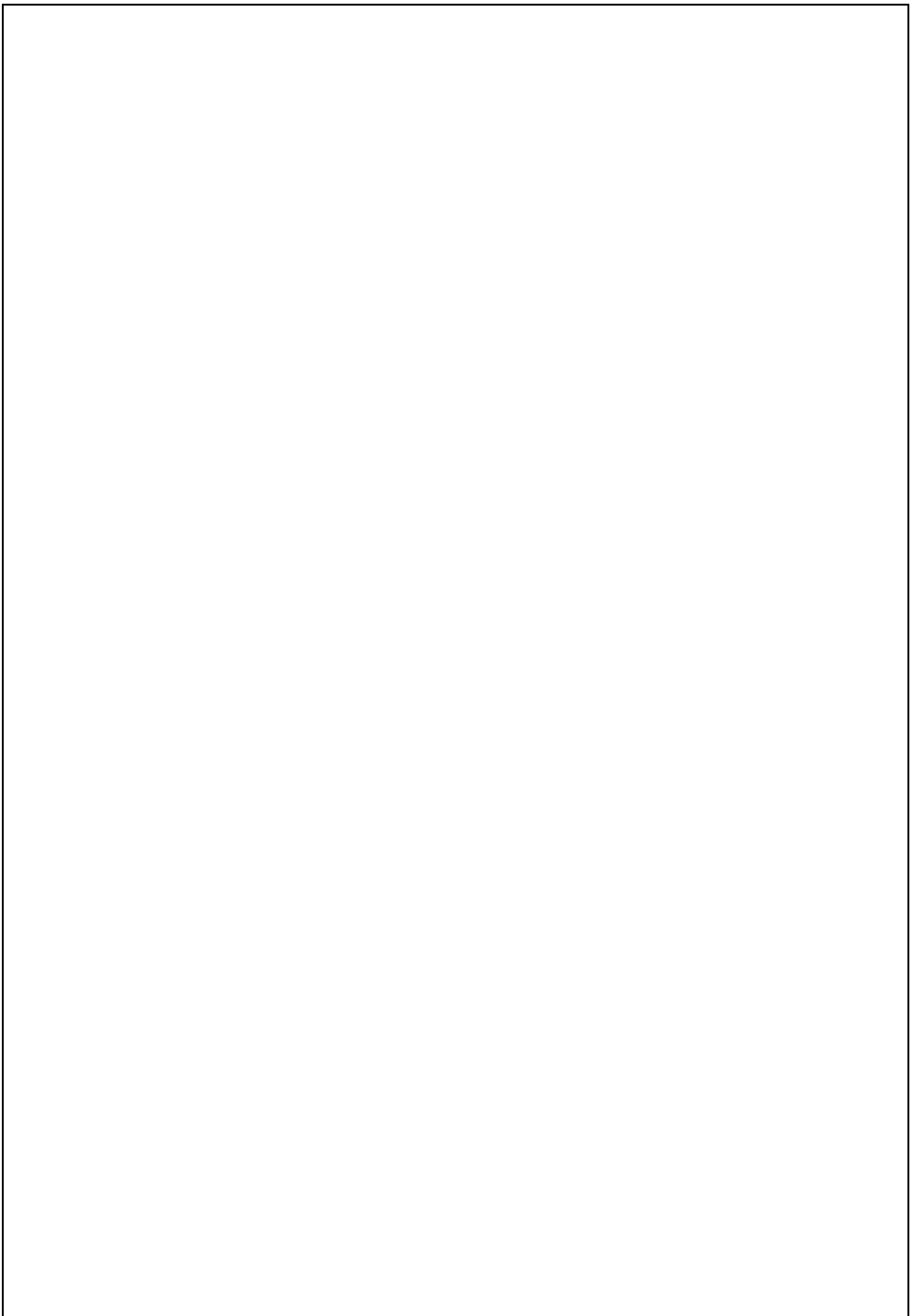
3. Survey/ Plot No.: Khasra No.87/1 & 88/1

4. Area of land: KH. No.87/1=22900 Sq.metre, KH No.88/=4800 Sq.metre, total area :27,700 Sq. metre. The land has 24 Metre wide road on its Eastern Boundary. 0.09 hectares of the land has been acquired by Govt. Authority. The land is non-agriculture land.

