

## MODIFICATION IN FORM G

### INVITATION FOR EXPRESSION OF INTEREST FOR 'XRBI WARAI DEVELOPERS PRIVATE LIMITED'

OPERATING IN REAL ESTATE SECTOR AT PUNE & MUMBAI, MAHARASHTRA

(Under sub-regulation (1) of Regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS		
1.	Name of the corporate debtor along with PAN / CIN / LLP No.	<b>XRBI WARAI DEVELOPERS PRIVATE LIMITED</b> U45200PN2013PTC147405
2.	Address of the registered office (as per MCA records)	Mantri House, 1st Floor, 929, F.C. Road, Pune, Maharashtra, India, 411004
3.	URL of website	NA
4.	Details of place where majority of fixed assets are located	Real Estate Project "Xrbia warai Smart City" in Neral, Dist: Raigad Maharashtra Further Details can be sought from the RP by sending an email on <a href="mailto:Warai.cirp@gmail.com">Warai.cirp@gmail.com</a>
5.	Installed capacity of main products / services	Not Applicable
6.	Quantity and value of main products / services sold in last financial year	Not Applicable
7.	Number of employees / workmen	Data not available
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	The details can be sought by sending an email on <a href="mailto:Warai.cirp@gmail.com">Warai.cirp@gmail.com</a> and / or Virtual Data Room in accordance with the provisions of the Code and Regulations made thereunder.
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	The detailed invitation for expression of interest which shall include the eligibility for resolution applicants under Sec 25(2)(h) of the Code can be sought by sending an email on <a href="mailto:Warai.cirp@gmail.com">Warai.cirp@gmail.com</a>
10.	Last date for receipt of expression of interest	December 23, 2024 ( <del>December 08, 2024</del> )
11.	Date of issue of provisional list of prospective resolution applicants	January 02, 2025 ( <del>December 18, 2024</del> )
12.	Last date for submission of objections to provisional list	January 07, 2025 ( <del>December 23, 2024</del> )
13.	Date of issue of final list of prospective resolution applicants	January 17, 2025 ( <del>January 02, 2025</del> )
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	January 22, 2025 ( <del>January 07, 2025</del> )
15.	Last date for submission of resolution plans	February 21, 2025 ( <del>February 06, 2025</del> )
16.	Process email id to submit EOI	Warai.cirp@gmail.com





**Vikas Gopichand Khiyani**

Resolution Professional of **XR BIA WARAI DEVELOPERS PRIVATE LIMITED**  
(Undergoing CIRP vide order dated June 28, 2024)

Registration Number: IBBI/PA-001/IP-P02738/2022-2023/14194

**Address & email id registered with IBBI:**

910, 9th Floor, Ajmera Sikova, Nityanand Nagar, Ghatkopar West,  
Mumbai-400086, Suburban, Maharashtra ,400086

Process specific email id for correspondence: [Warai.cirp@gmail.com](mailto:Warai.cirp@gmail.com)

Date: 08<sup>th</sup> December 2024

Place: Mumbai

# **XR BIA WARAI DEVELOPERS PRIVATE LIMITED**

## **DETAILED INVITATION FOR EXPRESSION OF INTEREST**

**Invitation for Expression of Interest to submit Resolution Plan(s) pursuant to Regulation 36A of  
Insolvency and Bankruptcy Board of India  
(Insolvency Resolution Process for Corporate Person) Regulations, 2016**

**Issued by: -**

Vikas Gopichand Khiyani

Resolution Professional

**XR BIA WARAI DEVELOPERS PRIVATE LIMITED**

Reg. No. IBBI/IPA-001/IP-P-02738/2022-2023/14194

## DISCLAIMER

This Invitation for Expression of Interest to submit Resolution Plan(s) (hereinafter referred as "**Invitation**") is issued by Vikas Gopichand Khiyani, Insolvency Professional, having IBBI Registration No: IBBI/IPA-001/IP-P-02738/2022-2023/14194, appointed as the Interim Resolution Professional (hereinafter referred to as "**Resolution Professional**" or "**RP**") of **XR BIA WARAI DEVELOPERS PRIVATE LIMITED** ("**Corporate Debtor**"), acting on the instructions of Committee of Creditors ("**COC**") of the Corporate Debtor for general information purposes only, without regard to any specific objectives, suitability, financial situations and needs of any particular person. This document does not constitute or form part of and should not be construed as an offer or invitation for the sale or purchase of securities or any of the businesses or assets described in it or as a prospectus, offering circular or offering memorandum or an offer to sell or issue or the solicitation of an offer to buy or acquire securities or assets of the Corporate Debtor or any of its subsidiaries or affiliates in any jurisdiction or as an inducement to enter into investment activity. No part of this Invitation, nor the fact of its distribution, should form the basis of, or be relied on in connection with, any contract or commitment or investment decision whatsoever. Nothing in this document is intended by the RP to be construed as legal, accounting, financial, regulatory or tax advice. It is hereby clarified that if any resolution (or the terms thereof) which is received by the RP is not pursuant to or in accordance with the provisions of this Invitation and / or such plan is not in accordance with the terms and conditions set out in this Invitation, then such resolution plan may not be considered eligible for evaluation by the COC. By accepting this Invitation, the recipient acknowledges and agrees to the terms set out in this Invitation. This document is personal and specific to each applicant and does not constitute an offer or invitation or solicitation of an offer to the public or to any other person within or outside India.

This document is neither an agreement nor an offer by the RP or the members of COC to the resolution applicant(s) or any other person. The purpose of this document is to provide interested parties with information that may be useful to them in submission of Expression of Interest to submit the resolution plan with respect to the Corporate Debtor.

Recipients of the data / information are suggested to exercise their own judgment and verify facts and information before taking any decision(s) without any recourse to the IRP or any of the professionals engaged by the RP. The RP is not in a position to evaluate the reliability or completeness of the information obtained. Accordingly, the RP cannot express opinion or any other form of assurance on the historical or prospective financial statements, management representations or other data of the Corporate Debtor included in or underlying the accompanying information.

No statement, fact, information (whether current or historical) or opinion contained herein or as part of the inviting and accepting Expression of Interest should be construed as a representation or warranty, express or implied, of the RP or the Corporate Debtor or the members of COC (or their advisors); and none of the RP, Corporate Debtor, the members of the COC (including their advisors) or any other persons / entities shall be held liable for the authenticity, correctness or completeness of any such statements, facts or opinions and any such liability is expressly disclaimed. This document has not been approved and will or may not be filed, registered or reviewed or approved by any statutory or regulatory authority in India. This document may not be all inclusive and may not contain all of the

information that the recipient may consider material. The recipient acknowledges that it will be solely responsible for its own assessment of the market and the market position of the Corporate Debtor and that it will conduct its own analysis and be solely responsible for forming its own view of the potential future performance of the business of the Corporate Debtor.

The recipient must not use any information disclosed to it as part of this Invitation or otherwise to cause an undue gain or undue loss to itself or any other person. The recipient must comply with its confidentiality obligations as outlined here and insider trading laws, if applicable, and agrees to protect all intellectual property of the Corporate Debtor, whether registered or otherwise, it may have access to and will not share or disclose any confidential information with third parties.

By accepting this document, the recipient accepts the terms of this disclaimer notice, which forms an integral part of this document and the terms of this document. Further, no person shall be entitled under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise to claim for any loss, damage, cost or expense which may arise from or be incurred or suffered on account of anything contained in this document, the documents / information provided otherwise, including the accuracy, adequacy, authenticity, correctness, completeness or reliability of the information or opinions contained in this document and as stated above and any assessment, assumption, statement or information contained therein or deemed to form part of this document, and the IRP, the Corporate Debtor, members of COC and their advisors, affiliates, directors, employees, agents and other representatives do not have any responsibility or liability for any such information or opinions and therefore, any liability or responsibility is expressly disclaimed.

The issue of this document does not imply that the RP or the members of COC are bound to select an applicant as a "Successful / Shortlisted Prospective Resolution Applicant" post submission of the Expression of Interest. This document is neither assignable nor transferable by a resolution applicant. Each applicant shall bear all its costs associated with or relating to the preparation and submission of its Expression of Interest, including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the RP or COC or any other costs incurred in connection with or relating to its Expression of Interest.

This document and information contained herein or disclosed pursuant to the terms of this document or any part of such information do not constitute or purport to constitute any advice or information in publicly accessible media and should not be printed, reproduced, transmitted, sold, distributed or published by the recipient without prior written approval from the Resolution Professional.

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# Xrbia Warai Developers Private Limited

## Invitation for Expression of Interest to submit Resolution Plan pursuant to Regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016

### **1. Details about the Corporate Debtor and its Corporate Insolvency Resolution Process**

**Xrbia Warai Developers Private Limited** ("the Corporate Debtor") is a Real Estate Company incorporated on May 16, 2013. The Corporate Debtor is having Registered Office address (as per MCA records) at MANTRI HOUSE, 1ST FLOOR, 929, F.C. ROAD, Pune, PUNE, Maharashtra, India, 411004.

M/s Titan Contracting Services LLP in its capacity as an operational creditor of Xrbia Warai Developers Private Limited, filed an application under section 9 of Insolvency & Bankruptcy Code 2016 (read with rules and regulations framed thereunder, "IBC or "Code") before the Hon'ble National Company Law Tribunal, Mumbai ("Adjudicating Authority") to Initiate Corporate Insolvency Resolution Process ("CIRP") of the Corporate Debtor under the IBC. The said application of M/s Titan Contracting Services LLP was admitted by the Adjudicating Authority vide its order dated June 28, 2024 thereby commencing the CIRP with effect from the date of the order. The Adjudicating Authority vide its order dated June 28, 2024 appointed Vikas Gopichand Khiyani (IBBI Registration Number: IBBI/IPA-001/IP-P02738/2022-2023/14194) as the Interim Resolution Professional ("IRP") to conduct the CIRP of the Corporate Debtor and to exercise all powers and subject and carry out all duties as envisaged under the provisions of the IBC.

Pursuant to the decision of the CoC in its meeting dated November 15, 2024 a detailed invitation seeking Expression of Interest ("EOI") from prospective resolution applicants ("PRAs"), including lenders, investors and any other persons, to put forward their EOIs for submission of resolution plans for the Corporate Debtor. Accordingly, the RP issued the Form G to invite EOI on November 23, 2024, in newspapers namely Free Press journal (English) and Navakal (Marathi) in Mumbai Edition and Financial Express (English) and Navrashtra (Marathi) in Pune Edition and put up the detailed invitation for EOI process document hosted on the website of Insolvency and Bankruptcy board of India. (<https://ibbi.gov.in/com>).

Thereafter, on request from the interested party and on approval of the members of the CoC, the last date of submission of EOI for submission of Resolution plan has been extended till December 23, 2024. Accordingly, the form G was published in newspapers namely Free Press journal (English) and Navakal (Marathi) in Mumbai Edition and Financial Express (English) and Navrashtra (Marathi) in Pune Edition on December 09, 2024 and the same has also been hosted on the website of Insolvency and Bankruptcy board of India.

### **2. Process Timeline**

<b>Sr. No</b>	<b>Process</b>	<b>Tentative timeline</b>
1	Publication of Form G in newspaper	December 09, 2024 ( <del>November 23, 2024</del> )
2	Submission of EOI along with necessary documents as detailed in this EOI by PRAs	December 23, 2024 ( <del>December 08, 2024</del> )
3	Date of issue of provisional list of prospective	January 02, 2025

	resolution applicants	(December 18, 2024)
4	Last date for submission of objections to provisional list	January 07, 2025 (December 23, 2024)
5	Date of issue of final list of prospective resolution applicants	January 17, 2025 (January-02, 2025)
4	Subject to submission of the confidentiality undertaking and other documents as required under this Invitation to EOI, the shortlisted PRAs, would be provided with <ul style="list-style-type: none"> <li>- Information Memorandum prepared as per provisions of the IBC.</li> <li>- Access to the data-room for due diligence.</li> <li>- Request for Resolution Plan ('RFRP') outlining the next steps along with the evaluation matrix.</li> </ul>	January 22, 2025 (January-07, 2025)

*The above-mentioned timeline remain subject to further extension/ amendment at the discretion of the CoC, and further subject to the ongoing/future proceedings before the Hon'ble NCLT/NCLAT for exclusion of time from the CIRP of the Corporate Debtor.*

**Further, the interested parties shall submit the EOI in a sealed cover envelope by 17:00 Hours on or before December 23, 2024, at the below mentioned address through speed / registered post or by hand delivery. A copy of the same should also be provided electronically in a pen drive. The envelope should be super scribed as "EOI for Xrbia Warai Developers Private Limited".**

**Vikas Gopichand Khiyani**  
**Resolution Professional XRBIA Warai Developers Pvt. Ltd.**  
910, 9th Floor, Ajmera Sikova, Opposite Damodar Park, Nityanand Nagar, Ghatkopar West,  
Mumbai-400086

The eligibility criteria, detailed terms and conditions, format for submission of the EOI and format of Confidentiality Undertaking are provided herewith the detailed Invitation for EOI. Post receipt of EOI, access to Data Room will be provided to the shortlisted applicant after receipt of confidentiality undertaking as per section 29(2) of the IBC, at the sole discretion of Resolution Professional / COC.

All the EOIs received will be reviewed by the RP / the COC and thereafter further information / documents related to the process will be provided to the shortlisted parties.

For clarification, if any, please contact the undersigned at the address given below.

**Sd/-**

**Vikas Gopichand Khiyani**  
**Resolution Professional**




In the matter of **XRBIA WARAI DEVELOPERS PRIVATE LIMITED**  
Registration Number: IBBI/IPA-001/IP-P02738/2022-2023/14194,

**Address registered with IBBI:**

910, 9th Floor, Ajmera Sikova, Nityanand Nagar, Ghatkopar West,  
Mumbai-400086, Mumbai Suburban, Maharashtra ,400086

E-mail Id registered with IBBI: [cavikas.khiyani@gmail.com](mailto:cavikas.khiyani@gmail.com)

Process specific email ID for correspondence: [Warai.cirp@gmail.com](mailto:Warai.cirp@gmail.com)

## **2. ELIGIBILITY CRITERIA**

Pursuant to Sub-Regulation (4) of Regulation 36A of the CRP Regulations, the PRA must fulfill the following criteria as approved by the COC at its meeting held on November 15, 2024:

### **A. Categories of Applicants**

#### **1. Private Company/ Public Limited Company, Firm/LLP, Body Corporate, Government Organizations/Trusts/Individual whether incorporated in India or outside India:**

- Minimum standalone net worth of **₹50.00 crores** as per Latest Audited Financial Statement.

