

E-AUCTION PROCESS INFORMATION DOCUMENT

Invitation for Bids for E-Auction of the Assets of **East Mond Infra & Trade Private Limited - In Liquidation** under the provisions of the Insolvency and Bankruptcy Code,2016 (“Code”) by an Order of the Hon’ble National Company Law Tribunal, Bengaluru Bench (“NCLT”) dated 29th September,2022

Date of Public Announcement

21st January, 2023

Date of E-Auction 13th February, 2023 (between 12 p.m. to 1 p.m.)

Issued by:

Sushanta Kumar Choudhury, Liquidator

East Mond Infra & Trade Private Limited - In Liquidation

IBBI Regn. No: IBBI/IPA-003/IP-N00292/2020-2021/13238

East Mond Infra & Trade Private Limited - In Liquidation

(A Company under Liquidation Process *vide* NCLT’s Order dated 29th September, 2022)

Registered Office: 5/1, 4th Main, Wilson Garden, Above Prashanth Hotel, Bengaluru-500027, Karnataka, India, **Email ID:** sk.choudhury123@gmail.com

Sushanta Kumar Choudhury, is a Registered Insolvency Professional with the Insolvency and Bankruptcy Board of India (IBBI). His IBBI Registration Number is: IBBI/IPA-003/IP-N00292/2020-2021/13238. He has been appointed as the Liquidator of **East Mond Infra & Trade Private Limited - In Liquidation** by Hon’ble National Company Law Tribunal (NCLT), Bengaluru Bench *vide* order dated 29th September, 2022, to manage, protect, sell and liquidate the properties, assets, business and other affairs of **East Mond Infra & Trade Private Limited - In Liquidation**.

Address for Correspondence:

**64, Hem Chandra Naskar Road,
Belegkata, Kolkata-700010**

Notes:

1. This E-Auction Process Information Document is issued only for the interested Bidders.
2. Terms and Conditions, deadlines etc. for participating in the E-Auction are provided in the E-Auction Process Information Document. The timelines, notifications, updates and other details for the E-Auction Process are available on the portal <https://ncltauction.auctiontiger.net>.
3. Bidders desirous to submit their Bid have to submit their Bids on E-Auction Portal <https://ncltauction.auctiontiger.net>.

DISCLAIMER

1. *This E-Auction Process Information Document is issued by **Sushanta Kumar Choudhury, the Liquidator** appointed by Hon'ble NCLT, Bengaluru Bench in the matter of **East Mond Infra & Trade Private Limited - In Liquidation** for general information purposes only.*
2. *The purpose of this document is to lay out the process for submitting the E-Auction Bids for the Business or Assets of **East Mond Infra & Trade Private Limited - In Liquidation** (the "Company" or "Corporate Debtor") in accordance with the Code.*
3. *This document is not a statutory document and it has not been approved or registered with any regulatory or statutory authority of Government of India or any State Government. Nothing herein or in materials relating to the E-Auction Process Information Documents should be construed as legal, financial, accounting, regulatory or tax advice by the Liquidator.*
4. *It is to be noted that no information being provided in this E-Auction Process Information Document, claims to be comprehensive. Independent due diligence of the intended users of this document or the bidders is highly recommended.*
5. *This E-Auction Process Information Document and information contained herein or disclosed should not be printed, reproduced, transmitted, sold, distributed, or published by the recipient, without prior written approval from the Liquidator.*
6. *Neither the Liquidator, nor his Insolvency Professional Entity, his Partners, Legal Associates, etc. shall be liable for any damages, whether direct or indirect, including loss of revenue or profits that may arise from or in connection with the use of this E- Auction Process Information Document, including for the E-Auction Participant not being selected as a Successful Auction Participant or on account of any decision taken by the Liquidator.*
7. *Further, apart from the provisions set out in this E-Auction Process Information Document, the E-Auction process applicant shall be responsible for fully satisfying the requirements and provisions of the Insolvency and Bankruptcy Code 2016 and of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations 2016 as well as all laws in force that are or may be applicable to the applicant or the sale process and for obtaining requisite regulatory permissions/approvals.*
8. *It is to be noted that by procuring a copy of this E-Auction Process Information Document, the recipient accepts the terms of this disclaimer, which forms an integral part of this E-Auction Process Information Document and part of all the other terms and conditions of this E-Auction Process Information Document.*
9. *Under no circumstances shall the E-Auction Participant make any contact, direct or indirect, by any mode what so ever, with the Company until the Liquidator gives his Written Permission.*
10. *The Business of the of the Company are proposed to be sold as a 'Going Concern' or Property and Assets on "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse" basis and the proposed sale of the business/assets of the Company does not entail transfer of any other title, except the title which the Company had on its business/ assets as on date of transfer. The Liquidator does not take or assume any responsibility for any shortfall or defector shortcoming in the business or moveable/immoveable assets of the Company.*

- 11. The E-Auction Participant shall bear all its costs and charges associated with or relating to the preparation and submission of its bid including but not limited to Physical and Electronic preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator or any other costs incurred in connection with or relating to its bid.*
- 12. This E-Auction Process Information Document is neither an agreement nor an offer by the Liquidator to the Prospective Bidders or any other person. The objective of this E-Auction Process Information Document is to provide interested parties with information that may be useful to them in making their bids. It may be noted that the assumptions, assessments, statements and information contained in the E- Auction Process Information Document may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own due-diligence, investigations and analysis and should also check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this E-Auction Process Information Document and may get independent advice from appropriate sources.*
- 13. Information provided in this E-Auction Process Information Document to the Bidder(s) has been collected and collated from several sources. The information given by no means claims to be an exhaustive account of statutory requirements and should not be regarded as complete. The Liquidator accepts no liability or responsibility for the authenticity, accuracy or otherwise for any statement or information contained in the E-Auction Process Information Document.*