Sl. No.	Description	Area in Sq. Mtr
1	Main factory Shed No.1 With GI trough Sheet roofing	2517.11
2	Shed along with main shed(lean type)	873.89
3	Open Shed beside main shed	412.98
4	Office Building st GF with Sheet roofing and false ceiling	156.62
5	Temp shed for labour	450.29
6	Toilet Block	32.64
7	Main Factory Shed No. 2 with GI trough sheet roofing	1229.30
8	Time Office	50.15
9	Security Room	19.98



The land at Nimji Mouja in which the factory and building of the Corporate debtor is located is not in the name of the Corporate debtor. The land is in the name of Mr. Rajan Dhaddha S/o Manohar Lal Dhaddha, R/o Plot No.299, Nandanvan layout, Nagpur-440009 . Mr. Rajan Dhaddha, guarantor and one of the erstwhile directors of HVR Projects Private Limited had mortgaged the land with the Axis Bank Limited as a collateral security against credit facilities offered by the Axis Bank Limited to HVR Projects Private Limited . The Axis Bank Limited has issued SARFAESI Notice to the owner of the land on 5<sup>th</sup> February 2020 under Section 13(2) of SARFAESI Act, 2002. The SARFAESI NOTICE has been enclosed as Annexure 10. The Axis Bank has issued 13/4 Notice on 2<sup>nd</sup> March 2023 and has taken the possession of the land. The Possession Notice has been enclosed as Annexure 11. 0.0900 hectare of land has been acquired by the National High Way Authority for extension of the National High way.



**Annexure 8.AUTHORISATION LETTER BY THE PROSPECTIVE BIDDER**

*(On the Letterhead of the Prospective Bidder)*

Date: \_\_\_\_\_

To,

Sabir Kanti Mazumder

Liquidator

HVR Projects Private Limited - In Liquidation

155/A Unique Park Behala Kolkata 700034

Email Id: [liq.hvrppl@gmail.com](mailto:liq.hvrppl@gmail.com),

**Sub: Authority Letter for Site Inspection of HVR Projects Private Limited - In Liquidation ("Corporate Debtor") at Amravati Road, Gondkhairi Kalmeswar By-Pass, Nimji, Nagpur -441501.**

Dear Sir,

I / We \_\_\_\_\_, [insert the name of Prospective Bidder] being the Prospective Bidder, are interested in bidding for the assets of the Corporate Debtor that are put up for e-auction and scheduled to be held on 26<sup>th</sup> October 2023.

In view thereof, I / We hereby request you to kindly allow us site inspection of the assets of the Corporate Debtor that are located at **Amravati Road, Gondkhairi Kalmeswar By- Pass, Nimji, Nagpur -441501** ("Plant Site") on \_\_\_\_\_ [insert Day], \_\_\_\_\_ [insert Date] from \_\_\_\_\_ to \_\_\_\_\_ pm [insert Time].

Accordingly, the following person/(s) would be conducting the site visit of the, factory and Plant & Machineries at the Plant Site of the Corporate Debtor on our behalf.

Sr. No.	Name of the Authorised Representative
1	
2	
3	

Further, also find enclosed, the undertaking(s) by each Authorised Representative(s) visiting the Plant Site of the Corporate Debtor on our behalf.

Sign on behalf of

\_\_\_\_\_

[Insert Name of Prospective Bidder] by

Mr. \_\_\_\_\_

(Name and Designation)

Authorised Signatory

**Sub: Undertaking by the Authorised Representative of the Prospective Bidder with respect to the Inspection at the Plant Site of HVR Projects Private Limited - In Liquidation ("Corporate Debtor")**

Date: Date: \_\_\_\_\_

To,

Sabir Kanti Mazumder

Liquidator

HVR Projects Private Limited - In Liquidation

155/A Unique Park Behala Kolkata 700034

**Email Id: [liq.hvrppl@gmail.com](mailto:liq.hvrppl@gmail.com)**

Dear Sir,

I, \_\_\_\_\_, [insert the name of Authorised Representative] authorised representative appointed by \_\_\_\_\_ [insert the name of the Prospective Bidder], would be visiting the site for the inspection of assets of the Corporate Debtor that are located at **Amravati Road, Gondkhairi Kalmeswar By-Pass, Nimji, Nagpur -441501.** (“Plant Site”) on \_\_\_\_\_ [insert Day], \_\_\_\_\_ [insert Date] between \_\_\_ to \_\_\_\_\_ pm [insert Time].

I undertake that while conducting inspection of the Plant Site I would not cause any damage to any assets of HVR Projects Private Limited.

Sign

\_\_\_\_\_

by Mr. \_\_\_\_\_ {Insert the name of Authorised Representative.}