#### **2. Financial Institutions, Funds, Private Equity Investors:**

- **For Private Equity/Financial Institutions/Funds** - Minimum Assets Under Management (AUM) of **₹ 500.00 crores** as per Latest Audited Financial Statement
- **For Asset Reconstruction Company** – Net Owned Funds of **₹ 1000.00 crores** as per Latest Audited Financial Statement

#### **3. Individual Investors/Consortium Applicants (Except Real estate Allottees):**

- Minimum consolidated net worth of **₹50.00 crores** as per Latest Audited Financial Statement/Income Tax Return.

#### **4. Real Estate Allottees of The Project (only consortium)**

- The consortium of Real estate allottees may submit expression of Interest
- In case Real Estate allottees form consortium with person other than allottees of the project of corporate debtor then, that consortium have to fulfilled criteria mentioned in clause 3 above.

### **B. Additional Criteria**

#### **5. Consortium Requirements**

- i. For consortium applicants (Not Applicable Real Estate Allottees):
  - The lead member must hold a minimum of **26% equity** in the consortium.
  - Each other member must hold at least **10% equity**.
  - All members will be jointly and severally responsible for complying with the terms of the EOI and the resolution plan.
  - A clear governance structure must be established within the consortium to ensure effective decision-making.

#### **6. Refundable Process Participation Deposit**

- Details and Conditions of the Deposit:

A refundable deposit of **₹ 5,00,000** is required with the EOI submission.

Bank account in which refundable deposit shall be paid:

**ACCOUNT NAME:** XRBIA WARAI DEVELOPERS PVT LTD UNDER CIRP

**ACCOUNT NO:** 409002350371

**BRANCH NAME:** Dadar Branch

**BRANCH IFSC CODE:** RATN0000184

The Refundable Deposit shall be refunded (without interest) / the FBG shall be returned within 30 days of the following:

- Withdrawal of the PRA from the resolution plan process (where such withdrawal is notified to the Resolution Professional in writing) before submission of the resolution plan;
- PRA failing to submit the resolution plan by the due date as specified by the RP for submission of the resolution plan;
- Where the Resolution Plan submitted by the PRA is not approved by the COC at its meeting held for that purpose.

*Exception: Where the Resolution Plan of the resolution applicant is approved by the COC and Adjudicating Authority, the process participation deposit provided by the said 'Successful Resolution Applicant' shall be adjusted towards payment due as per the approved Resolution Plan.*

The refundable process participation deposit shall not bear any interest.

The refundable deposit shall be forfeited at any time, in case the Prospective Resolution Applicant is found to have made any misrepresentation(s) or provided wrong information to the Resolution Professional or the members of the COC. It is clarified that any such forfeiture of the refundable deposit shall not limit any rights or remedies that the Resolution Professional or COC may have under applicable law or otherwise, against the PRA.

### **3. TERMS & CONDITIONS**

#### **A. Preliminary terms & conditions for submission of EOI:**

1. Unconditional Expression of Interest ("EOI") shall be submitted in accordance with Regulation 36A of the CIRP Regulations in the format provided herein in this Invitation along with the required Annexures.
2. PRA shall along with Expression of Interest submit:
  - (a) certified true copies of their Audited Financial Statements of last three years, along with Income Tax Returns and computation of total income
  - (b) Proof of address
  - (c) copy of PAN card
  - (d) certified true copies of Constitutional Documents and
  - (e) certified true copy of Board resolution in case of Corporate Person.The PRA shall also submit relevant KYC details applicable as the case may be (Individual/Corporate/Financial Institution/Funds/PE Funds).
3. PRA shall along with the EOI submit an undertaking that it meets the criteria specified by the committee under clause (h) of sub-section (2) of section 25 of IBC i.e. the Eligibility Criteria provided in this Invitation and relevant records in evidence of meeting the eligibility criteria;
4. PRA shall submit an undertaking in form as set out in **Annexure D** as per the requirement specified under Regulation 36A of CRP Regulations.
5. PRA shall also submit an undertaking in form as set out in **Annexure E** that it does not suffer from any ineligibility under section 29A of IBC. In line with the same the PRA shall submit the relevant information and records to enable an assessment of ineligibility as per Section 29A of IBC.
6. Ineligibility norms under Section 29A of the IBC: -

The extract of Section 29A of the IBC is reproduced herein below:

"Section 29A of IBC: Persons not eligible to be resolution applicant

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 willful 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 non-performing 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, 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—

- (i) 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, 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 Organization 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 register with the Reserve Bank of India under section 3 of the Securitization 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."
7. PRA shall along with the Expression of Interest for submission of Resolution Plan submit an undertaking that it shall intimate the Resolution Professional forthwith if it becomes ineligible under Section 29A of the IBC at any time during the Corporate Insolvency Resolution Process.

8. PRA shall along with the Expression of Interest submit an undertaking that every information and records provided in the Expression of Interest is true and correct and discovery of any false information and record at any time will render the applicant ineligible to submit Resolution Plan, forfeit any refundable deposit and attract penal actions under IBC.
9. PRA shall along with the Expression of Interest submit an undertaking to the effect that it shall maintain Confidentiality of the information and shall not use such information to cause any undue gain or loss to itself or any other person and comply with the requirements under sub-section (2) of Section 29. (Format of the Confidentiality Undertaking is provided as per **Annexure - F**)
10. The Committee of Creditors, the RP (on the instructions of the Committee of Creditors) and/or the Adjudicating Authority shall have the right, in their sole discretion to reject any and all proposed EOIs and/or the Resolution Plan made by or on behalf of any Resolution Applicant or any part thereof, and/or to suspend/cancel/terminate the process for submission of Resolution Plan including invitation/submission of EOI, submission of Resolution Plan, Evaluation of Resolution Plan and / or amend and / or supplement the process for submission of Resolution Plan, all without notice and any liability therefore.
11. The CoC has the right to cancel or modify the process, or to provide dispensation or relaxation from one or more requirements as specified in this IEOI vis-à-vis one or more applicants, without assigning any reason and without any liability. This is not an offer document and is issued with no commitment. Applicants should regularly visit the website of IBBI (<https://ibbi.gov.in/>) to keep themselves updated on clarifications/ amendments/ time-extensions, if any. For the avoidance of doubt, it is clarified that, a clarification issued to this invitation by the Resolution Professional, shall not be considered as modification to this invitation in terms of the CIRP Regulations.
12. The CoC reserves the right to withdraw the IEOI and change or vary any part thereof at any stage and also reserves the right to disqualify any PRA, should it be so necessary at any stage.
13. No oral conversations or agreements with the Resolution Professional, advisor to the Resolution Professional or any official, agent or employee of the Resolution Professional, Corporate Debtor or any member of the CoC shall affect or modify any terms of this invitation for EoI.
14. By submitting EOI, each PRA shall be deemed to acknowledge that (i) it has carefully read the entire IEOI and has fully informed itself as to all existing conditions and limitations; and (ii) disqualification of the PRA due to non-compliance with Section 29A of the Insolvency and Bankruptcy Code, 2016 will not attract any litigation from RA.
15. The PRA who has submitted the EoI may submit or implement the Resolution Plan either itself or through any of its group entities (as may be defined in RFRP), subject to compliance with the requirements of the IBC (including Section 29A), this IEOI, and RFRP.

16. This invitation is being published with the understanding that the PRAs shall continue to make their own independent investigation and assessment of the conditions and affairs of Corporate Debtor and such other matters as the PRAs may deem appropriate without placing sole reliance upon any information as set out in this invitation. All summaries and/or discussions of documentation and/or information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements. This invitation is intended to be supplemented with issuance of request for resolution plans, information memorandum, evaluation matrix, and access to further relevant information of Corporate Debtor, accompanied by their own disclaimers as applicable, and the RP and his team and the members of the COC and/or professionals/ advisors engaged by the COC disclaim to the fullest extent as possible any and all responsibility in relation to the information of Corporate Debtor as is contained herein or in any referenced or supplemental document or information as may be issued to the PRAs.
17. The PRA are required to take note that under Regulation 29 of the CIRP Regulations, certain assets of Corporate Debtor may be sold in compliance with the provisions contained therein. Nothing contained herein shall prejudice the right of the RP and the COC to undertake any sale of any assets of Corporate Debtor in compliance with applicable laws



**Vikas Gopichand Khiyani**

**Resolution Professional**

In the matter of **XRBI WARAI DEVELOPERS PRIVATE LIMITED**

Registration Number: IBBI/PA-001/IP-P02738/2022-2023/14194

**Address registered with IBBI:**

910, 9th Floor, Ajmera Sikova, Nityanand Nagar, Ghatkopar West, Mumbai-400086  
Mumbai Suburban, Maharashtra ,400086

E-mail Id registered with IBBI: [cavikas.khiyani@gmail.com](mailto:cavikas.khiyani@gmail.com)

Process specific email ID for correspondence: [cavikas.khiyani@gmail.com](mailto:cavikas.khiyani@gmail.com)

(Note: RP / COC reserves the right to cancel or modify the process / application without assigning any reason and without any liability whatsoever. This is not an offer document)

Dated: December 08, 2024

**FORMAT OF SUBMISSION OF EOI**  
**[On the Letterhead of the Entity Submitting the EOI]**  
**EXPRESSION OF INTEREST**

Date:

To

Vikas Gopichand Khiyani

Resolution Professional

**XRBIA WARAI DEVELOPERS PRIVATE LIMITED**

910, 9th Floor, Ajmera Sikova, Nityanand Nagar, Ghatkopar West,

Mumbai-400086 Mumbai Suburban, Maharashtra ,400086

**Subject:**

Expression of Interest ("**EOI**") for submitting Resolution Plan for XRBIA WARAI DEVELOPERS PRIVATE LIMITED ("**Corporate Debtor**").

Dear Sir,

In response to the Form G published on \_\_\_\_\_, **2024** in newspapers namely \_\_\_\_\_ ("**Advertisement**") inviting Expression of Interest (EOI) for submission of resolution plans ("**Resolution Plan**") as per the provisions of the Insolvency and Bankruptcy Code, 2016 ("**IBC**") and Insolvency and Bankruptcy Board of India (Insolvency Resolution Process of Corporate Persons) Regulations, 2016, we confirm that we have understood the eligibility criteria mentioned in the detailed invitation for EOI. We further confirm that we meet the necessary thresholds and criteria mentioned therein and submit our EOI along with refundable process participation deposit for submission of a Resolution Plan for the Corporate Debtor.

We hereby declare that we are not an ineligible person to be resolution applicant as prescribed under Section 29A of IBC. An undertaking to that effect is annexed along with this EOI. We have also provided the necessary information as required in prescribed formats in Annexure A to Annexure G.

We affirm that the information furnished by us in this EOI and in the Annexures A to G, including documentary proofs, is true, correct, complete, and accurate. Further, we acknowledge that:

- (a) The RP reserves the right to determine whether we qualify for the submission of the Resolution Plan and that the RP reserves the right to reject the EOI submitted by us without assigning any reason whatsoever and without any liability to the Applicant; and
- (b) The RP reserves the right to request for additional information / documents from us for the purposes of the EOI.
- (c) Information Memorandum / Access to virtual data room will be provided after submitting a confidentiality undertaking as per Section 29(2) of IBC.
- (d) The Committee of Creditors, the RP (on the instructions of the Committee of Creditors) and/or the Adjudicating Authority shall have the right, in their sole discretion to reject any and all proposed EOIs and/or the Resolution Plan made by

or on behalf of any Resolution Applicant or any part thereof, and / or to suspend / cancel / terminate the process for submission of Resolution Plan including invitation / submission of EOI, submission of Resolution Plan, Evaluation of Resolution Plan and / or amend and / or supplement the process for submission of Resolution Plan, all without notice and any liability therefore.

- (e) Further, we agree and acknowledge that:
- i. the EoI will be evaluated by the Resolution professional ("RP") (in consultation with the Committee of Creditors ("CoC")) of Corporate Debtor based on the information provided in the Annexures and attached documents to determine whether we qualify to submit EOI and resolution plan for Corporate Debtor.
  - ii. the RP/ CoC reserves the right to determine at their sole discretion, whether or not we qualify for the submission of the proposal and may reject the EoI submitted by us without assigning any reason/without any liability whatsoever.
  - iii. the RP/ CoC reserves the right to request for additional information or clarification(s) from us for the purposes of the EoI and we shall promptly comply with such requirements. Failure to satisfy the queries of RP/ CoC may lead to rejection of our EoI;
  - iv. Meeting the qualification criteria set out in IEOI alone does not automatically entitle us to participate in the process;
  - v. We will continue to meet the eligibility criteria throughout the bid process, and any material adverse change affecting the consortium members ability to perform in consortium shall be intimated immediately;
  - vi. In case of consortium, we would comply with the eligibility criteria pertaining to equity holding i.e. the lead member must hold at least 26% total equity participation in the consortium who shall be designated as the lead member. The members in the consortium cannot exceed more than 12 (no's);

Thanking You,

For and on behalf of [Insert the name of the entity submitting the EOI]

Signature: \_\_\_\_\_

Name of Signatory:

Designation:

Company Seal / Stamp

1: In case of Consortium Applicant the EOI shall be signed by the nominated lead and details as per Annexure C to be provided.

2: The person signing the EOI and other supporting documents should be an authorized signatory supported by necessary board resolutions/authorization letter.

## ANNEXURE A

### Details by PRA towards fulfilling Eligibility Criteria

<b>Sr</b>	<b>Eligibility</b>	<b>Criteria</b>	<b>Details of PRA</b>
1	<b>Real Estate Experience</b>	The Prospective Resolution Applicant (PRA) should fulfill the minimum financial criteria as per category of applicant applying under Categories of Minimum standalone net worth, Minimum Assets Under Management (AUM), Minimum consolidated net worth as laid out in Page 7 of this EOI	
<b><u>AND</u></b>			
2	PRA shall not be an ineligible person as prescribed under Section 29A of the Insolvency and Bankruptcy Code, 2016		
3	The refundable process participation deposit for the EOI shall be <b>INR 5,00,000 /- (Rupees Five Lakhs Only)</b> .		

Note: The applicant shall submit the documentary proof(s) as a part of this Annexure A.