INDEX

A. INFORMATION MUST BE READ BEFORE BIDDING 6

B. KEY DEFINITIONS8

C. INTRODUCTION9

D. THE COMPANY AND IT’S ASSETS OVERVIEW 10

E. ELIGIBILITY 11

F. DOCUMENTS REQUIRED TO BE SUBMITTED TO ASCERTAIN ELIGIBILITY OF THE BIDDER 11

G. PHYSICAL VERIFICATION AND SITE VISIT..... 12

H. DUE DILIGENCE.....12

I. ASSETS TO BE AUCTIONED AND RESERVE PRICES13

J. EARNEST MONEY DEPOSIT (EMD)13

K. DECLARATION OF SUCCESSFUL BIDDER.....15

L. FRAUDULENT AND CORRUPT PRACTICES 16

M. COSTS, EXPENSES AND TAX IMPLICATIONS17

N. GOVERNING LAW AND JURISDICTION 18

O. TIME TABLE 18

FORMAT A 20

FORMAT B23

ANNEXURE I 25

ANNEXURE II 28

ANNEXURE III 33

ANNEXURE IV 35

ANNEXURE V.....37

ANNEXURE VI39

A. INFORMATION MUST BE READ BEFORE BIDDING

1. This E-Auction Process Information Document has been issued for the purpose of carrying out electronic auction (**E-Auction**) of the Business as a 'Going Concern'/ assets of **East Mond Infra & Trade Private Limited - In Liquidation** (the "**Company**" or "**Corporate Debtor**") under the provisions of the Insolvency and Bankruptcy Code, 2016 and the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (**Liquidation Process Regulations**).
2. The information provided in this E-Auction Process Information Document should be read together with the provisions of the Code and the Liquidation Process Regulations. In the event of a conflict between this E- Auction Process Information Document and the Code or the Liquidation Process Regulations, the provisions of the Code or the Liquidation Process Regulations, as the case may be, shall always prevail.
3. The information contained in this E-Auction Process Information Document or subsequently provided to Bidder(s), whether verbally or in the form of documents or any other form by or on behalf of the Liquidator, is provided to Bidder(s) on the terms and conditions as set out in this E- Auction Process Information Document.
4. The Liquidator may in his absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this E-Auction Process Information Document.
5. The issuance of this E-Auction Process Information Document does not imply that the Liquidator is bound to select a Bidder or to appoint the Preferred Bidder as Successful Bidder for the business or assets of the company and the Liquidator reserves the right to reject all or any of the Bidders or bids without assigning any reason whatsoever.
6. M/s. E-Procurement Technologies Limited, (**E-Auction Service Provider**) has been appointed as the E-Auction Service Provider. The sale of the Business or Assets and Properties of the Company shall be undertaken by the E-Auction Service Provider for and on behalf of the Liquidator/ Seller through an E-auction platform provided on the website (**Platform** of the E-Auction Service Provider). Other details with respect to the E-auction are as follows:

Type of Bid	E-Auction
Seller	Sushanta Kumar Choudhury -Liquidator for East Mond Infra & Trade Private Limited - In Liquidation
Website of E-Auction Service Provider	https://ncltauction.auctiontiger.net
Service Provider	M/s. E-Procurement Technologies Limited,
Annexures and Formats	<p>Format A: Format for Bank Guarantee for EMD</p> <p>Format B: Format for Bank Guarantee for EMD by Associate Company</p> <p>Annexure I: Affidavit and Undertaking (on stamp aper)</p> <p>Annexure II: Bid form (to be duly filled in and signed and stamped by the Bidder and uploaded)</p> <p>Annexure III: Declaration by the Bidder (to be duly filled in and signed, stamped by the Bidder and uploaded along with the Bid form)</p> <p>Annexure IV: Terms & Condition of the E-auction</p> <p>Annexure V: Asset Information Sheet</p> <p>Annexure VI: Non-disclosure undertaking format</p>
Special Instructions	Please note that this bidding is a serious matter and last-minute bidding may lead to unnecessary lapses. Neither the E-Auction Service Provider nor the Liquidator will be responsible for any lapses on part of the Bidders.

7. All terms and conditions with respect to the sale of the business/ assets and properties of the company shall be governed by the directions of the Liquidator, NCLT and in accordance with the provisions of applicable laws. As mandated by the NCLT, the Liquidator shall exercise all rights with respect to sale of the business/ Assets and Properties and it would be open to the Liquidator to appoint such experts, professionals or other persons, as the Liquidator might think necessary, in consultation with stakeholders, so as to enable the sale of the assets.
8. The Annexures to this E-Auction Process Information Document shall form an integral part hereof and this E-Auction Process Information Document shall always be read in conjunction with the Annexures appended hereto.
9. The title document relating to the properties shall be available on request to be made to the Liquidator at sk.choudhury123@gmail.com
10. The E-Auction Participant shall bear all its costs and charges associated with or relating to the preparation and submission of its bid including but not limited to Physical and Electronic preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator or any other costs incurred in connection with or relating to its bid.

B. KEY DEFINITIONS

“Adjudicating Authority” or **“NCLT”** shall mean the Hon’ble NCLT, Bengaluru Bench of the National Company Law Tribunal;

“Applicable Laws” shall mean, all the applicable laws, codes, regulations, rules, guidelines, circulars, re-enactments, revisions, applications and adaptations thereto, judgments, decrees, injunctions, writs and orders of any court, arbitrator or governmental agency or authority, rules, regulations, orders and interpretations of any governmental authority, court or statutory or other body applicable for such transactions including but not limited to the IBC, Liquidation Regulations, Companies Act, 1956 / 2013 (as applicable), Competition Act, 2002 , Transfer of Property Act, 1882, Sale of Goods Act, 1930, Foreign Exchange Management Act, 1999, whether in effect as of the date of this E-Auction Process Information Document or thereafter and each as amended from time to time;

“Bid” means, any bid submitted by the Bidders as required in terms of this E- Auction Process Information Document and in accordance with the provisions of IBC read together with the Liquidation Process Regulations and the Applicable Laws;

“Control” shall mean a Person holding more than 26% (twenty six percent) of the voting share capital in a company or the ability to appoint majority of the directors on the board of another company or the ability of a company to direct or cause direction of the management and policies of another company, whether by operation of law or by contract or otherwise;

“E-Auction Process Participant” or **“Bidder”** means, Person or Persons who submitted a bid as per the E-Auction Process Information Document; and shall include a Qualified Bidder or the Successful Bidder, as the case may be, and as the context requires;

“E-Auction Process Information Document” means this document including all the appendices hereto, for the purposes of setting out the process for submission of a bid and selection of Successful Bid in accordance with the provisions of the IBC and shall include all supplements, modifications, amendments, alterations or clarifications thereto issued in accordance with the terms hereof.

“IBC” shall mean Insolvency and Bankruptcy Code, 2016 and the related rules and regulations issued there under, as amended from time to time.

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

“Liquidator” means an insolvency professional appointed as a Liquidator in accordance with section 34 of the IBC;

“Liquidation Process Regulations” means the Insolvency and Bankruptcy Board of India

(Liquidation Process) Regulations, 2016, as amended from time to time;

“**Person**” shall mean an individual, a partnership firm, an association, a corporation, a limited company, a trust, a body corporate, bank or financial institution or any other body, whether incorporated or not;

“**Qualified Bidder(s)**” shall mean a Bidder who fulfills the eligibility criteria listed out in the E-Auction Process Information Document.

“**Successful Bidder**” or “**Successful E-Auction Process Participant**” means, the Qualified Bidder whose bid is approved and who is declared successful by the Liquidator at the end of the determined auction phase.

C. INTRODUCTION

1. The Company’s Liquidation Process has been initiated under the provisions of the IBC and the Liquidation Process Regulations by an order of the NCLT with effect from **29th September, 2022**. As per the said order, **Sushanta Kumar Choudhury has been appointed as the Liquidator**.
2. It is the endeavor of the Liquidator to sell the assets and properties comprising the liquidation estate of the Company in the manner specified under Regulation 32 and Regulation 32A of the Liquidation Process Regulations, any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Process Regulations, as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Company and in the manner specified in this E-Auction Process Information Document.
3. The E-Auction would be conducted in the manner specified in the Schedule I, as provided under Regulation 33 of the Liquidation Process Regulations, any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Process Regulations, as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Company and in the manner specified in this E-Auction Process Information Document. Interest on delayed payment will be applicable as per clause 12 of Schedule I.
4. The E-Auction Participants are encouraged to make themselves acquainted with the provisions of the IBC and the Liquidation Process Regulations and any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Process Regulations, as the case may be.