**ANNEXURE B**  
**GENERAL INFORMATION OF PRA**

**1. Name and Address of the PRA:**

- a. Name:
- b. Registered and Corporate Address:
- c. Telephone No:
- d. Fax:
- e. Email:

**2. Date of Incorporation:**

**3. Constitution of the PRA:**

**4. Experience in real estate sector (if, any):**

**5. Past experience in acquisition / turnaround of stressed assets (if any):**

**6. Overview of Management:**

**7. Contact Person:**

- a. Name:
- b. Designation:
- c. Telephone No:
- d. Email:

**8. Individual / firm/ Group/Company Profile:**

**Individual / Firm / Group / Company / Joint Venture / Consortium / SPV OR Financial Institutions / Funds / PE Investors Profile: Financial Profile (consolidated / standalone as applicable):**

[Note: The Group / Company / Individual / Firm profile should necessarily include net worth and revenue numbers of the preceding three years. Where the entity submitting the EOI is a financial investor / fund entity, please additionally provide details pertaining to "Assets under Management" for the preceding three years and the Committed Funds available as on 31 March 2024 for investment in Indian assets. In case of a joint venture or consortium or an SPV, it should necessarily include net worth and revenue numbers of the preceding three years or provide details pertaining to "Assets under Management" for the preceding three years and the committed funds available as on 31 March 2024 for investment in Indian assets of each of the partners of the Joint Venture / Consortium / SPV]

**For Individual / Firm / Body Corporate / Company**

INR Crores	FY 21-22	FY 22-23	FY 23-24
Revenue			
Net worth			

**For Financial Institutions / Funds / PE Investors/ARC**

INR Crores	FY 21-22	FY 22-23	FY 23-24
Assets under management			

- a. History, if any, of the Company or affiliates of the Company being declared a 'wilful defaulter', 'non-cooperative borrower' and / or 'non-performing asset'
- b. Ownership Details:
- c. Proof of Identity and Address:

Note: Applicant shall submit the following documentary proof(s) as a part of this Annexure B:

**1. Applicable to Individual / Firms / Body Corporate**

- a. Audited financial statements for last three financial years along with certificate from Statutory Auditor or Chartered Accountant or Company Secretary or equivalent in the jurisdiction of incorporation of the Company certifying net worth and turnover of the last three financial years.
- b. Copy of Certificate of Registration and latest Constitutional Documents of the Applicant.

**2. Applicable to Financial Institutions /Funds / PE Investors /ARC**

- a. Certificate from Statutory Auditor or Chartered Accountant or Company Secretary or equivalent in the jurisdiction of incorporation certifying Assets under management as on end of last three financial years;
- b. Documentary evidence for Funds available for deployment as on March 31, 2024.
- c. Audited financial statements for last three financial years.
- d. Copy of Certificate of Registration and latest Constitutional Documents of the Applicant.

Note:

- In case of Consortium Applicant, the details set out above are to be provided for each member of the Consortium.
- In case of Joint Ventures / SPVs, the details set out above are to be provided for each of the entities / groups submitting each joint EOI.

## **ANNEXURE C**

### **Details of Joint Venture / Consortium/ SPV Members:**

<b>Sr.</b>	<b>Name of the Member</b>	<b>% of share in the Consortium/ Joint Venture</b>	<b>Nominated as Lead (Y/N)</b>

**ANNEXURE D**  
**UNDERTAKING FROM PROSPECTIVE RESOLUTION APPLICANT AS PER**  
**REGULATION 36A OF CIRP REGULATIONS**

Execution instructions:

*[To be on non-judicial stamp paper as may be applicable. Foreign companies submitting expression of interest / resolution plan are required to follow the applicable law in their country and ensure that the documents submitted as part of the expression of interest / resolution plan are appropriately apostilled, and stamp duty paid in India before submission to the resolution professional.]*

*The execution of this undertaking must be authorized by a duly passed resolution of the board of directors of the prospective resolution applicant or any sub-committee of the board (if so authorized by the board).*

*Each page of the undertaking is required to be signed by the prospective resolution applicant at the bottom of the page and on the execution page, the deponent must affix his/her full signature and additionally affix the rubber stamp seal of the prospective resolution applicant.*

*Where the resolution applicant is a consortium, said undertaking shall be furnished by each member of the consortium.*

*Kindly fill in the requisite details in each of the items where information is left blank or has been sought]*

**UNDERTAKING**

I, [name of the chairman / managing director / director / authorized person of resolution applicant, authorised by the Board of the resolution applicant for giving such undertaking], son of [\_\_\_\_], aged about [\_\_\_] years, currently residing at [Address to be inserted] and having Aadhaar / Passport number [\_\_\_\_], on behalf of [name of the resolution applicant] having registered office at [\_\_\_\_] ("**Resolution Applicant**", a term which also includes any person acting jointly with the Resolution Applicant), do solemnly affirm and state to the committee of creditors ("**COC**") of "Xrbia Warai Developers Private Limited" and the Resolution Professional of the Company ("**RP**") as follows:

1. That I am duly authorized and competent to make and affirm the instant undertaking for and on behalf of the Resolution 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 Resolution Applicant meets the criteria specified by the Committee of Creditors under clause (h) of sub-section (2) of Section 25 of the Code.
3. That the relevant records in evidence of meeting the criteria specified by the Committee of Creditors under clause (h) of sub-section (2) of Section 25 of the Code has been submitted along with the Expression of Interest for submission of Resolution Plan in the matter of Xrbia Warai Developers Private Limited.
4. That all the information and records provided in Expression of Interest is true and correct and discovery of any false information or record at any time will render the applicant ineligible to submit resolution plan, forfeit any refundable deposit and attract penalty action under the Code.
5. That the Resolution Applicant shall maintain confidentiality of the information 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 sub-section (2) of Section 29 Insolvency and Bankruptcy Code,

2016.

6. That the contents of this undertaking are true and correct. No part of it is false and nothing material has been concealed therefrom.
7. That if, at any time after the submission of this undertaking and before the approval of the Resolution Applicant's resolution plan by the Adjudicating Authority i.e. Hon'ble National Company Law Tribunal under the Code, the Resolution Applicant becomes ineligible to be a Resolution Applicant as per the provisions of the Code, the fact of such ineligibility shall be forthwith brought to the attention of the RP and the COC.
8. That this undertaking shall be governed in accordance with the laws of India and the National Company Law Tribunal, Mumbai /National Company Law Appellate Tribunal/ Courts of Mumbai shall have the exclusive jurisdiction over any dispute arising under this undertaking.

Signed for and on behalf of [insert name of entity]

---

Signature and official stamp

## ANNEXURE E

### ELIGIBILITY AS PER SECTION 29A READ WITH REGULATION 36A of THE CIRP REGULATIONS

Execution instructions:

*[To be on non-judicial stamp paper of Value as applicable. Foreign companies submitting expression of interest / resolution plan are required to follow the applicable law in their country and ensure that the documents submitted as part of the expression of interest / resolution plan are appropriately apostilled, and stamp duty paid in India before submission to the resolution professional. The said undertaking shall be duly notarized/apostilled]*

*The execution of this undertaking must be authorized by a duly passed resolution of the board of directors of the prospective resolution applicant or any sub-committee of the board (if so authorized by the board).*

*Each page of the undertaking is required to be signed by the prospective resolution applicant at the bottom of the page and on the execution page, the deponent must affix his/her full signature and additionally affix the rubber stamp seal of the prospective resolution applicant. Where the resolution applicant is a consortium, said undertaking shall be furnished by each member of the consortium.*

*Kindly fill in the requisite details in each of the items where information is left blank or has been sought.]*

#### **UNDERTAKING**

I, [name of the chairman/managing director/director/authorized person of resolution applicant, authorised by the Board of the resolution applicant for giving such undertaking], son of [\_\_\_\_], aged about [\_\_\_\_] years, currently residing at [Address to be inserted] and having Aadhaar / Passport number [\_\_\_\_], on behalf of [name of the resolution applicant] having registered office at [\_\_\_\_] ("**Resolution Applicant**"), a term which also includes any person acting jointly with the Resolution Applicant), do solemnly affirm and state to the committee of creditors ("**COC**") of "XRBIA WARAI DEVELOPERS PRIVATE LIMITED" and the Resolution Professional of the Company ("**RP**") as follows:

1. That I am duly authorized and competent to make and affirm the instant undertaking for and on behalf of the Resolution 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 neither the Resolution Applicant, nor any other person acting jointly or in concert with the Resolution Applicant, nor any 'connected person' [as defined under Section 29A of the Insolvency and Bankruptcy Code, 2016, as amended from time to time ("**Code**") and nor any other person covered under Section 29A of the Code:
  - 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;
  - c) is at the time of submission of the expression of interest and / or resolution plan a person who,(i) has an account which has been 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, or (ii) controls or manages or is the promoter of a corporate debtor whose account has been, 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 such classification has continued for a period of one year or more from the date of such classification till the date of commencement of the corporate insolvency resolution process of the Xrbia Warai Developers Private Limited and all such overdue amounts along with interest, costs and charges thereon have not been fully repaid at the time of submission of expression of interest and / or resolution plan;<sup>1</sup>

- d) has been convicted for any offence punishable with imprisonment –
- i. for two years or more under any statute specified under the Twelfth Schedule of the Code and two years have not passed from the date of release from such imprisonment; or
  - ii. for seven years or more under any law for the time being in force and two years have not passed from the date of release from such imprisonment;
- e) is disqualified to act as a director under the Companies Act, 2013 [18 of 2013];
- 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 of or control of a corporate debtor in which any preferential transaction or undervalued transaction or extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority viz. Hon'ble National Company Law Tribunal (or its appellate tribunal / court) under the Code (other than a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction which has taken place without any contribution by the Resolution Applicant in an entity acquired by the Resolution Applicant, prior to such acquisition by way of a resolution plan approved under the Code or pursuant to a scheme or plan approved by a financial sector regulator or court);
- 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 the Code and such guarantee has been invoked by the creditor and remains unpaid in full or in part; and
- i) is subject to any disability, corresponding to the aforesaid conditions under any law in a jurisdiction outside India.
3. That the Resolution Applicant unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons as required under Regulation 38(3) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, as applicable to the corporate insolvency resolution process of the Corporate Debtors.
4. That neither the Resolution Applicant, nor any other person acting jointly or in concert with the Resolution Applicant, nor any 'connected person' (as defined under Section 29A of the Code) has:
- a) withdrawn or sought any deviation to its resolution plan in any corporate insolvency resolution process, or avoided or delayed or defaulted in the implementation of the resolution plan approved by the committee of creditors / Adjudicating Authority; or

- delayed or failed to implement any conditions as contained in the process document / note issued under any corporate insolvency resolution process (including the submission of any guarantee / security documents as envisaged under the process document / note of any corporate insolvency resolution process);
- b) had any resolution plan filed by it withdrawn / rejected or applied to be withdrawn / rejected from the Adjudicating Authority / committee of creditors owing to any non-compliance / default by it;
  - c) failed to implement its resolution plan approved by committee of creditors / Adjudicating Authority in accordance with its terms; or
  - d) in order to avoid the obligations under its resolution plan approved by committee of creditors / Adjudicating Authority, challenged the process document / note or process thereunder issued by a resolution professional / committee of creditors with respect to a corporate insolvency resolution process, in any court of law or sought any deviation from the resolution plan submitted by it which is not acceptable to the committee of creditors of the relevant matter.
5. That the Resolution Applicant unconditionally and irrevocably represents, warrants and confirms that it is eligible under the terms and provisions of the Code (read with the relevant regulations framed there under) to submit an expression of interest and a resolution plan and it shall provide all documents, representations and information as may be required by the RP or the COC to substantiate that the Resolution Applicant is eligible under the applicable provisions of the Code and the rules and regulations thereunder to submit a resolution plan in respect of the Xrbia Warai Developers Private Limited.
  6. That the Resolution Applicant unconditionally and irrevocably undertakes that it shall provide all data, documents and information as may be required to verify the statements made under this undertaking.
  7. That the Resolution Applicant undertakes that it shall intimate the Resolution Professional forthwith if it becomes ineligible at any time during the corporate insolvency resolution process;
  8. That the Resolution Applicant undertakes that every information and records provided in expression of interest is true and correct and discovery of any false information or record at any time will render the applicant ineligible to submit resolution plan, forfeit any refundable deposit, and attract penal action under the Code; and
  9. That the Resolution Applicant understands that the RP and the COC may evaluate the expression of interest and / or resolution plan to be submitted by the Resolution 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 Resolution Applicant under this undertaking.
  10. That the Resolution Applicant agrees that each member of the COC and the RP are entitled to rely on the statements and affirmations made in this undertaking for the purposes of determining the eligibility and assessing, agreeing and approving the resolution plan submitted by the Resolution Applicant.
  11. That in the event any of the statements contained herein are found to be untrue or incorrect, then the Resolution Applicant unconditionally agrees to indemnify and hold harmless the RP and each member of the COC against any losses, claims or damages incurred by the RP and / or the members of the COC on account of such ineligibility of the Resolution Applicant.

12. That the Resolution Applicant agrees and undertakes to disclose/inform forthwith, to the RP and the members of the COC, if the Resolution Applicant becomes aware of any change in factual information in relation to it or its connected person (as defined under the Code) which would make it ineligible under any of the provisions of Section 29A of the Code at any stage of the corporate insolvency resolution process of the Xrbia Warai Developers Private Limited, after the submission of this undertaking.
13. That if, at any time after the submission of this undertaking and before the approval of the Resolution Applicant's resolution plan by the Adjudicating Authority i.e. Hon'ble National Company Law Tribunal under the Code, the Resolution Applicant becomes ineligible to be a Resolution Applicant as per the provisions of the Code (and in particular Section 29A of the Code), the fact of such ineligibility shall be forthwith brought to the attention of the RP and the COC.
14. That this undertaking shall be governed in accordance with the laws of India and the National Company Law Tribunal, Mumbai /National Company Law Appellate Tribunal/ Courts of Mumbai shall have the exclusive jurisdiction over any dispute arising under this undertaking.

Signed for and on behalf of [insert name of entity]

---

Signature and official stamp

**ANNEXURE F**  
**CONFIDENTIALITY UNDERTAKING**

**For sharing of Information Memorandum and access to virtual data-room**

*Execution instructions:*

*[To be on non-judicial stamp paper as applicable. Foreign companies submitting expression of interest / resolution plan are required to follow the applicable law in their country and ensure that the documents submitted as part of the expression of interest / resolution plan are appropriately apostilled, and stamp duty paid in India before submission to the resolution professional. The said undertaking shall be duly notarized/apostilled]*

*The execution of this undertaking must be authorized by a duly passed resolution of the board of directors of the prospective resolution applicant or any sub-committee of the board (if so authorized by the board).*

*Each page of the undertaking is required to be signed by the prospective resolution applicant at the bottom of the page and on the execution page, the deponent must affix his/her full signature and additionally affix the rubber stamp seal of the prospective resolution applicant. Where the resolution applicant is a consortium, said undertaking shall be furnished by each member of the consortium.*

*Kindly fill in the requisite details in each of the items where information is left blank or has been sought.]*

This confidentiality undertaking has been signed by M/s \_\_\_\_\_, a Prospective Resolution Applicant as per relevant provisions of the Insolvency and Bankruptcy Code, 2016, having its office at \_\_\_\_\_ acting through Mr./Ms. \_\_, the authorized signatory / authorized representative (which expression shall, unless repugnant to the context, include its successors in business, administrators in business, administrators, Insolvency professional, liquidator and assigns or legal representative) (hereinafter referred as "**PRA**") on \_\_\_\_\_ day of \_\_\_\_\_, 2024 and submitted to Vikas Gopichand Khiyani, an Insolvency Professional having registration no. IBBI/IPA-001/IP-P02738/2022-2023/14194.

**WHEREAS** XRBIA WARAI DEVELOPERS PRIVATE LIMITED, a company registered under Companies Act, 2013 (thereafter referred as "Corporate Debtor") is under Corporate Insolvency Resolution Process vide Hon'ble NCLT Mumbai Bench's order in CP (IB) NO. 281 of 2024 dated June 28, 2024 under the Insolvency and Bankruptcy Code, 2016, wherein Vikas Gopichand Khiyani (IBBI Registration Number: IBBI/IPA-001/IP-P02738/2022-2023/14194) was appointed as Interim Resolution Professional (IRP) in the matter of XRBIA WARAI DEVELOPERS PRIVATE LIMITED is now acting as the Deemed Resolution Professional (RP).

**AND WHEREAS** the RP has prepared Information Memorandum as per Section 29 (1) of Insolvency & Bankruptcy Code, 2016 read with Regulation 36 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 in respect of Corporate Debtor.

**AND WHEREAS** RP is required to share the Information Memorandum and shall provide access to all relevant information to the resolution applicant after receiving an undertaking from such Resolution Applicant to the effect that such resolution applicant shall maintain confidentiality of the information 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 section 29(2) of Insolvency & Bankruptcy Code, 2016.

**THEREFORE, the above-named Prospective Resolution Applicant hereby provides following undertaking to Vikas Gopichand Khiyani, Resolution Professional, XRBIA WARAI DEVELOPERS PRIVATE LIMITED: -**

**WE HEREBY DECLARE** and undertake that we will not divulge any part of the information contained in Information Memorandum of the Corporate Debtor, prepared as per Section 29 (1) of Insolvency & Bankruptcy Code, 2016 and Regulation 36 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 and any other relevant information that may be made accessible pursuant to Section 29 (2) of the Insolvency and Bankruptcy Code, 2016 by the Resolution Professional by way of a virtual data room or any other mode created in that regard, through oral or written communication 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 treated as Confidential Information and shall ensure that all Confidential Information is kept safe and secured at all times and is protected from any theft or leakage.

**WE FURTHER** undertake and declare that the Confidential Information shall be kept secret and confidential by us and shall be used solely as allowed under the Insolvency & Bankruptcy Code, 2016 and we shall not use such information to cause an undue gain or undue loss to our self or any other person and shall comply with the requirements under section 29(2) of Insolvency & Bankruptcy Code, 2016 and comply with provisions of law for the time being in force relating to confidentiality and insider trading; and shall protect any intellectual property of the corporate debtor which we may have access to. We shall take all necessary steps to safeguard the privacy and confidentiality and shall secure that no person acting on our behalf or ourselves divulge or disclose or use any part of the relevant information or not to share relevant information with third parties unless section 29 clauses (a) and (b) of sub-section (2) are complied with where relevant information shall include the financial position of the corporate debtor, all information related to disputes by or against the corporate debtor and any other matter pertaining to the corporate debtor as may be specified.

**WE FURTHER:**

- a) agree to use such measures and / or procedures as it uses in relation to its own most highly confidential information to hold and keep in confidence any and all such Confidential Information;
- b) shall ensure compliance with Applicable Laws and specifically with the Insolvency and Bankruptcy Code and Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, with respect to Confidential Information received pursuant to the Resolution Process;
- c) shall take all reasonable steps and measures to minimize the risk of disclosure of Confidential Information by ensuring that only such representatives who are expressly authorized by it and whose duties require them to possess the Confidential Information shall have access to the Confidential Information on a need-to-know basis;
- d) shall ensure that the Confidential Information will not be copied or reproduced or transmitted by any means and in any form whatsoever (including in an externally accessible computer or electronic information retrieval system) by us or our authorized

representative, except for sharing of Confidential Information as required in relation to this document, as decided by the us or our Representative from time to time.

- e) shall immediately destroy and permanently erase all Confidential Information upon the rejection of Resolution Plan by the Committee of Creditors and/or Hon'ble National Company Law Tribunal("NCLT") under Section 31(1) of the Insolvency & Bankruptcy Code, 2016 or upon an order for liquidation of the corporate debtor being passed by the Hon'ble NCLT under Section 33 of the Insolvency & Bankruptcy Code, 2016;

**WE FURTHER** agree that no representation or warranty has been provided by the RP in relation to the authenticity or adequacy of the information provided pursuant to the information memorandum, including Confidential Information, nor would have any claim against the RP or the Corporate Debtor nor shall have any responsibility or liability whatsoever, whether in contract, tort or otherwise, for any direct, indirect or consequential loss and / or damage, loss of use, loss of production or loss of profits or interest costs or in respect of any information provided in the Information Memorandum or any other relevant information.

**WE FURTHER** understand and agree that the Committee of Creditors, the RP (on the instructions of the Committee of Creditors) and / or the Adjudicating Authority shall have the right, in their sole discretion to reject any and all proposed Expression of Interest and / or the Resolution Plan made by or on behalf of any Resolution Applicant or any part thereof, and / or to suspend / cancel / terminate the process for submission of Resolution Plan including invitation / submission of EOI, submission of Resolution Plan, Evaluation of Resolution Plan, selection of Resolution Plan etc. and / or amend and / or supplement the process for submission of Resolution Plan, all without notice and any liability therefore.

**WE FURTHER** understand and agree that the Expression of Interest will be evaluated by the RP / the Committee of Creditors of the Corporate Debtor based on the information provided by us along with the Expression of Interest to determine our eligibility to submit Resolution Plan(s) for Insolvency Resolution Process of the Corporate Debtor. The RP / the COC reserve the right to determine at their sole discretion, whether we qualify for the submission of the Resolution Plan and may not shortlist the Expression of Interest submitted by us without assigning any reason whatsoever;

**WE FURTHER** agree that the RP / the COC reserve the right to request for additional information or clarification from us for the purposes of the Expression of Interest and we shall promptly comply with such requirements. Failure to satisfy the queries of RP / COC may lead to rejection of our submission pursuant to Expression of Interest; and Submission of Expression of Interest alone does not automatically entitle us to participate in the next stage of the Resolution Process.

**WE FURTHER** declare and undertake that we shall be responsible for any breach of obligations under this confidentiality undertaking and shall indemnify XRBIA WARAI DEVELOPERS PRIVATE LIMITED and/or Vikas Gopichand Khiyani, the Resolution Professional, for any loss or damage(s) caused to it by virtue of any default from our side in compliance to the aforesaid conditions.

Signed for and on behalf of

M/s \_\_\_\_\_

By Mr. / Ms. \_\_\_\_\_

(Name and Designation)

**ANNEXURE G**  
**FORMAT OF UNDERTAKING FOR SITE VISIT**

*Execution instructions:*

*To be on non-judicial stamp paper of value as applicable*

*[The execution of this undertaking must be authorized by a duly passed resolution of the board of directors of the prospective resolution applicant or any sub-committee of the board (if so authorized by the board).*

*Each page of the undertaking is required to be signed by the prospective resolution applicant at the bottom of the page and on the execution page, the deponent must affix his/her full signature and additionally affix the rubber stamp seal of the prospective resolution applicant.*

*Where the resolution applicant is a consortium, said undertaking shall be furnished by each member of the consortium.*

*Kindly fill in the requisite details in each of the items where information is left blank or has been sought]*

Date:

To,

**Vikas Gopichand Khiyani**

**Resolution Professional**

**Xrbia Warai Developers Private Limited**

Reg. No. IBBI/IPA-001/IP-P02738/2022-2023/14194

**Subject: Visit to site of Xrbia Warai Developers Private Limited**

Dear Sir,

I, \_\_\_\_\_, a director/designated partner /partner / lead member /Individual /authorized signatory/authorized representative of M/s. \_\_\_\_\_ Prospective Resolution Applicant as per relevant provisions of Insolvency and Bankruptcy Code, 2016, having its office at \_\_\_\_\_ (hereinafter referred as PRA") in the matter of Xrbia Warai Developers Private Limited, duly authorized on behalf of the PRA, (which expression shall, unless repugnant to the context, include its successors in business, administrators in business, administrators, Insolvency Professional, Liquidator and Assigns or legal representative) hereby sign this undertaking on \_\_\_ day of \_\_\_\_\_ 2024.

**WHEREAS** Xrbia Warai Developers Private Limited, a company registered under Companies Act, 2013 (thereafter referred as "Corporate Debtor") is under Corporate Insolvency Resolution Process vide Hon'ble NCLT Mumbai Bench's order in CP (IB) NO. 281 of 2024 dated June 28, 2024 under the Insolvency and Bankruptcy Code, 2016, wherein Vikas Gopichand Khiyani (IBBI Registration Number: IBBI/IPA-001/IP-P02738/2022-2023/14194) was appointed as Interim Resolution Professional (IRP) in the matter of Xrbia Warai Developers Private Limited is now acting as the Deemed Resolution Professional (RP).

**AND WHEREAS** the RP upon the request of the PRA pursuant to Advertisement issued for Inviting Expression of Interest on \_\_\_\_\_ in \_\_\_\_\_ ( \_Edition), \_\_\_\_\_ ( \_\_\_\_\_Edition) and \_\_\_\_\_ ( \_\_\_\_Edition) has agreed to allow the PRA (which expression shall, unless repugnant to the context, include its successors in business, administrators in business, administrators, Insolvency professional, liquidator and assigns or legal representative) along with any expert appointed by the PRA, if any, to visit the site of the Corporate Debtor situated at ..... (hereinafter referred as "Site") on giving undertaking hereinafter appearing.

### **UNDERTAKING**

1. Only the following directors / designated partners / partners / Members of Consortium / Individual / authorized signatory / authorized representative of the Resolution Applicant shall be visiting the conducting the site-visit of the land:
  - a. Mr. \_\_,[Designation];
  - b. Mr. \_\_,[Designation];
  - c. [Add more if required]
2. A duly certified copy of the board resolution and / or duly executed letter of authorization authorizing the persons listed in (1) above along with their KYC documents of all shall be provided along with this undertaking at least 2 (two) business days in advance.
3. We shall make our own arrangements including accommodation, travel, food etc. for such visit. All costs and expenses incurred in relation to such visit will be borne by us and we hereby agree that no such cost shall be reimbursed to us.
4. We shall carry out our own complete due diligence in respect of the Corporate Debtor and shall be deemed to have full knowledge of the condition of the site, relevant documents, information, etc. whether or not we actually inspect the units or verify the documentation, if any, provided by the Corporate Debtor/ the Resolution Professional or his authorized representative.
5. We shall abide by all the instructions, rules, policies and terms and conditions as prescribed by the Corporate Debtor.
6. We / or our authorized representative(s) shall not visit the site without seeking prior permission from the Resolution Professional.
7. We further agree and undertake that: -
  - a. The Resolution Professional, Corporate Debtor, members of Committee of Creditors and/or any of its representatives shall not be responsible for any loss, injury or damage to person, property, or otherwise in connection with this visit of mine and my team, any accommodation, transportation or other services, resulting – directly or indirectly – from any act of GOD, dangers, fire, accident, breakdown in machinery or equipment, breakdown of transport, wars, civil disturbances, strikes, riots, thefts, pilferages, epidemics, or any other causes.
  - b. We will not divulge any part of the information in relation to the site or the visit thereof, through oral or written communication or through any mode to anyone other than as may be required under applicable law or pursuant to any order or decision of a governmental authority.

- c. Any information or documents generated or derived by the recipients of the information in relation to the visit of the Units shall be kept safe and secured at all times and shall protected from any theft or leakage.
- d. We shall maintain confidentiality of the information derived during the visit of the site and shall not use such information to cause an undue gain or undue loss to our self or any other person and comply with provisions of law for the time being in force relating to confidentiality and insider trading;
- e. We shall protect any intellectual property of the corporate debtor which we may have access to and shall take all necessary steps to safeguard its privacy and confidentiality.
- f. We agree that no representation or warranty has been provided by the Resolution Professional in relation to the authenticity or adequacy of the information provided during the site visit, nor would have any claim against the Resolution Professional or the Corporate Debtor, nor shall have any responsibility or liability whatsoever, whether in contract, tort or otherwise, for any direct, indirect or consequential loss and / or damage, loss of use, loss of production or loss of profits or interest costs or in respect of any information provided during the visit of the property.
- g. We shall be responsible for any breach of obligations under this undertaking and shall indemnify Xrbia Warai Developers Private Limited and/or Vikas Gopichand Khiyani, the Resolution Professional, for any loss or damage(s) caused to it by virtue of any default from our side in compliance to the aforesaid conditions.