D. THE COMPANY AND IT'S ASSETS OVERVIEW

Brief Background:

Name of the Corporate Debtor- **East Mond Infra & Trade Private Limited** (CIN: U74110KA2007PTC044646)

Regd. Add: 5/1, 4th Main, Wilson Garden, Above Prashanth Hotel, Bengaluru-560027, Karnataka, India

East Mond Infra & Trade Private Limited was incorporated 12/12/2007. The Company is engaged in the Real Estate, Construction and development. Besides, the Company is engaged in identifying lands, aggregation/ consolidation and development of lands and provides management consultancy services

The Company has changed its name twice since the date of its inception- firstly, from Somerset Infra Projects Private Limited to East Mond Agri & Infra Private Limited on 28/07/2020 and then from East Mond Agri & Infra Private Limited to East Mond Infra & Trade Private Limited on 29/12/2020. The last Annual General Meeting (AGM) was held on 30 November 2021 and as per records from Ministry of Corporate Affairs (MCA), its Balance sheet was last filed for the year ending on 31 March 2021.

Present Status:

The Corporate Debtor continuously failed to make payment of outstanding dues to its creditor and one of the creditors namely, M/s. NHDPL South Private Limited (Unsecured Operational Creditor) filed a petition under section 9 of Insolvency & Bankruptcy Code 2016. Finally, insolvency proceedings were initiated against the Company under the provisions of Insolvency & Bankruptcy Code 2016 by order CP (IB) No. 112/BB/2021 of National Company Law Tribunal (NCLT) Bengaluru Bench with effect from 5th January, 2019. As no resolution plan was received during CIRP period by the Resolution Professional, the COC resolved to liquidate the Corporate Debtor. The order for liquidation was passed by the Hon'ble NCLT, Bengaluru Bench on 29/09/2022 and Sushanta Kumar Choudhury, an Insolvency Professional, holding IBBI Registration Number: IBBI/IPA-003/IP-N00292/2020-2021/13238 had been appointed as the Liquidator of the Company.

E. ELIGIBILITY

An E-Auction Process Applicant shall not be eligible to submit a bid for purchase of the business/ assets of the Company if it fails to meet the eligibility criteria as set out in Section 29A of the IBC (as amended from time to time).

F. DOCUMENTS REQUIRED TO BE SUBMITTED TO ASCERTAIN ELIGIBILITY OF THE BIDDER

The E-Auction Process Applicant or the Bidder would need to submit the following forms, documents and authorizations as part of the Auction Plan by the bidder(s):

1. Ownership Structure and Composition of the E-Auction Applicant/ Bidder, Proof of Identity, Current Address Proof, PAN Card, Valid e-mail ID, Landline and Mobile Phone number
2. Board Resolution to participate in the E-Auction process.
3. Authorization to the Signatory (in case the bidder is a legal entity)
4. Affidavit and Undertaking by the E-Auction Process Applicant (through Authorized Signatory, in case the bidder is a legal entity). The Format for the Affidavit and Undertaking is attached vide' **Annexure I**
5. An eligible bidder shall need to submit the duly filled, signed and stamped **Bid Application Form** attached vide' **Annexure II**, and duly filled, signed and stamped **Declaration by Bidders** attached vide' **Annexure III**.
6. Audited financial statements for last financial year ended 31.3.2022
7. Details of sources of funds
8. Non – disclosure Undertaking in the format attached vide' **Annexure VI**

Please note that only the eligible bidders will gain access to documents and additional information required for due diligence after due submission of the required bid form, declaration form and other mentioned documents. Further, if needed, the site visits for the eligible bidders shall also be organized by the Liquidator.

Further, it should be noted that at any stage of the E-Auction process, the liquidator may ask for any documents from the prospective bidders to evaluate their eligibility. The liquidator, at his discretion may disqualify the prospective bidder for non-submission of the requested documents.

G. PHYSICAL VERIFICATION AND SITE VISIT

Eligible Bidders may request the Liquidator to arrange for physical verification and site visit of the Property and Assets of the Company. Upon receipt of such a request, the Liquidator may first arrange a discussion meeting at any time prior to the closure of the E-auction process with at least prior notice of 48 hours. The details with respect to the discussion meeting shall be communicated to the Eligible Bidder in advance. The Liquidator reserves the right to not arrange such a discussion meeting for any reason whatsoever, irrespective of the request of the Eligible Bidder.

The Liquidator may also coordinate a site visit for Eligible Bidders at any time prior to the closure of the E-Auction process, following a request for such a visit by the Eligible Bidders with at least prior notice of 48 hours. The physical verification can be done any day after notice of 48 hours up to 7 days before the e-auction. The

Liquidator will communicate, in advance, to such Eligible Bidder, all the relevant details, terms and conditions, if any, with respect to such Site Visit. The Liquidator reserves the right to not arrange a site visit for any reason whatsoever, irrespective of the request of the Eligible Bidder.

H. DUE DILIGENCE

The Liquidator shall endeavor to provide necessary assistance, facilitating the conduction of due diligence by interested Bidders. The information and documents shall be provided by the Liquidator in good faith.

The properties and assets of the Company are proposed to be sold on “AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS” and the proposed sale of assets of the Company does not entail transfer of any title, except the title which the Company had on its assets as on date of transfer. All local taxes / maintenance fee / electricity / water charges etc., outstanding as on date or yet to fall due in respect of the relevant asset should be ascertained by the E-Auction process applicant and would be borne by the successful bidder.

I. ASSETS TO BE AUCTIONED AND RESERVE PRICES

Basic Description of Assets and Properties for sale:

Sl. No.	Details of Assets of Corporate Debtor	Location	Reserve Price (Amount in Rs.)	EMD Amount (10% of Reserve price) (Amount in Rs.)
1.	Sale of Assets/ Properties (Investment & Receivables only) on “As Is Where Is, As Is What Is, Whatever There Is and Without Recourse Basis”	Regd. Office: 5/1, 4 th Main, Wilson Garden, Above Prashanth Hotel, Bengaluru-560027 India	85,00,000 (Rupees Ninety-Four Lakhs Only)	8,50,000 (Rupees Eight Lakhs Fifty Thousand Only)

Please find appended, the details of the Assets in Class/ Blocks in Annexure-V.

It is to be noted that the bidders cannot place a bid for the block of assets at a value below the reserve price. **Further, the bidders can increase their Bid by a minimum incremental amount of Rs. 2 Lakhs (Rupees Two Lakhs) only or in multiples of these amounts.**

J. EARNEST MONEY DEPOSIT (EMD)

All the E-Auction Process Applicants shall provide, along with or prior to submission of their auction bids, an amount which is equal to the 10 % of the reserve price for the business or block of asset that is to be bided for, as earnest money by way of NEFT/RTGS/ Demand Draft or bank guarantee to be issued by any scheduled commercial bank in India (“Bank”) in favor of the Guarantee Beneficiary, i.e., **East Mond Infra & Trade Private Limited - In Liquidation**, in the Format A (Earnest

Money –Bank Guarantee) provided in this E- Auction Process Information Document.