**This undertaking is binding upon me / us heirs, executors, administrators / successors or successors as assigns.**

**Dated this \_\_\_\_\_ day of \_\_\_\_\_**

Signed for and on behalf of

M/s \_\_\_\_\_

By Mr./ Ms. \_\_\_\_\_ (Name and Designation)

**OPPORTUNITY TO ACQUIRE XRBIA WARAI  
DEVELOPERS PRIVATE LIMITED OPERATING  
UNDER REAL ESTATE SECTOR (UNDER CIRP)**

**Issued By-**

**Vikas Khiyani**

**Resolution Professional**

**IBBI/IPA-001/IP-P-02738/2022-2023/14194**

# DISCLAIMER

- No representation or warranty, express or implied, is given by the Resolution Professional or his officers, affiliates, employees, advisors or agents (and any warranty expressed or implied by statute is hereby excluded) as to the accuracy or completeness of the contents of this teaser or any other document or information supplied, or which may be supplied at any time or any opinions or projections expressed herein or therein, nor is any such party under any obligation to update the teaser or correct any inaccuracies or omissions in it which may exist or become apparent.
- No responsibility or liability is accepted for any loss or damage, howsoever arising that you may suffer as a result of this teaser and any and all responsibility and liability is expressly disclaimed by the Company, its sponsors and Resolution Professional and or any of them or any of their respective directors, partners, officers, affiliates, employees, advisors or agents.
- This teaser should not be considered as a recommendation by Resolution Professional or any of his affiliates or sponsors or his officers, affiliates, employees, agents or advisors to invest in the Company and each potential lender/ investor must make its own independent assessment of the merits or otherwise of investing / lending to the Company and should take its own professional advice.
- Neither the issue of this teaser nor any part of its contents is to be taken as any form of commitment on the part of the Company, the sponsors or Resolution Professional to proceed with the investment/ restructuring/ lending envisaged by the issue of this teaser and Resolution Professional, the Company or its sponsors reserve the right to amend the proposed timetable and/or the investment/ restructuring procedure, to terminate the procedure and to terminate any discussions and negotiations with any prospective lender at any time and without giving any reason.
- In no circumstances will Resolution Professional be responsible for any costs or expenses incurred in connection with any appraisal or investigation of the Company or for any other costs or expenses incurred by prospective lenders/ investors in connection with the proposed debt/ investment in the Company.

# COMPANY OVERVIEW

- XRBIA WARAI DEVELOPERS PRIVATE LIMITED (Corporate Debtor or XWDPL) was incorporated on 16th May 2013. The Company is primarily engaged in the business of development of real estate i.e. Construction of buildings and deals in real estate projects. The Registered Office of the Company is located at Mantri House, 1st Floor, 929, F C Road, Pune, Maharashtra -411004.
- Vide dated 28<sup>th</sup> June 2024 Hon'ble National Company Law Tribunal Mumbai Bench admitted application filed by Titan Contracting Services Limited and appointed the undersigned as Interim Resolution Professional. The Undersigned is currently working as Deemed Resolution Professional.
- Corporate Debtor in the 2014 Lunched real estate project in Warai Village, Neral by the name **"Xrbia Warai Smart City"** spread over a wide area of ~25 Acres. As per Information provided by suspended management there are a total of 2577 units in the project which are being executed in 3 separate phases and have been designed keeping in mind the modern lifestyle and affordability for Low income and mid income segment.

# BACKGROUND OF THE COMPANY

<b>Company Name</b>	<b>XR BIA WARAI DEVELOPERS PRIVATE LIMITED</b>
CIN	U45200PN2013PTC147405
Category of company	Company limited by shares
Incorporation Date	16th May 2013
Registered Office Address	Mantri House, 1st Floor, 929, F.C. Road, Pune, Maharashtra, India, 411004
Current Status	Undergoing CIRP as per Insolvency and Bankruptcy Code, 2016

# PHASE 1 OF THE PROJECT

RERA REGISTRATION NUMBER : P52000002828

TOTAL NUMBER OF APARTMENTS - 808

NUMBER OF APARTMENTS BOOKED - 675

PERCENTAGE OF APARTMENTS BOOKED - 83.54%



NUMBER OF 1 BHK  
FLATS - 488

NUMBER OF 2 BHK  
FLATS - 280

NUMBER OF 3 BHK  
FLATS - 40

NOTE:- Phase wise Details of project obtained from MAHA RERA Website

# PHASE 2 OF THE PROJECT

RERA REGISTRATION NUMBER : P52000004499

TOTAL NUMBER OF APARTMENTS - 1281

NUMBER OF APARTMENTS BOOKED - 943

PERCENTAGE OF APARTMENTS BOOKED - 73.61%



NUMBER OF 1 BHK FLATS -  
843

NUMBER OF BOOKED  
APARTMENTS - 798

NUMBER OF 2 BHK  
FLATS - 358

NUMBER OF BOOKED  
APARTMENTS - 259

NUMBER OF 3 BHK  
FLATS - 80

NUMBER OF BOOKED  
APARTMENTS - 60

NOTE:- Phase wise Details of project obtained from MAHA RERA Website

# PHASE 3 OF THE PROJECT

RERA REGISTRATION NUMBER : P52000002246

TOTAL NUMBER OF APARTMENTS - 496

NUMBER OF APARTMENTS BOOKED - 169

PERCENTAGE OF APARTMENTS BOOKED - 34.07%



NUMBER OF 1 BHK  
FLATS - 440

NUMBER OF BOOKED  
APARTMENTS - 161



NUMBER OF 2 BHK  
FLATS - 56

NUMBER OF BOOKED  
APARTMENTS - 8

NOTE:- Phase wise Details of project obtained from MAHA RERA Website

# PROJECT DETAILS AS PER INFORMATION RECEIVED FROM SUSPENDED MANAGEMENT

Sr No	Building Number	Floor	Total Number of Flats in Building	Number of Flats Sold	Number of Flats Unsold	Gross Carpet Area	Carpet Area Sold	Carpet Area Unsold
1	A1	G+4	40	39	1	10323	10059	264
2	A2	G+4	40	39	1	10361	10097	264
3	A3	G+9	80	59	21	20848	15304	5544
4	A4	G+9	80	67	13	20790	17358	3432
5	A5	G+8	72	64	8	18737	16625	2112
6	A6	G+8	72	55	17	18734	14246	4488
7	A7	G+8	72	61	11	18828	15924	2904
8	A8	G+8	72	53	19	18904	13888	5016
9	A9	G+8	72	38	34	19026	10050	8976
10	A10	G+8	72	54	18	19037	14285	4752
11	B1	G+4	40	40	0	13627	13627	0
12	B2	G+4	40	40	0	13558	13558	0
13	B3	G+4	40	38	2	13647	12953	694
14	B4	G+4	40	40	0	13717	13717	0
15	B5	G+8	72	59	13	25064	20553	4511
16	C1	G+4	41	33	8	17425	13993	3432
17	C2	G+4	40	26	14	16957	10951	6006
18	C3	G+4	40	19	21	17048	8039	9009
19	C4	G+4	30	17	13	12862	7251	5611
20	C5	G+4	40	28	12	17381	12161	5220
21	C6	G+4	40	35	5	17335	15160	2175
22	C8	G+4	40	30	10	19331	14159	5172

Sr No	Building Number	Floors	Total Number of Flats in Building	Number of Flats Sold	Number of Flats Unsold	Gross Carpet Area	Carpet Area Sold	Carpet Area Unsold
23	C9	G+4	40	36	4	19251	17059	2192
24	C10	G+4	38	8	30	18519	3927	14592
25	D1	G+4	40	30	10	20109	15016	5093
26	D2	G+4	40	40	0	19965	19965	0
27	D3	G+4	40	34	6	19887	16851	3036
28	D4	G+4	40	20	20	20096	9976	10120
29	D5	G+4	40	20	20	20067	9947	10120
30	D6	G+4	40	38	2	24127	22771	1356
31	D8	G+4	40	34	6	24134	20151	3983
32	E1	G+4	40	24	16	23511	14039	9472
33	E2	G+4	40	25	15	23270	14390	8880
34	F1	G+4	40	36	4	25858	23238	2620
35	K1	G+4	70	44	26	22798	14133	8665
36	K2	G+4	70	42	28	22588	13375	9213
37	K3	G+4	70	44	26	21749	14022	7727
38	K4	G+4	70	45	25	21685	14106	7579
39	K5	G+6	98	11	87	33377	3710	29667
40	K6	G+8	126	118	8	42281	39561	2720
41	K7	G+9	140	107	33	47098	35878	11220
42	K8	G+9	140	49	91	47413	16473	30940
43	K9	G+9	140	4	136	47605	1365	46240
<b>Total</b>			<b>2577</b>	<b>1743</b>	<b>834</b>	<b>938928</b>	<b>633911</b>	<b>305017</b>

## Advantage of Takeover

- Revenue potential from the Project.
- Demand due to Government Policy boost to Affordable housing under Prime Minister Awas yojana across the country.
- Maharashtra Government plan to Develop Infrastructure and Knowledge-based Industries in Neral-Karjat belt under Mumbai 3.0 Plan.
- Attractive Weekend Destination for family and friends.
- Buyer's attractiveness to project due to Hill Area

# CONNECTIVITY

The nearest Railway Station is Neral, just 8.5km away.

Direct connectivity to CSMT Railway Station

The Mumbai-Pune Express Highway is at a distance of 47 kms.

The upcoming Navi Mumbai International Airport is at a mere distance of 57 kms.

Near to Matheran Hill Station

2 Hours Distance From Mumbai & Pune

# LANDMARK'S

- IMAGICAA in Lonavala is a mere 45-minute drive away.
- Barvi Lake is just a 30-minute drive away.
- The scenic Matheran Hills are located only 17 kilometers away.
- The historic Kondhana Caves are approximately an hour's drive from the project.

# EDGE OVER OTHER PLAYERS IN THE INDUSTRY

## **PRIME LOCATION** -

Situated in Pune, one of India's fastest-growing metropolis city

## **EMERGING REAL ESTATE HUB** -

Pune's proximity to IT hubs, prestigious educational institutions, and a thriving industrial sector ensures a sustained demand for residential and commercial properties.

## **PROJECTS READY FOR RESUMPTION** -

Partially constructed projects will minimize lead time, allowing new management to expedite completion and delivery.

## **SURGING DEMAND FOR AFFORDABLE HOUSING** -

Government initiatives, such as the Pradhan Mantri Awas Yojana (PMAY), significantly bolster the affordable housing sector, presenting lucrative revival opportunities.

## **REGULATORY APPROVALS SECURED** -

Many projects have existing permits and clearances, enabling a faster go-to-market strategy.

## **ESTABLISHED VENDOR NETWORK** -

Strong relationships with contractors, suppliers, and financiers ensure operational efficiency and seamless resumption.

# SITE CONDITIONS



# CREDITORS OF THE CORPORATE DEBTOR

S. No	NAME OF CREDITOR	NATURE OF CREDITOR	AMOUNT CLAIMED (In Rs.)	AMOUNT ADMITTED (In Rs.)
1	ASSET RECONSTRUCTION COMPANY INDIA LIMITED	Financial Creditor	995,39,28,523.83	192,62,95,798.00
2	FINANCIAL CREDITORS IN CLASS (REAL ESTATE ALLOTTEE)	Financial creditor	177,16,66,311.14	124,31,97,018.94
3	OPERATIONAL CREDITOR	Operational Creditor	1,74,72,814.00	1,74,72,814.00

**Note: The above Admitted claim is subject change on verification additional claims of creditors**



# THANK YOU

By-

Vikas Khiyani  
Resolution Professional  
Xrbia Warai Developers Private Limited  
M- 91 9920071994  
E- warai.cirp@gmail.com



## Cops rescue married woman from Dubai

FPJ News Service  
THANE

A married woman held captive in Dubai has been rescued and reunited with her husband by police in Thane district, officials said on Sunday.

Mumbai police said the woman's husband lodged a complaint on December 1, stating that his wife had been struck in Dubai. According to the complaint, the woman, a resident of Mumbai, had gone to Dubai on November 25, after being referred by a friend for a stage dance show.

The victim learned about the opportunity through social media and contacted the messenger. Upon arriving in Dubai, she discovered that the work involved performing as a bar dancer.

The situation deteriorated when the woman, who had facilitated the victim's trip, and the organisers told the victim that Rs6 to Rs7 lakh had already been spent on her and that if she wanted to return, she would need to pay Rs2.5 lakh.

She was tortured and deprived of food. Unable to stand the harassment, the woman contacted her husband. After receiving the complaint, the police launched a probe and coordinated with multiple agencies to ensure her safe return.

# BANGLADESH UNREST | 4,000 people – religious institutions, citizens groups, saints and kirtankars – participate in march Protests in Navi Mumbai against attack on Hindus

FPJ News Service  
MUMBAI

Members of the Sakal Hindu Samaj, other groups and citizens held a protest march on Sunday in Vashi, Navi Mumbai, against alleged atrocities against Hindus in Bangladesh.

Around 4,000 people gathered for the march that began at 4pm from Gavdevi Mari Mata Mandir, Juhugaoon and ended at 6.30pm at Chhatrapati Shivaji Maharaj Chowk, Vashi. Various religious institutions, citizens groups, saints, and kirtankars participated in the march.

"A chaotic government led by Mohammad Yunus has been established in Bangladesh after a recent change of power. Since the establishment of this government, the minority Hindu community in Bangladesh has been victimised by extremist Muslim anarchists. The attacks, killings, looting, robberies, arson, atrocities against women, and inhuman atrocities against children and women of the Hindu and other minority communities by extremists are a matter of concern for the Hindu community in India," the Akhil Hindu



Farooq Saaved

Samaj said in a statement.

The group said it was unfortunate that the atrocities are taking place under the watch of the Bangladesh government machinery and police. "The security apparatus has remained silent spectators instead of saving the minorities there. At the same time, Hindus in Bangladesh tried to raise their voice against the injustice and atrocities committed against them. However, the government there has suppressed their voice. When Hindus there tried to protest,

**The group said it was unfortunate that the atrocities are taking place under the watch of the govt and police**

the Bangladeshi government crushed the Hindu protests. Sri Chinmoy Das of ISKCON was illegally arrested and his lawyer brutally assaulted. His supporters were denied entry into India even though they had Indian visas," said

Satish Nikam, a member of Sakal Hindu Samaj, a conglomerate of Hindu organisations.

Meanwhile, the Bar Council of Maharashtra and Goa has requested the Bar Council of India to involve the 'Commonwealth Lawyers Association' and the 'Bar Council of Bangladesh' to get legal aid for victims of the attacks on Hindus, including advocate Ramen Roy, the legal representative of ISKCON monk Chinmoy Krishna Das, who was assaulted and is currently in an ICU.

## OUR CANINE FRIENDS DESERVE A LOT MORE



By invitation  
Niranjan Deshpande

A five-judge Constitution Bench, while upholding amendments permitting practices of Jallikattu, Kambala and Baigada Shariat, has refused to state that animals have a fundamental right to life, but observed that animals must be protected from unnecessary pain and suffering. This is a backlash to the animal rights movement.

There is an urgent need to purge the notions that Indian dogs are not suitable for public shelter or rescue or rehabilitation, shopping for a pet is safer than adopting, and feeding strays can lead to a population explosion. These are part of the argument that animals cannot derive a right to life.

It needs to be emphasised that dog vans can be used to deal with issues such as birth-control, rabies and dog bites; they do not stop people from feeding dogs. Rule 11(3) of Animal Birth Control Rules, 2023, provides a provision for publishing public notices or putting up banners before catching dogs with rabies or for vaccinations. Rule 11(6) provides for sheltering animals in animal

birth control centres, and Rules 11(1) to (14) provide for keeping dogs for 12 hours before surgery.

Shelters need to be adequately staffed and the waiting period before surgery should be 12 hours, as mandated. The number of bite cases and data on treatment of patients with dog bites maintained by the animal husbandry officers need to be made public.

Rule 11(6) also suggests that only stipulated animals according to housing capacity be captured. There is an urgent need for follow-up between the number of dog bites, complaints of rabies, number of dogs that are already housed and number of dogs captured. Rule 11(9) cautions capturing female puppies with others until they are two months old, and further releasing dogs captured for sterilisation in the same areas from where they are captured.

Rule 11(10) makes it compulsory for examination by veterinary practitioners. Rule 11(7) provides for post-operative care of four days, which means that the animal husbandry department should be well-staffed, equipped and well-trained before it starts registering frivolous dog bite complaints. Rule 11(9), in fact, provides for geotagging, which in itself is a deterrent to avoid animal cruelty.

There is also an urgent need

for a specified process for selecting areas based on incidents of dog bites. The current list of members in dog-catching teams and their designations and training given should be sought after along with information about the condition of injured persons, the nature of injuries, and the injury certificate of the humans on reports of dog bites by dogs having rabies, while avoiding a blanket division of old and new cases as received in RTI queries.

A holistic reading of rules provides for using a dog van as a form of ambulance and also requires concerned departments to play the role of a guardian. Cooperative societies may promote a positive environment and support the idea of community-shared guardianship and avoidance of waste mismanagement.

Municipal corporations must create a common area where stray dogs are fed every day. It not only will discourage stray dogs from hunting the dumping grounds for food, but also restrict menace and dog bites that the popular notions stress on.

With an attitude of indifference and hostility, we risk misinterpreting safeguards available within the law and delay acknowledgement our furry friends deserve for their loyalty.

**Niranjan Deshpande is an advocate at the Bombay High Court**

### PUBLIC NOTICE

NOTICE is hereby given that RENU RAJIV AGARWAL ("Owner") residing at Flat No. 3, Fairfield Co-operative Housing Society Limited, 112, Churchgate Reclamation, Mumbai - 400 020 has agreed to sell and transfer to our client, the premises more particularly described in the Schedule hereunder written ("the said Premises"), free from all encumbrances, charges and doubts and for that purpose we are instructed to investigate the title of the Owner to the said Premises.

All persons having any claim in respect of the said Premises or part thereof by way of sale, exchange, mortgage, charge, guarantee, gift, trust, maintenance, possession, lease, tenancy, lien, licence or beneficial right/interest under any trust, right of prescription or preemption or under any agreement or other disposition or under any decree, order or award passed by any Court or Authority or otherwise claiming howsoever are hereby requested to make the same known in writing along with copies of relevant supporting documents to the undersigned having their office at 1011-1015 Raheja Chambers, 10th Floor, Nariman Point, Mumbai 400021 or by email on sirisha\_sampat@sngpartners.in, within a period of 7 (seven) days from the date of publication hereof, failing which, all or any of such purported claims/objections, interest or demand shall be deemed to have been waived and/or abandoned and our client shall proceed with the proposed transaction.

### THE SCHEDULE ABOVE REFERRED TO

(Description of the "said Premises") All those 5 (five) fully paid up shares of Rs. 50/- (Rupees Fifty Only) each bearing distinctive nos. 36 to 40 (both inclusive) of Share Certificate No. A under M. Reg. No. 8 and all those 230 (two thirty) fully paid up shares of Rs. 50/- (Rupees Fifty Only) each bearing distinctive numbers from 5417 to 5646 (both inclusive) under Share Certificate No. B under M. Reg. No. 8 issued by the Fairfield Co-operative Housing Society Limited together with the ownership of the Residential Flat No. 3 adjoining approximately 366 sq. ft. (approx. 27.87 sq. mtrs.) on the ground floor of the building known as "Fairfield" which building is constructed on a plot of collector leasehold land bearing CS No. 1557 of 07 Division and situated at Plot No. 112, Churchgate Reclamation, Mumbai 400 020.

Dated this 9th day of December, 2024.

For SNG & PARTNERS,  
Sd/-  
Mrs. Sirisha Sampat  
Partner  
Advocates and Solicitors

# In major relief to V Hotels, HC quashes order attaching its properties

Urvi Mahajani  
MUMBAI

In a major relief to V Hotels (formerly Tulip Hospitality Services Ltd), the Bombay High Court has quashed an attachment order issued by the Adjudicating Authority under the Prevention of Money Laundering Act (PMLA).

This order followed a provisional attachment issued by the Enforcement Directorate (ED).

V Hotels had challenged the provisional attachment order dated April 25 by the ED and the subsequent complaint filed by the central agency on May 22 before the Adjudicating Authority. The adjudicating authority confirmed the

attachment of 12 properties, including the V Hotel near Juhu Beach, on May 27.

The hospitality company contended that it had undergone a successful Corporate Insolvency Resolution Process (CIRP) under the Insolvency and Bankruptcy Code (IBC), 2016, with a resolution plan approved by the National

Company Law Tribunal (NCLT) on April 26. This plan, upheld by the Supreme Court, transferred control of the corporate debtor to a third party, Macrotech Developers Limited.

Counselors for V Hotels and Macrotech, Janak Dwarkadas and Cyrus Ardeshir, argued that Section 32A of the IBC grants immunity to

the corporate debtor and its properties from prosecution or attachment for offences committed prior to CIRP commencement.

ED counsels, Aayush Kedia and Hiten Venegavkar, opposed the plea contending that the attachment order does not hinder the resolution process and was necessary to ensure accountability. They submitted that the provisional attachment of Rs520 crore (the alleged proceeds of crime) was intended to prevent misuse of the insolvency process.

However, holding that the attachment orders violated the mandate of Section 32A of the IBC and its earlier decisions, the HC quashed the orders.

MODIFICATION IN FORM G INVITATION FOR EXPRESSION OF INTEREST FOR 'XRBIYA WARAI DEVELOPERS PRIVATE LIMITED' OPERATING IN REAL ESTATE SECTOR AT PUNE & MUMBAI, MAHARASHTRA (Under sub-regulation (1) of Regulation 36A of the Insolvency and Bankruptcy Code of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)	
<b>RELEVANT PARTICULARS</b>	
1. Name of the corporate debtor along with PAN/ CIN/ LLP No.	XRBIYA WARAI DEVELOPERS PRIVATE LIMITED U45200PN2013PTC147405
2. Address of the registered office (as per MCA records)	Mantli House, 1st Floor, 929, C.F. Road, Pune, Maharashtra, India, 411004
3. URL of website	NA
4. Details of place where majority of fixed assets are located	Real Estate Project "Xrbiya warai Smart City" in Neral, Dist: Raigad Maharashtra Further Details can be sought from the RP by sending an email on warai.cirp@gmail.com
5. Installed capacity of main products/ services	Not Applicable
6. Quantity and value of main products / services sold in last financial year	Not Applicable
7. Number of employees / workmen	Data not available
8. Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	The details can be sought by sending an email on Warai.cirp@gmail.com and / or Virtual Data Room in accordance with the provisions of the Code and Regulations made thereunder.
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	The detailed invitation for expression of interest which shall include the eligibility for resolution applicants under Sec 25(2)(h) of the Code can be sought by sending an email on warai.cirp@gmail.com
10. Last date for receipt of expression of interest	December 23, 2024 (December 08, 2024)
11. Date of issue of provisional list of prospective resolution applicants	January 02, 2025 (December 18, 2024)
12. Last date for submission of objections to provisional list	January 07, 2025 (December 23, 2024)
13. Date of issue of final list of Prospective Resolution Applicants	January 17, 2025 (January 02, 2025)
14. Date of issue of Information Memorandum, Evaluation Matrix and Request for Resolution Plans to prospective resolution applicants	January 22, 2025 (January 07, 2025)
15. Last date for submission of resolution plans	February 21, 2025 (February 06, 2025)
16. Process email id to submit EOI	warai.cirp@gmail.com

Sd/-  
Vikas Gopichand Khiani  
Resolution Professional of  
XRBIYA WARAI DEVELOPERS PRIVATE LIMITED  
(Undergoing CIRP vide order dated June 28, 2024)  
Registration Number: IBBI/PA-001/IP-P02738/2022-2023/14194  
Address & email id registered with IBBI:  
910, 9th Floor, Ajmera Sikova, Nityanand Nagar, Ghatkopar West,  
Mumbai-400086, Suburban, Maharashtra, 400086  
Process specific email id for correspondence: Warai.cirp@gmail.com

Date: 08<sup>th</sup> December 2024  
Place: Mumbai

**SHERIFF'S NOTICE**  
**AUCTION SALE OF IMMOVABLE PROPERTY**  
IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
EXECUTION APPLICATION NO. 378 OF 2014  
ARBITRATION AWARD DATED 19TH NOVEMBER, 2012

**Tata Consumer Products Ltd.**  
(Earlier known as Tata Global Beverages Limited)

....Claimant

**Versus**

**Intermodal Transport & Trading Systems Pvt. Ltd.**

....Respondent

Pursuant to the Warrant for Sale of immovable property dated 23rd February, 2015, duly revaluated from time to time, issued by the Hon'ble High Court, Bombay in the abovementioned Execution Application No.378 of 2014 in Arbitration Award dated 19th November, 2012 and pursuant to the Order dated 5th December, 2024 passed by His Lordship Sri Justice Abhay Ahuja of the Hon'ble High Court, Bombay, the offers are invited in sealed / closed covers by the Sheriff of Mumbai for the auction sale of the right, title and interest of the Respondent abovementioned in their ownership immovable property situated at ITTS House, 6th floor, 28, K. Dubash Marg, Shri Sai Baba Marg, Mumbai - 400 023 bearing Cadastral Survey No.138, alongwith Demand Draft / Pay Order in the sum of **Rs. 55,00,000/- (Rupees Fifty Five Lakhs only)** as Earnest Money Deposit drawn in favour of "Sheriff of Mumbai", payable at Mumbai, so as to reach the Sheriff's office on or before **7th January, 2025 by 5.00 p.m.** The area of the said suit premises is **2051.13 sq.ft. (carpet)** as measured by the Valuer.

The sale will be held on "As is where is basis and as is what is basis".

The offers will be opened and considered before the His Lordship Sri Justice Abhay Ahuja of the Hon'ble High Court, Bombay in Court Room No. 26-A, High Court Annex Building, First Floor, High Court, Bombay on **Thursday, the 9th day of January, 2025 at 2.30 p.m.** when the offerers may remain present and increase their offers, if they so desire. The inspection of the said property will be given to the intending offerers on **19th December, 2024 and 20th December, 2024 in between 1.00 p.m. to 4.00 p.m.** The Hon'ble Court reserves his right either to accept or reject any offer without assigning any reason therefor. A copy of terms of conditions of the sale and undertaking to be executed by the offerer will be available in Sheriff's office situated at Old Secretariat Building (City Civil Court Building), Ground floor, Next to University of Mumbai, K.B. Patil Marg, Mumbai - 400 032, on any working day during the office hours on payment of Rs.100/- (Non refundable / non adjustable).

Dated this 5th day of December, 2024.

**Dy. Sheriff of Mumbai**  
For Sheriff of Mumbai

**KALYAN DOMBIVALI MUNICIPAL CORPORATION**  
**Computer Department**  
**Tender Notice No.kdmc/comp/13/2024-25 (2nd Call)**

The Commissioner, Kalyan Dombivli Municipal Corporation, Kalyan invites tenders through e-Tendering system for Annual Maintenance Contract Computer with Onsite support for two year from registered company or sole proprietor or which is manufacturing company or their authorised dealer.

Sr. No.	Name Of Work	Description	Quantity	Cost of blank tender form	EMD	Time Limit For completion
1	Annual Maintenance Contract (Comprehensive) of Lenovo Desktop Computer for Two Years		170	Rs. 590/-	Rs. 15000/-	24 Months

**Terms & Conditions:**

- The detailed tender notice and blank tender forms are available at [www.mahatenders.gov.in](http://www.mahatenders.gov.in) from 09/12/2024 to 23/12/2024 up to 3.00 p.m.
- The tenders through e-Tendering system will be accepted from 09/12/2024 to 23/12/2024 up to 3.00 p.m.
- If possible, the tenders will be open on 24/12/2024 at 3:15 pm at e-Tender cell, KDMC.
- However, Commissioner KDMC Reserves right to postpone the date of tender opening.
- Commissioner KDMC reserves the right to reject one or all tenders without assigning any reason thereof and such decision will be final and binding to all.

Sd/-  
Commissioner  
Kalyan Dombivli Municipal Corporation  
Kalyan

KDMC/PRO/HQ/1909  
Dt. 06/12/2024

**Bank of Baroda**  
Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg, Ballard Estate, Mumbai-400001, Phone: 022-43683807, 43683808, Email: armbom@bankofbaroda.co.in

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES//APPENDIX-IV-A [SEE PROVISO TO RULE 8 (6)]**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" for recovery of dues in below mentioned accounts. The details of Borrower/s/Mortgagor/s/Guarantor/s/Secured Assets/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below.