It may be noted that the Bidder may request the Liquidator to permit the Bidder to submit the Earnest Money through its Associate or Associate Company. Such payment of the Earnest Money by an Associate or Associate Company of the Bidder shall be accompanied by a letter in the format set out in **Format B** (Earnest Money by an Associate / Associate Company). Such an Associate or Associate Company must also be an Eligible Bidder as per the requirements specified in this E-Auction Process Information Document. Provided that, the Liquidator reserves the right to accept such a request at its sole discretion and upon such terms and conditions as it may deem fit, including but not limited to requiring such a party to submit any authorization documents or other necessary details/documents.

1. The Earnest Money Deposit shall not bear any interest and it has to be paid by the Bidder before the scheduled date given in this form.
2. The details of the bank account of the company are provided hereunder for making payment through NEFT/RTGS:

Account Number	270505500110
Beneficiary Name	East Mond Infra & Trade Private Limited - In Liquidation
Bank Name	ICICI Bank
Branch	Kolkata Metropolitan Branch, Kolkata
IFSC Code	ICIC0002705

3. The details of any remittances in this regard shall be entered in the online form submitted by the Bidder. The entire EMD amount shall be remitted by the Bidder (s) from one bank account only and to be owned by the Bidder.
4. Bidders shall preserve the remittance Challan and shall produce the same in front of the Liquidator as and when demanded.
5. All the payments to be made by the Bidder under the E-auction shall be intimated to the Liquidator at sk.choudhury123@gmail.com.

The Earnest Money may also be provided in the form of the Demand Draft which is to be sent by E-Auction process applicant and the same must reach the Liquidator before last date. It should be noted that No interest will be paid to the auction process applicant in relation to such Earnest Money amount.

Forfeiture of Earnest Money Deposit / Invocation of Bank Guarantee from the E-Auction Applicant / Bidder

The Beneficiary/ Liquidator shall have the right to invoke the bank guarantee (BG)

within 30 (thirty) days from the last date of the validity of the BG/ EMD, by issuance of a written demand to the Bank in the circumstances as set out in the Bank Guarantee. It is to be noted that the Earnest Money furnished can be forfeited at any time, upon the occurrence of any of the following events:

1. if there is a breach of any of the conditions under this E-Auction Process Information Document by the Bidder or in case Bidder is found to have made any misrepresentation; or
2. if Bidder is found to be ineligible to submit the bid as per the conditions set out in Section 29A of the IBC (as amended from time to time) or is found to have made a false or misleading declaration of eligibility as per the conditions set out in Section 29A of the IBC (as amended from time to time);or
3. if the Bidder is found to have provided false and incorrect information and records; or
4. if the Bidder is identified as the Successful bidder and it fails to extend the validity of the Earnest Money through the bank guarantee or does not accept the Letter of Intent issued by the Liquidator; or
5. if the Successful Bidder fails to make the complete payment as per the terms of the Letter of Intent issued by the Liquidator; or
6. If the Successful Bidder fails complete the handing-over / taking=over process within mutually agreed date and lift/ collect the documents/ materials from the premises of the Company; or
7. If the Successful Bidder fails comply with any other terms and conditions of the E-auction Process Documents.

Set-Off of Earnest Money of the Successful Bidder

Unless expressly indicated by the Bidder, the Earnest Money shall be set-off against or used as part of the consideration that the successful bidder proposes to offer in relation to the Company,

In case the auction fails, then the Earnest Money paid by the E-auction process applicant shall be returned (without interest) to it within 30 (Thirty days) of the date of closure of auction process.

Issuance of Letter of Intent and Transaction Documents

The Successful Bidder, with in a period of 3 (Three) days from submission of bid, shall be required to execute a letter of intent (LOI) provided by the Liquidator, the terms of which shall be binding on him.

A sale certificate and / or conveyance document and/ or transfer documents for the relevant asset/assets shall be issued / executed between the Successful Bidder and the Company/ Liquidator upon receipt of the balance sale consideration and execution of the LOI within a period of 3(three) days from the date of LOI.

Default by Successful Bidder and its Results

In the event of the Successful Bidder withdrawing his E-Auction Application, the Guarantee Beneficiary / Liquidator shall have the right to invoke /encash the Earnest Money furnished by the Successful Bidder.

K. DECLARATION OF SUCCESSFUL BIDDER

The Liquidator at the end of the E-Auction phase shall declare the successful bidder(s) for the business as a whole or any asset block(s). The successful bidder(s) shall be determined on the basis of highest bid received for the business/ asset block(s) by the Liquidator via the E-Auction portal process and such other factors as decided by the Liquidator. In case of any dispute / discrepancy, the Liquidator shall assess the E-Auction applications and declare the successful bidder(s) offering maximum value for the auctioned business/ assets. This right of selecting and declaring the successful bidder (s) shall solely rest with the Liquidator at all times.

The Liquidator shall endeavor to sell the business or block(s) and maximize overall recovery from the sale of business or assets of the Company. While evaluating bids, the Liquidator may provide preference to bids for the business as a whole or entire assets or more than one block. The Liquidator may provide preference to bid (or combination of bids) that provides higher overall recovery even if, for one particular block, some other bid provides for a higher offer than a consolidated bid for that one block.

L. FRAUDULENT AND CORRUPT PRACTICES

The E-Auction Process Applicant / Bidder shall observe the highest standard of ethics during the E-Auction Process and subsequently during the closure of the E-Auction Process and declaration of successful bidder. Notwithstanding anything to the contrary contained in this E-Auction Process Information Document, or in the Letter of Intent, the Liquidator shall reject an auction bid, revoke the Letter of Intent, as the case may be, without being liable in any manner whatsoever to the E-Auction Process Applicant, if the Liquidator, at his discretion, determines that the E-Auction process applicant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the E-Auction Process or has, undertaken any action in respect of such process which results in the breach of any Applicable Law including the Prevention of Corruption Act, 1988. In such an event, the Guarantee Beneficiary may invoke the Earnest Money, without prejudice to any other right or remedy that may be available to the Liquidator under this E-Auction Process Information Document or Applicable Law.

For the purposes of this Clause, the following terms shall have the meaning hereinafter respectively assigned to them:

“coercive practice” shall mean impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the auction Process;

“corrupt practice” shall mean

- i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the auction Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Liquidator or the Company, who is or has been associated or dealt in any manner, directly or indirectly with the auction Process or arising there from, before or after the execution thereof, at any time prior to the expiry of 1(one) year from the date such official resigns or retires from or otherwise ceases to be in the service of the Liquidator or the Company, shall be deemed to constitute influencing the actions of a person connected with the auction Process);or
- ii) engaging in any manner whatsoever, during the auction Process or thereafter, any person in respect of any matter relating to the Company, who at any time has been or is a legal, financial or technical adviser of the Liquidator or the Company, in relation to any matter concerning the auctionprocess;

“fraudulent practice” shall mean a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the auction Process;

“restrictive practice” shall mean forming a cartel or arriving at any understanding or arrangement among the auction process Applicants with the objective of restricting or manipulating a full and fair competition in the auction Process; and

“undesirable practice” shall mean (i) establishing contact with any person connected with or employed or engaged by the liquidator with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the auction Process; or (ii) having a Conflict of Interest.

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

The Bidder shall not divulge either his bid or any other details provided to him by the Liquidator or during the due diligence process in respect of the asset to any other party.

Prior to conduct of due diligence / site visits, the Liquidator may require the Bidder to execute confidentiality agreement with the Company / Liquidator.