Name & Address of Borrower/s / Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2. Time of e-auction - Start Time to End Time 3.Last date and time of submission of Bid and EMD.	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	1. EMD deposit Account No. 2. IFSC Code 3. Bank of Baroda Branch	1. Status of possession (Constructive / Physical) 2. Property Inspection date 3. Time
M/s Shalibhadra Corporation:- B-81, Cotton Exchange Bldg, 1 <sup>st</sup> Floor, Cotton Green, Mumbai 400033 Mr. Priyen Ravindra Khona (Proprietor) Mrs. Reena Ravindra Khona (Guarantor) Mr. Ravindra Khona (Guarantor)	Flat No. 301 & 302 adm 784 Sq.ft Carpet area and 766 Sq.ft on the Third floor of the society known as 'Desai Solitaire CHS Ltd + one car parking space lying and being situated at Cadastral Survey No. 789 / 10, 790 / 10 Village Matunga Division, Nathalal Parekh Marg, Opp. Don Bosco School, Kings Circle, Matunga Mumbai 400019	Total dues:- Rs 25,96,70,914.20/- as on 30.04.2024 Plus Legal Charges, Other Charges Plus subsequent interest/cost thereon	1. 27.12.2024 2. 1300 Hrs to 1700 Hrs 3. 26.12.2024 and 17.00 Hrs	1) Rs 517.00 lakh 2) Rs 51.70 lakh 3) Rs 1.00 lakh	1. 03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate Account Name: ARMB Recovery Account	1. Symbolic 2. 17.12.2024 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
M/s Somchand U. Shah (Guarantor):-Room No.6, Manu Smriti Building, Ayre, Road, Opp Gaondevi Mandir, Dombivli East, Thane 421201	Encumbrance known to bank: Nil					

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and [https://bob.auctiontiger.net/EPROC/prospective\\_bidders](https://bob.auctiontiger.net/EPROC/prospective_bidders) may contact the Authorised Officer on Tel No.022-43683805 Mobile No. 9869375872

Date: 06.12.2024  
Place: Mumbai

Authorised Officer  
Bank Of Baroda

**SBI भारतीय स्टेट बैंक**  
Home Loan Centre, Mumbai South, Voltas House, 'A' 1st Floor, Dr. Ambedkar Road, Chinchpokli (E), Mumbai - 400033  
Ph. 022-66962503/04/06/07 Email: sbi.17889@sbi.co.in

**DEMAND NOTICE**

A notice is hereby given that the following Borrower/s have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 on their last known addresses, but they have been returned unopened and as such are hereby informed by way of this public notice.

Sr. No.	Name of the Borrowers & Address, Account No.	Details of Secured Assets	Date of 13(2) Notice	Total Dues
1	Shri Ashok R Vishwakarma & Smt Sunita Ashok Vishwakarma (1) Flat No 303, Spring Leaf, Building No 13/A, Akhauri Road, Lokhandwala Township, Kandivali (E), Mumbai-400101 (2) E-30, Samata Welfare Society, Akurli Road, Gokul Nagar, Kandivali (E), Mumbai-400101 Shri Ashok R Vishwakarma, C/o Ideal Quotation and Co Ground Floor, Shop No 29, Goyal Plaza, Kasturba Cross Road No 4, Borivali (E), Mumbai-400066 Smt Sunita Ashok Vishwakarma, C/o Utsav Consulting Services E-30, Samata Welfare Society, Akurli Road, Gokul Nagar, Kandivali (E), Mumbai-400101 Home Loan Account No: 40814679986	Flat No 203, on 2nd Floor in the said building known as OM Apartment, measuring 550 sq ft built up area, House No 692/02, CTS No 1187, Survey No 106/2 at Shahabaji Village, Sector - 19, CBD Belapur, Navi Mumbai, Tal & District-Thane.	28.10.2024 Date of NPA 26.10.2024	Rs 49,88,654/- (Rupees Forty Nine Lakhs Eighty Eight Thousand Six Hundred Fifty Four Only) as on 28.10.2024
2	Shri Ashok R Vishwakarma & Smt Sunita Ashok Vishwakarma (1) Flat No 403, Spring Leaf, Building No 13/A, Akhauri Road, Lokhandwala Township, Kandivali (E), Mumbai-400101 (2) E-30, Samata Welfare Society, Akurli Road, Gokul Nagar, Kandivali (E), Mumbai-400101 Shri Ashok R Vishwakarma, C/o Ideal Quotation and Co Ground Floor, Shop No 29, Goyal Plaza, Kasturba Cross Road No 4, Borivali (E), Mumbai-400066 Smt Sunita Ashok Vishwakarma, C/o Utsav Consulting Services E-30, Samata Welfare Society, Akurli Road, Gokul Nagar, Kandivali (E), Mumbai-400101 Home Loan Account No: 40814683392	All that piece and parcel of Flat No 204, on second floor in the said building known as OM Apartment, measuring 550 sq ft built up area, House No 692/02, CTS No 1187, Survey No 106/2 at Shahabaji Village, Sector - 19, CBD Belapur, Navi Mumbai, Tal & Dist- Thane.	28.10.2024 Date of NPA 26.10.2024	Rs 50,00,711/- (Rupees Fifty Lakh Seven Hundred Eleven Thousand Seven Hundred Fifty Four Only) as on 28.10.2024
3	Shri Sanjay Sohan Singh Dhirwan & Smt Guldivevi Sohan Singh Dhirwan Room No E/403, New Jamuna CHS, Tulini Road, Behind ISIL, Exchange, Mahesh Park, Nallasopara (E), Thane-401207 Shri Sanjay Sohan Singh Dhirwan C/o Route Mobile Limited, 3rd Floor, 4th Dimension, New Link Road, Mindspace, Malad (W), Mumbai-400062. Housing Loan Account No-39974271725	Flat No 707, adm 50.70 sq mtrs Carpet area in I Wing of the Building No 12 of the Building known as Hyde Park, in Sector I of the Complex known as 'Viney Unique Gardens' situated on land bearing Survey No 93 (177), Hissa No 2, Survey No 96 (178), Hissa No 1.2, 7A, 7B, Survey No 94 (182), Hissa No 1 to 8, of Village Dongari (Old Village Naringi), Taluka Vasai, Dist Palghar & within the Registration District & Sub District Palghar (Old Thane) and within the limits of Vasai Virar Municipal Corporation.	31.10.2024 Date of NPA 30.10.2024	Rs 39,77,676/- (Rupees Thirty Nine Lacs Seventy Seven Thousand Six Hundred Seventy Six Only) as on 31.10.2024

The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002.

The borrowers attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Date: 07.12.2024, Place: Mumbai  
Authorised Officer, State Bank of India



# तीन दिवसांत दोन शीख नेते 'आप'मध्ये दाखल केजरीवालांची शीख मतांवर करडी नजर

दिल्ली, नवराष्ट्र न्यूज नेटवर्क. पंजाबपाठोपाठ दिल्लीत आम आदमी पक्ष शिखांमध्ये आपली पकड मजबूत करण्याचा प्रयत्न करीत आहे. याच क्रमाने गेल्या तीन दिवसांत आपने जितेंद्र सिंह शांती आणि सुरेंद्र पाल सिंह बिट्टू या दोन शीख नेत्यांचा पक्षात समावेश केला आहे. सध्या दिल्लीत 'आप'चे फक्त दोन शीख आमदार आहेत. यामध्ये टिळक नगर येथील जनरल सिंग आणि चांदणी चौकातील प्रल्हाद सिंग साहनी यांचा समावेश आहे. तर २०१५ मध्ये आपचे चार शीख आमदार होते. शिखांच्या सातत्याने कमी होत असलेल्या प्रतिनिधीत्वाबाबत आता आप संघीय असून विधानसभा निवडणुकीत या सुन्याच्या जागे वाढवून त्यांना अधिक चांगल्या पद्धतीने आपल्या बाजूने आणण्याची रणनीती सुरू केली आहे. दिल्लीत १० लाख शीख मतदार : दिल्लीतील शीख मतदारांबद्दल बोलायचे झाले तर दिल्लीत सुमारे १० लाख शीख मतदार आहेत. राजौरी गार्डन, टिळक नगर, कालकाजी, हरी नगर, कालकाजी आणि हरी नगर या जागांवर शिखांची संख्या चांगली आहे.



पण साधारणपणे प्रत्येक जागेवर शीख मतदार आहेत. दिल्लीत शीख आमदारांची संख्याही बऱ्यापैकी आहे. सर्व पक्षांच्या शीख आमदारांबद्दल बोलायचे तर २०१३ मध्ये दिल्ली विधानसभेत नऊ शीख आमदार निवडून आले होते. त्यापैकी तीन आपचे, चार भाजपा आणि दोन काँग्रेसचे होते. म्हणजे आपपेक्षा भाजपाचे शीख आमदार जास्त होते. यामध्ये जंगपुरामधून आपचे मनिर सिंग धीर, टिळक नगरमधून जनरल सिंग आणि हरिनगरमधून जगदीप सिंग, शाहदरातून जितेंद्र सिंग शांती, राजौरी गार्डनमधून मनजिंदर सिंग सिरसा आणि कालकाजीमधून हरमोत सिंग कालका आणि काँग्रेसच्या नावांचा समावेश आहे. गांधी नगर येथील अरविंद सिंग लवली आणि चांदणी चौकातील प्रल्हाद सिंग साहनी यांचा समावेश आहे.

## शीख समाजाच्या आमदारांना मंत्रिपद मिळाले नाही

२०१५ मध्ये जेव्हा 'आप'चे सरकार पुन्हा स्थापन झाले तेव्हा फक्त चार शीख आमदार राहिले होते. तेही 'आप'चेच. यामध्ये टिळक नगरमधून जनरल सिंग, हरिनगरमधून जगदीप सिंग आणि कालकाजीमधून अवतार सिंग विजयी झाले. याशिवाय जनरल सिंग राजौरी गार्डनमधूनही विजयी झाले होते. पण २०१७ मध्ये त्यांनी राजीनामा दिला आणि पंजाबमध्ये सरकार स्थापन केल्यानंतर दिल्लीतील 'आप'ची ही पहिलीच निवडणूक आहे. 'आप'ने पुन्हा सरकार बनवण्यास यावेळी 'आप' एखाद्या शीख चेहऱ्याला मंत्रिमंडळात स्थान देऊ शकते. असे बोलले जात आहे. पूर्ण बहुमत असलेल्या आपच्या सरकारच्या दोन टर्ममध्ये 'आप'ने अद्याप एकाही शीखचा मंत्रिमंडळात समावेश केलेला नाही. तर भाजपा आणि काँग्रेस या दोन्ही सरकारांमध्ये शिखांना मंत्रिमंडळात प्रतिनिधित्व देण्यात आले आहे.

# शेतकऱ्यांनी केंद्र, हरयाणा सरकारचे पुतळे जाळले

भटिंडा, नवराष्ट्र न्यूज नेटवर्क. हरयाणा सरकारकडून शेतकऱ्यांवर अशुभुराच्या नळकांड्या आणि मिरपूड व रसायनांनी माखलेल्या पाण्याच्या निषेधार्थ भटिंडा जिल्ह्यातील रामपुरा, भगता, कोडागूर, जंदनवाला, सरदारगड, संगत, तलवंडी साबो, नथाना आणि मौर या नऊ ठिकाणी निदर्शने करण्यात आली. केंद्र सरकार आणि हरयाणाच्या मुख्यमंत्र्यांचे पुतळे जाळण्यात आले. सभेला संबोधित करतांना शेतकरी नेते आणि प्रमुख वक्ते शिंगारा सिंग मान, हरजिंदर सिंग बग्गी, बसंत सिंग कोठा गुरू, जगदेव सिंग जोगोवाला, जगदीप सिंग बुंवा, हरिंदर कौर बिंदू आणि करमजीत कौर लेहरा खाना म्हणाले की, काल १०१ शेतकऱ्यांचा एक निशख गट फिरला होता. राजधानी दिल्लीत आल्यानंतर आपली समस्या मांडली. हरयाणा पोलिसांनी अशुभुराच्या नळकांड्या



फोडल्या आणि रसायनिक पाण्याने शेतकऱ्यांवर हल्ला केला, त्यामुळे मोठ्या प्रमाणात शेतकरी जखमी झाले. शेतकऱ्यांच्या सर्व न्याय्य मागण्या तात्काळ पूर्ण कराव्यात, वगळता सर्व राज्यातील शेतकरी शेतकऱ्यांवर हल्ला करण्याचे आदेश देण्याच्या अधिकाऱ्यांवर कारवाई करण्यात यावी आणि जखमी शेतकऱ्यांना मोफत उपचार व पुरेशी भरपाई देण्यात यावी, अशी मागणी त्यांनी केली. शेतकरी नेत्यांनी सांगितले की ९ डिसेंबर रोजी पंजाब वगळता सर्व राज्यातील शेतकरी खासदारांच्या घराबाहेर एक दिवसाचे लाक्षणिक उपोषण करणार आहेत.

## पंजाबमध्ये मनपा निवडणुकीसाठी २१ ला मतदान

चंदीगड, राज्य निवडणूक आयोगाने महापालिका आणि नगरपरिषदांच्या निवडणुका जाहीर केल्या आहेत. २१ डिसेंबरला महापालिका आणि नगरपरिषदांच्या निवडणुका होणार असून त्याच दिवशी निकालही लागणार आहेत. निवडणुकीसाठी उमेदवारी अर्ज दाखल करण्याची प्रक्रिया ९

डिसेंबरपासून सुरू होणार आहे. नामांकनाची अंतिम तारीख १२ डिसेंबर असेल. १३ डिसेंबर रोजी उमेदवारी अर्जाची छाननी होणार असून १४ डिसेंबर रोजी अर्ज मागे घेण्याची तारीख आहे. त्याच दिवशी उमेदवारांना विन्येही दिली जातील. राज्य निवडणूक अधिकारी राज कमल चौधरी यांनी सांगितले.