M. COSTS, EXPENSES AND TAX IMPLICATIONS

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

It is hereby clarified that the E-Auction Process Applicant shall make its own arrangements including accommodation for the discussion Meeting (if organized) or Site Visit and all costs and expenses incurred in that relation shall be borne by the E-Auction Process Applicant.

The E-Auction Process Applicant shall not be entitled to receive any re-imbursment of any expenses which may have been incurred while carrying out the due diligence, search of title to the assets and matters incidental thereto or for any purpose in connection with the E-Auction Process.

It is to be noted that all taxes applicable (including stamp duty implications and registration charges) on sale of assets would be borne by the successful bidder:

1. The sale attracts stamp duty, registration charges etc. as per relevant laws
2. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, fees, etc. for transfer of the business/ property (ies) in his / her name
3. The Successful Bidder shall bear the applicable mutation fee and all the minor dues of land development agencies, local and municipal taxes, assessment charges, etc. in respect of the properties put on e- Auction.
4. Purchaser has to bear the cess or other applicable tax i.e. GST etc.
5. The reserve price/ bid price is net of any tax to be deducted as per Income tax laws.

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

The E-Auction process applicant shall be responsible for fully satisfying the requirements of the IBC and the related Regulations as well as all Applicable Laws that are relevant for the sale process. The Successful Bidder shall be responsible for obtaining requisite regulatory or statutory or third-party approvals, no-objections, permission or consents, if any, that are or may be required under Applicable Law for purchasing the relevant assets.

N. GOVERNING LAW AND JURISDICTION

This E-Auction Process Information Document, the auction Process and the other

documents pursuant to the E-Auction Process Information Document shall be governed by the laws of India and any dispute arising out of or in relation to the E-Auction Process Information Document or the E-Auction Process shall be subject to the exclusive jurisdiction of the Adjudicating Authority, courts and tribunals at Bengaluru, India.

O. TIME TABLE

The following timetable shall apply to the E-Auction Process Information Document. The time table may be amended by the Liquidator through issuance of an addendum to the E-Auction Process Information Document.

Sl. No.	Event	Timeline (days)
1	Public Announcement of Auction Notice in the Newspapers	January 21, 2023
2	Opening of Auction Portal and availability of E-Auction Process Information Document on the websites as per Terms and Conditions	January 21, 2023
3	Public Announcement of revised auction dates and revised & modified E-Auction Process Information Document	To be announced
4	Submission of Bid Forms & Declaration forms	February 09, 2023
5	Completion of KYC, Declaration & Due Diligence and Discussion Meeting	February 12, 2023
6	Site Visit	Any day with a prior notice of 48 hours till 7 days before the e- auction
7	EMD submission	February 10, 2023
8	E – Auction	February 13, 2023 (12 noon to 1 p.m.)
9	Announcement of Successful Bidder	February 13, 2023
10	Issue of Letter of Intent (LOI) to the Successful Bidder	February 15, 2023
11	Acceptance and Return of the duly signed Letter of Intent (LOI) by the Successful Bidder	February 18, 2023
12	Payment of the balance consideration by the Successful Bidder	February 25, 2023
13	Return of EMD to the unsuccessful Bidders	February 28, 2023

Please note that access to documentation, additional information and site visits will be granted only once the bidder submits the bid form and declaration form proving his eligibility to participate in the bidding process.

Note –

The timeline for payment of final sale consideration may be extended at the sole discretion of Liquidator, to the extent permissible under the applicable laws and regulations. In case the final sale consideration is not paid within the timeline, the Liquidator shall forfeit EMD.

PLEASE FIND ATTACHED THE FORMATS FOR THE GUARANTEE– FORTHE BIDDER /BY AN ASSOCIATE COMPANY OF THE BIDDER ON BEHALF OF THE BIDDER, FOR REVIEW.

FORMAT A

EARNEST MONEY – BANK GUARANTEE

(To be on non-judicial stamp paper of appropriate stamp duty value relevant to place of execution, purchased in the name of the Guarantor Bank)

To

Mr. Sushanta Kumar Choudhury

Liquidator – **East Mond Infra & Trade Private Limited – In-Liquidation**

ICICI Bank Kolkata Metropolitan Branch - Kolkata (“**ICICI Bank**”, together with the “**Liquidator**”, the “**Beneficiary**”)

WHEREAS

- A. *[Insert name of the Bidder]* incorporated in [India] / *[insert name of country where guarantor is incorporated]* under the [Companies Act, [1956/2013]] / *[insert name of legislation under which the entity is incorporated]* with corporate identity number [●], whose registered office is at *[insert address]* (“**Bidder**”) is required to provide an unconditional and irrevocable bank guarantee for an amount equal to INR (Indian Rupees only) in accordance with the terms of the E- Auction Process Information Document dated [●] (“**E- Auction Process Information Document**”) issued by the Liquidator seeking submission of bids for the business/ assets of **East Mond Infra & Trade Private Limited – In-Liquidation**.
- B. This bank guarantee is required to be issued in favor of the Beneficiary, as per the terms of the E-Auction Process Information Document.
- C. We, *[insert name of the bank]* having our registered office at *[insert address]* (“**Bank**”) at the request of the Bidder, do hereby undertake to pay to the Beneficiary at [Kolkata] an amount not exceeding INR XXXXX (Indian Rupees XXXXX only) to secure the obligations of the Bidder under the E- Auction Process Information Document on demand from the Beneficiary on terms and conditions herein contained.
 1. Now therefore, the Bank hereby issues in favor of the Beneficiary this irrevocable and unconditional payment bank guarantee (“**Guarantee**”) on behalf of the *[Insert name of the Bidder]* for an

amount.

2. The Bank for the purpose hereof unconditionally and irrevocably undertakes to pay to the Beneficiary without any demur, reservation, caveat, protest or recourse, immediately on receipt of first written demand made by the Beneficiary, a sum not exceeding the aggregate amount of INR XXXXX (Indian Rupees XXXXX).
3. This Guarantee shall be valid and binding on the Bank up to and including *[Insert date of validity of the Earnest Money]* and shall in no event be terminable by notice or any change in the constitution of the Bank or the Beneficiary, by any other reasons whatsoever and our liability hereunder shall not be impaired or discharged by any extension of time or variations or alternations made, given, or agreed with or without our knowledge or consent, by or between parties to the respective agreement.
4. The Bank hereby expressly agrees that the demand made on it under this Guarantee shall be conclusive evidence of that such payment is due and the Bank shall not require any other proof, in addition to the written demand from Beneficiary, made in any format, raised at the above mentioned address of the Bank, in order to make the said payment to the Beneficiary.
5. The Bank shall make payment hereunder notwithstanding any objection by *[Insert name of the Bidder]* and / or any other person or any dispute(s) raised by the *[insert name of the Bidder]* in any suit or proceeding pending before any court or tribunal relating thereto and the Bank's liability under this present being absolute and unequivocal. The Bank shall not require the Beneficiary to justify the invocation of this Guarantee, nor shall the Bank have any recourse against the procurer(s) in respect of any payment made hereunder.
6. This Guarantee shall be interpreted in accordance with the laws of India and the courts and tribunals at Bengaluru shall have exclusive jurisdiction. The Bank represents that this Guarantee has been established in such form and with such content that it is fully enforceable in accordance with its terms as against the Bank in the manner provided herein.
7. This Guarantee shall not be affected in any manner by reason of merger, amalgamation, restructuring, liquidation, winding up, dissolution or any other change in the constitution of the Bank.
8. This Guarantee shall be a primary obligation of the Bank and accordingly the Beneficiary shall not be obliged before enforcing this Guarantee to take any action in any court or arbitral proceedings against the Bidder, to make any claim against or any demand on the Bidder or to give any notice to the Bidder or to exercise, levy or enforce any distress, diligence or other process against the Bidder. The Bank waives any such right to that extent.
9. The Bank further unconditionally agrees with the Beneficiary that the Beneficiary shall be at liberty, without Bank's consent and without affecting in any manner the Bank's obligations under this Guarantee, from time to time:

- i. Vary and/or modify any of the terms of the E-Auction Process Information Document;
 - ii. Extend and/or postpone the time of performance of the obligations of the Bidder under the E-Auction Process Information Document; or
 - iii. Forbear or enforce any rights exercisable by the Beneficiary against the Bidder under the terms of the E-Auction Process Information Document and the Bank shall not be relieved from its liability by reason of any such act or omission on the part of the Beneficiary or any indulgence by the Beneficiary to the Bidder or other thing whatsoever which under the law relating to sureties would, but for this provision, have the effect of relieving the Bank of its obligations under the Guarantee.
10. The Bank hereby agrees and acknowledges that the Beneficiary shall have a right to invoke this Guarantee either in part or in full, as it may deem fit.
11. Our liability under this Guarantee is restricted to INR XXXX (Indian Rupees XXXX only) and it shall remain in force until [Insert Earnest Money Validity Date], with an additional claim period of 30 (thirty) days thereafter.
12. Failure to re-issue or extend this Guarantee in accordance with Clause 11 above shall entitle the Beneficiary to invoke this Guarantee.

In witness whereof the Bank, through its authorized officer, has set its hand and stamp on this.....day of at.....

Witness:

1.
Name and Address.

Signature
Name:

2.
Name and Address

Designation with Bank Stamp

Attorney as per power of attorney No

For:

..... *[Insert Name of the Bank]*

Banker's Stamp and Full Address:

Dated thisday of 20.....

Notes:

The Stamp paper should be in the name of the Bank.

FORMAT B

EARNEST MONEY AMOUNT PAYMENT BY AN ASSOCIATE COMPANY

To

Mr. Sushanta Kumar Choudhury,

Liquidator.

East Mond Infra & Trade Private Limited - In Liquidation,

64, Hem Chandra Naskar Road, Belegkata, Kolkata- 700010.

[Copy to:]

[Insert name of the Bidder with
address]

Dear Sir,

Sub: Payment of the amounts of Earnest Money on behalf of the Bidder in relation to the auction of assets of **East Mond Infra & Trade Private Limited - In Liquidation.**

In light of the bid for assets of **East Mond Infra & Trade Private Limited - In Liquidation** submitted by [Insert name of the Bidder with address] in accordance with and subject to the provisions of the E- Auction Process Information Document dated [•] in relation to the captioned transaction ("**E-Auction Process Information Document**"), issued by the Liquidator,

[Insert name and address of the Associate Company and address of the head office] hereby declares and confirms it is [an / the] [Insert relationship of the Associate Company with the Bidder] of the Bidder ("**Associate Company**"), and the payment of the Earnest Money amount vide [Insert mode of payment] ("**Payment**") is on behalf of the Bidder. The Associate Company acknowledges that such amounts paid as Earnest Money shall be subject to the terms of the Process Memorandum and hereby waives any right to claim any refund or adjustment of the amounts of such Payment except in accordance with the terms of the E- Auction Process Information Document.

The Associate Company hereby represents and warrants that payment of amounts on behalf of the Bidder is in compliance with Applicable Law.

Capitalized terms used but not defined in this letter shall have the meanings ascribed to such terms in the E-Auction Process Information Document.

Thank you.

Yours sincerely,

.....

[Signature and name of the Authorized Officer of the Associate Company] Rubber

stamp/seal of the Associate Company

ACKNOWLEDGMENT

We hereby acknowledge and confirm the statements set out above by the Associate Company.

Yours sincerely,

.....

[Signature and name of the Authorized Officer of the Bidder] Rubber stamp/seal of the Bidder

(On stamp paper)

ANNEXURE I
AFFIDAVIT AND UNDERTAKING

Date:

To

Mr. Sushanta Kumar Choudhury,

Liquidator.

East Mond Infra & Trade Private Limited-In Liquidation,

64, Hem Chandra Naskar Road, Belegkata, Kolkata- 700010.

Sub: Disclosure of eligibility under section 29A of the Insolvency and Bankruptcy Code, 2016 and declaration for submitting bid for-auction.

Dear Sir,

A. I hereby submit this declaration under Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code") as inserted by the Insolvency and Bankruptcy Code (Amendment) Act, 2018:

I have understood the provisions of section 29A of the Code. I confirm that neither XYZ Limited nor any person acts jointly with XYZ Limited (*name of the company*) or any person who is a promoter or in the management or control of XYZ Limited or any person acting jointly with XYZ Limited:

- (a) is an undischarged insolvent;
- (b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
- (c) at the time of submission of the resolution plan, has an account, or an account of a corporate debtor under the management or control of such person or whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of commencement of 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 assets before submission of the resolution plan;
- (d) has been convicted for any offence punishable with imprisonment for two years or more under any Act specified under the Twelfth Schedule; or for seven years or more under any law for the time being in force; provided that this shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment, and shall not apply in relation to a connected person referred to in Clause(iii) of Explanation I of Section 29A of the IB Code;

- (e) is disqualified to act as a director under the Companies Act, 2013, provided this shall not apply in relation to a connected person referred to in Clause(iii) of Explanation I of Section 29A of the IB Code;
- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or assessing the securities market;
- (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 Adjudicatory Authority under IB Code; provided that this 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 IB 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 the IBCode, and such guarantee has been invoked by the creditor and remains unpaid in full or part; and
- (i) is subject to any disability corresponding to (a) to (h) above under any law in a jurisdiction outside India.
- (j) Has a connected person not eligible under clauses (a) to (i).

I therefore, confirm that XYZ Limited is eligible to be bidder in accordance to Section 29A of the Insolvency and Bankruptcy Code, 2016 (“Code”) as inserted by the Insolvency and Bankruptcy Code (Amendment) Act, 2018.

- A. I undertake on behalf of XYZ Limited, that during the Liquidation Process, no person who would be considered as Connected Person and is not eligible to submit resolution plan under section 29A of Insolvency and Bankruptcy Code, 2016 and the regulation 38 of IBBI (Insolvency Resolution Process of Corporate Persons) regulations, 2016 shall be engaged in the management and control of corporate debtor.
- B. I declare and undertake that in case the XYZ Limited becomes ineligible at any stage during the Liquidation Process, it would inform the Liquidator forthwith on becoming ineligible.
- C. I also undertake that in case the XYZ Limited becomes ineligible at any time after submission of the EMD, then the EMD would be forfeited and the same would be deposited in the account of East Mond Infra & Trade Private Limited—in liquidation.
- D. I also further undertake that my winning bid Amount will remain binding unless rejected by the Liquidator.
- E. I confirm that the said declaration and disclosure is true and correct.