# मंत्रिपद हुकले, विधीमंडळ नेते पदासाठी तिघांचे लॉबिंग

रांची, नवराष्ट्र न्यूज नेटवर्क. झारखंड विधानसभेचे अधिवेशन सुरू होण्यापूर्वी झारखंड प्रदेश काँग्रेसला विधीमंडळ पक्षाचा नेता मिळणार आहे. विधीमंडळ पक्षाची बैठक झाली असून या पदासाठी नाव निश्चित करण्याची जबाबदारी केंद्रीय नेतृत्वाला सोपविण्यात आली आहे. रविवारी रात्री किंवा सोमवारी सकाळपर्यंत विधीमंडळ पक्षाच्या नेत्याची निवड होईल, असे मानले जात आहे. विधानसभा अधिवेशनापूर्वी सत्ताधारी आमदारांची मुख्यमंत्र्यांच्या निवासस्थानी बैठक बोलावण्यात आली आहे. दुसरीकडे भाजपानेही अधिवेशनाची रणनीती आखण्यास सुरुवात केली आहे. काँग्रेस विधीमंडळ पक्षाच्या नेतृत्वासाठी प्रामुख्याने तीन जणांची नावे चर्चेत आहेत, त्यात प्रदीप यादव, डॉ. रामेश्वर ओराव आणि मनन कल्याण कोगडी यांचा समावेश आहे. प्रदीप यादव यांचा प्रदीप अनुभव लक्षात घेता त्यांना विधीमंडळ पक्षनेते केले जाऊ शकते. अशा स्थितीत कोगडी यांना विधीमंडळ पक्षाचे उपनेते करण्याचीही चर्चा आहे.माजी

## आजपासून झारखंड विधानसभेचे पहिले अधिवेशन

सहव्या झारखंड विधानसभेचे पहिले अधिवेशन ९ डिसेंबरपासून सुरू होत असून ते १२ डिसेंबरपर्यंत चालणार आहे. या चार दिवसीय अधिवेशनाच्या तात्पुरत्या कार्यक्रमाद्वारा विधानसभेच्या नवनिर्वाचित सदस्यांचा शपथविधी पहिल्या दिवशी ९ डिसेंबरला होणार असून, १० डिसेंबरला विधानसभेच्या नवीन अध्यक्षांची निवड होणार आहे. ११ डिसेंबर रोजी राज्यपालांचे अभिभाषण होणार असून २४-२५ या आर्थिक वर्षाचा दुसरा पुरवणी अर्थसंकल्प सभासद सादर केला जाणार आहे. १२ डिसेंबरला अधिवेशनाच्या शेवटच्या दिवशी राज्यपालांचे अभिभाषण आणि सरकारच्या उत्तरावर आभारप्रदर्शन आणि चर्चा होईल. अर्थमंत्री डॉ.रामेश्वर ओराव हेही या पदाचे प्रयत्न दावेदार असल्याचे काँग्रेसच्या सूत्रांनी सांगितले. ओराव यांना नुकतेच मंत्रिमंडळातून मुक्त करण्यात आले असून त्यामुळे त्यांची नाराजीही ओढवण्याची शक्यता आहे. त्यामुळेच त्यांना विधीमंडळ पक्षाचे नेते करून नुकसान भरपाई मिळू शकते.

# महाराष्ट्रातून दोन्ही पक्षांचा पाटीबा • इंडियातील घटक पक्षांत मतभेद ममताच्या नेतृत्वाला उबाठा, राष्ट्रवादी राजी

दिल्ली, नवराष्ट्र न्यूज नेटवर्क. पश्चिम बंगालच्या मुख्यमंत्री ममता बॅनर्जी यांनी इंडिया आघाडीचे नेतृत्व करण्याची इच्छा व्यक्त केल्यानंतर त्याचे पडसाद महाराष्ट्रासह देशाच्या विविध राज्यांत पडल्याचे दिसून येत आहे. उद्धव गटातील शिवसेना, सपा आणि आता शरद पवार यांच्या राष्ट्रवादी काँग्रेसनेही ममतांच्या नेतृत्वाचे कौतुक केले आहे. राष्ट्रवादीचे (शरद गट) अध्यक्ष शरद पवार यांच्यानंतर आता खासदार सुप्रिया सुळे यांनी तुणतुण काँग्रेसच्या प्रमुखांनी विरोधी आघाडीत अधिक जबाबदारी घेतल्यास मला आनंद होईल, असे म्हटले आहे.सुप्रिया सुळे म्हणाल्या की, ममता बॅनर्जी निश्चितपणे इंडिया आघाडीच्या अविभाज्य भाग आहेत. सशक्त लोकशाहीमध्ये विरोधकांची मोठी भूमिका आणि जबाबदारी आहे, त्यामुळे त्यांना अधिक जबाबदारी घ्यायची असेल तर आम्हाला खूप आनंद होईल. दुसरीकडे शिवसेनेच्या (उबाठा) खासदार प्रियांका



## ममता सक्षम, शरद पवारांनीही दिली साथ

विचयम बंगालच्या मुख्यमंत्री ममता बॅनर्जी यांनी इंडिया आघाडीबाबत केलेल्या विधानावर राष्ट्रवादी-एससीपीचे अध्यक्ष शरद पवार यांनी ममतांना पाठिंबा दिला आहे. पवार म्हणाले, 'हो, निश्चितच त्या आघाडीच्या नेतृत्व करण्यास सक्षम आहेत. ममता या देशाच्या प्रमुख नेत्या आहेत. त्याच्यात ती क्षमता आहे. त्यांनी संसदेत निवडून दिलेले नेते जबाबदार, कर्तव्यदक्ष आणि जागरूक लोक असतात. त्यामुळे त्याला असे म्हणण्याचा अधिकार आहे.

## डीएमकेचा ममताच्या भूमिकेला विरोध

इंडिया आघाडीचे नेतृत्व करणाऱ्या ममता बॅनर्जी यांच्या वक्तव्यावर डीएमकेने नाराजी व्यक्त केली आहे. द्रमुक नेते के एस एलंगोवन म्हणाले की, हे आघाडीने उरवायचे आहे. इंडिया आघाडीत किमान १० पक्ष आहेत आणि काँग्रेस हा राष्ट्रीय पक्ष आहे तर ममता बॅनर्जीचा तुणतुण हा राज्यस्तरीय पक्ष आहे. ती आपल्या राज्यात आघाडीचे नेतृत्व करू शकते.

चतुर्वेदी यांनीही सांगितले की, त्यांनी पश्चिम बंगालमध्ये यशस्वी मॉडेल दाखवले आहे, जिथे त्यांनी भाजपाला सत्तेपासून दूर ठेवले आहे. आणि चांगल्या कल्याणकारी योजना राबवल्या. त्यांच्या निवडणूक अनुभवामुळे आणि लढाऊ भावनेमुळे, ते जेव्हाही असतील तेव्हा नेतृत्व करतील असे म्हटले जाते. इंडिया आघाडीची बैठक, मोठे नेते एकत्र येऊन निर्णय घेतील.

## # QUICK NEWS

### दिल्ली निवडणुकीसाठी माजपाचा नारा जारी

दिल्ली. भाजपाने दिल्ली विधानसभा निवडणुकीसाठी 'अब नही देखेंगे, बदल दे रहेंगे' ही नवी घोषणा दिली आहे. दिल्ली भाजपचे अध्यक्ष वीरेंद्र सचदेवा म्हणाले की, दिल्लीतील नेतेला आता 'आप'च्या भ्रष्ट राजवटीपासून मुक्ती हवी आहे. दिल्लीतील जनता 'आप'च्या भ्रष्टाचाराचे प्रचंड नाराज आहे आणि त्यांना दिल्लीचा विकास हवा आहे. 'अब हम सहन नहीं करेंगे, बदलेंगे' ही घोषणा दिल्लीतील जनतेचा आवाज आहे. भाजपाच्या उरावर पत्रासाठी आम्ही लोकांकडून सूचना मागितल्या, तेव्हा लोकांनी सांगितले की, त्यांना दिल्लीतील भ्रष्ट सरकारला सत्तेवरून हटवायचे आहे.

### चोरांकडून प्रामाणिकपणाचे प्रमाणपत्र घ्यावे लागते

जयपूर. टॉक-सवाई माधोपूरचे खासदार हरीश मीणा यांनी शनिवारी एका कार्यक्रमात देवळी-उनियारा विधानसभा पोटनिवडणुकीत अपक्ष उमेदवार नरेश मीणा यांनी काँग्रेसचे तिकीट विकल्याच्या आरोपांला उत्तर दिले. लोकशाहीत कोणीही काहीही बोलू शकतो आणि हेच लोकशाहीचे सौंदर्य असल्याचे ते म्हणाले. निवडणुकीत कोणीही कोणावरही आरोप करू शकतो, कधी कधी चोर, डकैत यांच्याकडूनही प्रामाणिकपणाचे प्रमाणपत्र घ्यावे लागते. शनिवारी निवडें येथे प्रसाराध्यक्षांशी संवाद साधताना मीणा म्हणाले.

## रणनीतीत बदल • राजीनामा हातात घेऊन कार्यकर्त्यांची घोषणाबाजी; नेते मात्र जबाबदारीवर शांत

# तिकीट कापल्यानंतर 'आप'मध्ये बंडखोरी

दिल्ली, नवराष्ट्र न्यूज नेटवर्क. दिल्लीतील विधानसभा निवडणुकीत आम आदमी पार्टी मोठ्या प्रमाणावर विधानसभे आमदारांची तिकीट कापणार आहे. पक्षाचे ज्येष्ठ नेते आणि तिमारपूरचे आमदार दिलीप पांडे यांचेही तिकीट कापण्यात आले आहे. दिल्ली पांडे यांनी पक्षात आणखी काही कामे करण्यास संपत्ती दर्शवली असली तरी त्यांच्या संपत्तीकानी बंडखोरीचा आवाज उठवण्यास सुरुवात केली आहे. तिमारपूरमधील आपच्या संपूर्ण कार्यकर्त्यांनी एकाच वेळी आपल्या पदांचा राजीनामा देण्याची घोषणा केली आहे. राजीनामा देणे आणि नवीन संभाव्य उमेदवारांसाठी काम न करण्याची घोषणा करणे. व्हिडिओमध्ये एक

## दुसऱ्या स्थानीच्या पराभूतांवर आपची नजर

दिल्ली विधानसभा निवडणुकीत आम आदमी पार्टी गेल्या विधानसभे निवडणुकीत दुसऱ्या क्रमांकावर राहिलेल्या उमेदवारांवर लक्ष देऊन आहे. भाजपा आणि काँग्रेसच्या मोठ्या नेत्यांचा पक्षात समावेश करण्यात येत आहे. विरोधी लट्ट संघटनेसाठी अन्य पक्षांतील तडक्या नेत्यांचा पक्षात समावेश करण्याची पक्षाची रणनीती आहे. माजी मुख्यमंत्री अरविंद केजरीवाल हे स्वतः अशा नेत्यांचा 'आप'मध्ये समावेश करीत आहेत. गेल्या महिनाभरात सातहून अधिक माजी आमदारांचा 'आप'मध्ये समावेश करण्यात आला आहे. हे असे उमेदवार आहेत जे २०२० च्या विधानसभा निवडणुकीत पराभूत झाले होते, परंतु दुसऱ्या क्रमांकावर होते. 'आप'मध्ये सहभागी होणारे पहिले नाव छतरपूरचे ब्रह्मसिंह तन्वर होते. सीलमपूरचे

## दो बुंद जिंदगी के

शोपाल: मध्य प्रदेशचे मुख्यमंत्री मोहन यादव यांनी शोपालमध्ये रविवारी पल्स पोलिओ मोहिमेअंतर्गत एका मुलाला त्यांच्या निवासस्थानी पोलिओचे यंत्र पालू या मोहिमेचा श्रीगणेश केला.



## केंद्रीय मंत्र्यास खंडणी मागणाऱ्या दोघांना अटक दिल्ली पोलिसांचे पथक रांचीत पोहोचले

दिल्ली. केंद्रीय संरक्षण राज्यमंत्री संजय सेठ यांच्याकडून ५० लाख रुपयांची खंडणी मागणाऱ्या तरुणाचा पाठलाग करीत दिल्ली पोलिस रांचीत पोहोचले. आरोपी तरुण फरार आहे, मात्र पोलिसांनी त्याचा भाऊ आणि एका साथीदाराला ताब्यात घेऊन चौकशी सुरू केली आहे. दिल्ली पोलिसांनी संजय सेठ यांना ५० लाख रुपयांच्या खंडणीची मागणी करणारा मेसेज ज्या मोबाइल नंबरवरून पाठवला होता तो नंबर ओळखला आहे. हा मोबाइल काणके पोलिस स्टेशन हद्दीतील होचर गावातील गढ हुसरी येथील रहिवासी मोहम्मद यांचा आहे. तो मोडड्या आहे. २३ वर्षीय मोहम्मद मोईज हा नववी पास आणि बेरोजगार आहे.

## पूजा सिंघल २८ महिन्यांनंतर सुटणार

रांची, नवराष्ट्र न्यूज नेटवर्क. झारखंडमधील मनी लॉर्डिंग प्रकरणात तुरुंगत असलेल्या निरक्षित आयएसएस अधिकारी पूजा सिंघल यांना जामीन मिळण्याचा मार्ग मोकळा झाला आहे. २८ महिने कोठडीत घालण्यानंतर त्यांची सुटका होणार आहे. त्याच्या सुटकेची याचिका नरकरदेच्या कालवाधोसधर्मातील नवीन कायद्यावर आधारित होती. रांची पीएमएएल विशेष न्यायालयात सुनावणी दरम्यान, पूजा सिंघल ११ मे २०२२ रोजी अटक झाल्यापासून तुरुंगत असल्याचे उघड झाले. न्यायालयाने यापूर्वी बिरसा मुंडा मध्यवर्ती कारागृहाच्या अधीक्षकांकडून कोठडीत घालवलेल्या वेळेची माहिती मागितली होती.

## तेलंगणात काँग्रेस सरकार अपयशी

हैदराबाद. भारत राष्ट्र समितीने शनिवारी काँग्रेसच्या नेतृत्वाखालील तेलंगणा सरकारवर जोरदार हल्ला चढवला आणि आरोप केला की ते पहिल्या वर्षाच्या कार्यकाळात सर्व आघाड्यांवर अपयशी ठरले आहे. बीआरएस नेत्यांच्या अटकेवर वाढत्या तणावावरम्यान ही टीका होत आहे, जेव्हा पक्षाने राजकीयदृष्ट्या प्रेरित म्हणून वर्णन केले आहे. भारत राष्ट्र समितीचे कार्याध्यक्ष के टी रामाराव म्हणाले, काँग्रेस सरकारला आज एक वर्ष पूर्ण झाले आहे, आणि ते सर्व आघाड्यांवर संपूर्ण अपयशी ठरले आहे. लोकांच्या दृष्टिकोनातून ते एक वर्ष झाले आहे. विधानसभा आणि विधानपरिषदेचे अधिवेशन लवकरच सुरू होणार असल्याने, आम्ही पक्षाध्यक्ष केसीआर यांच्या नेतृत्वाखाली विधीमंडळ पक्षाची बैठक घेणार आहोत, ज्यामध्ये उपस्थित केलेल्या सर्व प्रेरणांवर निर्णय घेतला जाईल. ते म्हणाले, आम्ही तेलंगणा सरकारला नक्कीच शुभेच्छा देतो. त्यांनी तेलंगणातील जनतेला दिलेली आश्वासने पूर्ण करावीत अशी आमची इच्छा आहे. काँग्रेस पक्षाने ४२० हून अधिक आश्वासने दिली आहेत.