F. I am duly authorized to submit this declaration by virtue of _____

(DEPONENT)

VERIFICATION

I, the deponent above, do hereby solemnly declare and affirm that the above statement given by me is true and correct to the best of my knowledge and belief and nothing stated above is false or misrepresentation or misleading.

(DEPONENT)

ANNEXURE II
BID Application Form

(Please fill up separate Bid application forms for each Block)

Date:

To

Mr. Sushanta Kumar Choudhury,

Liquidator.

East Mond Infra & Trade Private Limited-In Liquidation,

64, Hem Chandra Naskar Road, Belegkata, Kolkata- 700010.

Dear Sir,

I/We declare that I/We have read and understood all the terms and conditions of auction sale and I/We are desirous in participating in the E-Auction announced by you in the newspaper publication dated in (Name of media journal).

Details of Corporate Debtor:

Name of Bank	East Mond Infra & Trade Private Limited-In Liquidation
Account Number	270505500110
Bank Name	ICICI Bank
Branch	Kolkata Metropolitan Branch, Kolkata
IFSC Code	ICIC0002705

Details of Bidder / Bid Price Offered

Name of the Bidder	
Constitution of Bidder	
Contact No.	
Email ID	
PAN No.	
Address	
Block bid for	
Bid Amount (₹)	
Whether EMD remitted?	
EMD remittance details (EMD amount, date of remittance)	
Name of Bank Branch, A/c No., IFSC Code No.	

Details of Division / Assets:

Description of property (A) Securities & Financial Assets: (1) Investment (2) Goodwill (3) Sundry Debtors (4) Advances	
Reserve Price of property as per sale Notice	

I/We/M/s. also enclose copies of the required KYC documents. We request you to kindly verify the same and arrange with the auction portals for issue of an ID and password for us to enable us to take part in the E- Auction.

Date:

Signature

Place:

STAMP

Terms and Conditions of the E-auction are as under:

In addition to the E-Auction Process Information Document, following terms and conditions apply:

1. E-Auction is being held for sale of assets on **“AS IS WHERE IS, AS IS WHAT WHATEVER THERE IS AND WITHOUT RECOURSE BASIS IS,”** and will be conducted “On Line”. The auction will be conducted through the approved service provider M/s E-Procurement Technologies Limited, at the web portal <https://ncltauction.auctiontiger.net>. E-Auction Process Document containing E-Auction bid form, Declaration by bidders, General terms and conditions of online auction sales are available on Websites <https://ncltauction.auctiontiger.net>. Interested bidders can register, bid and receive confirmation of their bid online. The requisition of additional information, if any, can be sent to sk.choudhury123@gmail.com disclosing the identity of the Applicant.
2. The Prospective Bidders should make their own independent inquiries regarding the encumbrances, title of assets put on auction and claims/rights/dues/ affecting the assets, and should conduct their own due-diligence prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Liquidator. The property is being sold with all the existing and future encumbrances/claims/dues/demands whether known or unknown to the Liquidator. Liquidator shall not be responsible in any of way for any third-party claims/ rights/dues.
3. The Liquidator will not be responsible and liable for any cost pertaining to the outcome of any litigation in relation to the assets being sold under this E-auction.
4. The licenses and permits or any other permission as may be required to run or operate the asset being sold under this E-auction should be obtained by the successful bidder and will not be the responsibility of the liquidator.
5. No proceeding shall be initiated against the resolution professional/ liquidator for any actions of the corporate debtor prior to the commencement of the corporate insolvency resolution process under the Code
6. The liquidator shall proceed to distribute the proceeds out of this E- auction as per the provisions of Section 53 of the Code
7. The Prospective Bidders should submit the evidence for EMD deposit like UTR number by 21st December, 2022 and the Request Letter for participation in E- auction, self- attested copies of (i) Proof of identity (KYC) viz. Voter ID card/ Driving License/ Passport etc., (ii) Current Address-Proof for communication, (iii) PAN card of Bidder, (iv) Valid Email ID, (v) contact number (Mobile/Landline) of the bidder etc., to the office of Liquidator by 13th December, 2022 till 5:00 PM.

Scanned copies of the original of these documents can also be submitted to the Email ID of Liquidator.

8. Name of Eligible Bidders will be identified and conveyed by Liquidator to participate in online E-auction on the portal <https://ncltauction.auctiontiger.net> "Auction Tiger". The Liquidator will provide User ID & Password to the Eligible Bidders after due verification of KYC of the Eligible Bidders.
9. It should be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
10. Liquidator has right to demand documents from bidder for the process and in case the documents are not provided, the liquidator may disqualify the bid.
11. The E-Auction / bidding of the assets of East Mond Infra & Trade Private Limited (In Liquidation) would be conducted exactly on the schedule Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder may improve their offer in multiple of "Bid Increment Amount" against each property. The Bid Increment Amount of Rs. 5,00,000 (Rupees five lacs) or in multiples of these amounts. In case bid is placed in the last 5 minutes of the closing time of the E-auction, the closing time will automatically get extended for 5 minutes.
12. The EMD of unsuccessful bidders shall be refunded within thirty working days from the date of announcement of the successful bidder(s). The EMD shall not bear any interest.
13. In case of the Successful Bidders, the EMD (whether in the form of a Demand Draft or a Bank Guarantee) may be banked or invoked. The EMD shall not bear any interest.
14. The Liquidator will issue a Letter of Intent to the Successful Bidder, detailing the Total Payable Amount and other Terms and Conditions.
15. The Successful Bidder shall bear the applicable mutation fee and all the minor dues of land development agencies, local and municipal taxes, assessment charges, etc. in respect of the properties put on e-Auction.
16. The Liquidator is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the E-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
17. The sale certificate will be issued and / or transaction / sale documents executed in the name of Successful Bidder(s) / Successful E-Auction Process Applicant(s) only and will not be issued in any other name(s).

18. The sale shall be subject to conditions prescribed under the Insolvency & Bankruptcy Code, 2016, provisions and regulations there under.
19. The interested bidders may give offers either for one or more than one asset blocks. In case a bidder bids for more than one asset, he will be required to submit separate EMD amounts for each asset blocks.
20. The decision of the Liquidator on declaration of Successful Bidder shall be final and binding on all the Bidders.

Date:

Place: Kolkata

Sushanta Kumar Choudhury

Liquidator

IBBI Reg. No: IBBI/IPA-003/IP-N00292/2020-2021/13238

East Mond Infra & Trade Private Limited – In Liquidation

(a company under liquidation process vide NCLT order dated 29th September, 2022)

Registered office: 5/1, 4th Main, Wilson Garden, Above Prashant Hotel, Bengaluru-560027, India

Email: sk.shoudhury123@gmail.com

Sushanta Kumar Choudhury has been granted a certificate of registration to act as a Liquidator by the Insolvency and Bankruptcy Board of India vide Registration No. is IBBI Reg. No: IBBI/IPA-003/IP-N00292/2020-2021/13238. The affairs, business and property of East Mond Infra & Trade Private Limited (In Liquidation) are being managed by the Liquidator who acts as agent of East Mond Infra & Trade Private Limited (In Liquidation) only and without personal liability.

IP registration details as under:

IP Registration No.: IBBI/IPA-003/IP-N00292/2020-2021/13238.

Address: 64, Hem Chandra Naskar Road, Belehata, Kolkata-700010

Email: sk.choudhury123@gmail.com

Contact No.: 9007016008

ANNEXURE III

Declaration by Bidders

To

Mr. Sushanta Kumar Choudhury,

Liquidator.

East Mond Infra & Trade Private Limited-In Liquidation,

64, Hem Chandra Naskar Road, Belegkata, Kolkata- 700010.

Dear Sir,

1. I/We, the Bidder(s) aforesaid do hereby state that, I/We have read the entire terms and conditions for the sale of assets as specified in the Information Sheet and have understood them fully. I / We, hereby unconditionally agree to confirm with and to be bound by the said terms and conditions and agree to take part in the E-auction process.
2. I / We declare that the Earnest Money Deposit (EMD) and the deposit towards purchase-price have been made by me / us as against my/our bid and that the particulars of remittance and all other information given by me/us in the online form is true and correct.
3. I / We further understand and agree that if any of the statement / information revealed by me / us is found to be incorrect and / or untrue, the bid submitted by me / us is liable to be cancelled and in such case, the EMD and / or any monies paid by me / us is liable to be forfeited by the Seller ("Liquidator") and the Seller will be at liberty to annul the offer made to me/us at any point of time.
4. I / We also agree that after my /our offer given in my /our bid for purchase of property (ies) is accepted by the Seller and if, I / We, fail to accept or act upon the terms and conditions of the sale or am / are not able to complete the transaction within the time limit specified for any reason whatsoever and /or fail to fulfill any / all the terms and conditions of the auction and offer letter, the EMD and other monies paid by me / us along with the online form and thereafter, are liable to be forfeited. The timeline for payment of final sale consideration may be extended by sole discretion of liquidator, to the extent permissible under the applicable laws and regulations. In case final sale consideration is not paid within timeline, the liquidator shall forfeit EMD and or Performance BG.
5. I / We understand that the EMD of all Bidders shall be retained by the Liquidator and returned only after the successful conclusion of the sale of property (ies). I / We, state that I / We have fully understood the terms and conditions therein and agree to be bound by the same.
6. I / We confirm that our participation in the E-auction process, submission of bid

or acquisition of the property (ies) pursuant to the provisions of the E-Auction Process Information Document will not conflict with, or result in a breach of, or constitute a default under (i) our constitutional documents; or (ii) any applicable laws; or (iii) any authorization or approval of any government agency or body; or (iv) any judgement, order, injunction, decree, or ruling of any court or governmental authority, domestic or foreign binding on me / us; or (v) any agreement to which I am / we are a party or by which I am / We are bound.

7. The decision taken by the Liquidator with respect to the selection of the Successful Bidder and communicated to us shall be binding on me/us.
8. I/We also undertake to abide by the additional conditions if announced during the E-auction including any announcement(s) on correction of and / or additions or deletions to the time of auction portal and property (ies) being offered for sale.
9. I/We confirm that the Seller and his employees, shall not be liable and responsible in any manner whatsoever for my/our failure to access and bid on the E-auction portal due to any unforeseen circumstances etc. before or during the auction event.
10. I/We hereby confirm that I/we are eligible to purchase the assets of the Company under Section 29A of the Insolvency and Bankruptcy Code, 2016.

(Signature with SEAL)

Name:

.....

Address:

.....

.....

Email:.....

Mobile:.....

ANNEXURE IV

Technical Terms & Conditions of E-auction sale

1. Intending bidders shall have a valid e-mail ID, valid PAN Card and KYC document to register with the E- Auction Service Provider.
2. Intending bidders have to register with the E-auction service provider.
3. Only upon verification of the Online Form and confirmation of remittance of EMD will the Eligible Bidders be declared and thereafter, permitted to access the Platform for bidding for a particular Property.
4. The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Agency/ the Seller. Hence, Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
5. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy.
6. Bidders are advised to change the password immediately on receipt thereof.
7. The Affidavit and Declaration as per the formats set out in **Annexure I and III**, and other mentioned documents, must be executed in accordance with applicable law and it must be issued in accordance with the constitutional documents of the Bidder, if applicable, after obtaining all corporate approvals as may be required. The extract of constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of Bidder being an individual, the declaration must be personally signed by the Bidder. In case the Bidder is not an individual, the declaration must be signed by a person who is in full time employment of the Bidder and duly authorized to sign the same.
8. All the aforementioned documents are required to be uploaded on the portal and the original physical copies thereof shall be provided by the Successful Bidder to the Seller in accordance with the Process Sale Document.
9. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bid is placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
10. The highest bid on the auction shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer/ bid does not get any right to demand for acceptance of his bid.

11. After the conclusion of the E-auction for each Block, the Successful Bidder shall be informed through a message generated automatically by the portal, of the status of the E-auction. A separate Intimation shall also be sent to the Successful Bidder by Liquidator. Date of sending the e- mail will be considered as the date of receipt of the Intimation i.e. Date of Intimation.
12. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/ power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.

ANNEXURE V
(Description of Assets – indicative list)

Please note:

The Property and Assets of the Company are proposed to be sold on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “No recourse” basis and the proposed sale of assets of the Company does not entail transfer of any other title, except the title which the Company had on its assets as on date of transfer. The Liquidator does not take or assume any responsibility for any shortfall or defect or shortcoming in the moveable/immoveable assets of the Company.

Sl. No.	Classification of Assets	Book Value (INR) as on 31.03.2022
1	<u>Securities & Financial Assets</u>	
a)	Investments in Compulsorily Convertible Debentures	20,00,00,000
b)	Goodwill	67,56,000
c)	Sundry Debtors/ Trade Receivables	6,19,000
D	Short-term Loans & Advances	243,96,91,000

ANNEXURE VI

Format for Non- Disclosure Undertaking

To
Mr. Sushanta Kumar Choudhury,
Liquidator.
East Mond Infra & Trade Private Limited-In Liquidation,
64, Hem Chandra Naskar Road, Belegkata, Kolkata- 700010.

Sub:- Undertaking as per Section 29 of the Insolvency & Bankruptcy Code, 2016

Dear Sir,

In connection with the receipt of information by us, we do hereby undertake as follows:-

1. That we will comply with provisions of law for the time being in force relating to confidentiality and insider trading.
2. That we will protect any intellectual property of the Corporate Debtor we may have access to; and
3. That we will not share relevant information with third party unless clauses (a) and (b) of Section 29(2) are complied with.
4. That we shall maintain confidentiality of all the information, fair value and liquidation value and shall not use such information and/ or value to cause an undue gain or undue loss to ourselves or any other person and comply with the requirements under sub-section (2) of section 29.
5. That we will inform you if there is any conflict of interest or issues with our independence or relation with regard to yourself, the corporate debtor, financial creditors, other professionals, interim finance provider or potential resolution applicants in the matter.

Please supply us all the relevant information of the client Company (Corporate debtor – East Mond Infra & Trade Private Limited (In Liquidation) on the basis of this undertaking. The undersigned is authorised to receive and acknowledge receipt of the same on behalf of the Firm.

Thanking you,
Yours faithfully,

SIGNATURE:
NAME:
DESIGNATION:
NAME OF FIRM:
DATE: