

OFFICE OF THE LIQUIDATOR
M/s. VNR INFRASTRUCTURES LIMITED
(In Liquidation)

Sale of Property under IBC 2016
Tender Document
And Terms & Conditions

TENDER FORM for

- (a) Commercial/Residential Building
at Road No.3, Banjara Hills, Hyderabad

OFFICE OF THE LIQUIDATOR
M/s. VNR INFRASTRUCTURES LIMITED
(In Liquidation)

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| Office: 8-2-322/D, Road Number-3 Banjara Hills, Hyderabad, India – 500034 Phone: +91 40 23558511 / Fax : +914023558566 Email: tender@vnril.com |
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REF. ADVERTISEMENT ISSUED IN EENADU (TELUGU) AND TIMES OF INDIA (ENGLISH) NEWSPAPERS ON 29.12.2017 & HOSTED ON THE WEBSITE OF M/S VNR INFRASTRUCTURES LIMITED(IN LIQUIDATION) [WWW.VNRIL.COM] FOR DISPOSAL OF SECURED IMMOVABLE & MOVABLE PROPERTIES/ASSETS OWNED BY M/s. VNR INFRASTRUCTURES LIMITED (IN LIQUIDATION)

CONTACT PARTICULARS

| | | |
|--|---|---|
| Date of release of advertisement | : | December 29 th 2017 |
| Schedule of Inspection | : | Between 10.00 a.m. and 05.00 p.m. with prior appointment contacting Mr. P. Niranjan Kumar, Mr. V. Rajendra Prasad and Ms. V. Preethi. |
| Last date/time for submission of Tenders | : | January 29 th 2018 upto 04.00 p.m. |
| Schedule of opening of TENDERS & Auction | : | January 31 st 2018 between 02.30 pm and 03.30 p.m. |
| Venue for opening of TENDERS | : | E-AUCTION Platform Technical Support: Sri U. Subba Rao (8142000061/66) |
| Contact Details for carrying out the inspection | : | Mr. P. Niranjan Kumar (9866516649), Mr. V. Rajendra Prasad (9959911383) and Ms. V. Preethi (9392632790). |

This Tender-cum-auction Document consists of the following:

- A. Copy of the advertisement
- B. Copies of documents pertaining to the dues of electricity & property taxes
- C. Terms and Conditions
- D. Miscellaneous Terms and Conditions
- E. Tender Form

SALE NOTICE

M/s VNR INFRASTRUCTURES LTD (in Liquidation)
8-2-322/D, Road No.3, Banjara Hills, Hyderabad-500 034

E-AUCTION
SALE OF PROPERTIES UNDER IBC2016

Date and Time of Auction 31.01.2018 at 2.30 pm.
on Wednesday 14th & 28th of February, 2018)

Sale of Properties owned by M/s VNR INFRASTRUCTURES LTD (in Liquidation) forming part of Liquidation Estate by the Liquidator, appointed by the Hon'ble NCLT Bench, Hyderabad. The sale will be done by the undersigned through e-auction platform at the web portal of <https://bankauctions.in> (Rs. in Lakhs)

| Sl. No. | Description of Immovable / Movable Properties | Reserve Price | EMD | Bid Increase Amount |
|------------------------------|---|---------------|-------|---------------------|
| 1 | Residential building main road facing 2125 sq ft + 709 sq.ft. on Land admeasuring 878 sq.yards situated at 8-2-322/D, Road No.3, Banjara Hills, Hyderabad-500034. | 880.00 | 88.00 | 5.00 |
| VEHICLES at Hyderabad | | | | |
| 2 | Mercedes CAR C220- 2009 Model - Diesel - Regd. No.DL4CAP9909 | 8.40 | 0.85 | 0.10 |
| 3 | MAHENDRA BOLERO SLX MH 2WD 7S BSIV A - MOTOR CAR - DIESEL - 2014 MODEL - AP16CP6061 | 4.60 | 0.45 | 0.10 |
| 4 | MAHENDRA BOLERO SLX MH 2WD 7S BSIV A - MOTOR CAR - 2014 MODEL - DIESEL - AP16CP6063 | 4.40 | 0.45 | 0.10 |
| 5 | MAHENDRA BOLERO CAMPER GOLD 2WD BSIII A - MOTOR CAR - 2014 MODEL - DIESEL - AP16TD8200 | 3.20 | 0.35 | 0.10 |
| 6 | VERITO D4 BSIV SEDAN - 2013 MODEL - DIESEL - AP09CR 6251 | 3.60 | 0.35 | 0.10 |

Terms & Conditions:

- The e-Auction will be conducted on "AS IS WHERE IS BASIS", through e-Auction service provider M/S.4CLOSURE.
- The EMD Shall be payable through DD /NEFT/RTGS in the account of SBI (Overseas Branch) , Jubilee Hills, Hyderabad, No.36699208112, IFSC SBIN0001921
- Bids shall be submitted through online mode only in the format prescribed. The bid form can be downloaded from the website of www.vnril.com.
- Last date and time of submission of EMD & Tender documents is 4.00 pm on 29.01.2018.
- The Date and Time of e-Auction is 31.01.2018 between 2.30 pm and 3.30 pm.
- If any offer is received within the last 5 minutes of closure time, the bidding time will be extended automatically by another 5 minutes and if no higher bid is received within the extended 5 minutes, the auction will automatically get closed at the extended 5 minutes. (No extra time will be permitted beyond 2.30 pm on 1.02.2018.
- e-Auction for unsuccessful/unsold assets will be taken up on 14.02.2018 and on 28.02.2018 between 2.30 p.m. and 3.30 p.m. Last day for accepting EMD and Tender documents for the extended sale period will be Monday 4.00 p.m. preceding the auction Wednesday.
- The intended bidder who have deposited EMD and require assistance in creating login ID and password may contact the liquidator office on phone 040-23558511/66 through email at info@vnril.com or info@bankauctions.in. For technical support, you can contact to Mr. U. Subbarao, 8142000061/66.
- The EMD amount of unsuccessful Bidders will be refunded.
- The bidder who submits highest offer (More than Reserve Price) on closure of online auction shall be declared successful bidder subject to approval by the Liquidator. The liquidator reserves his rights to reject any or all of the offers or accept offer for one or more properties received without assigning any reasons whatsoever at any stage.
- Upon confirmation of sale the purchaser shall Deposit 25% of sale price (including EMD) immediately and the balance sale consideration of 75% be paid within 15 days of sale. If the purchaser fails to pay amounts in time the amounts sofar deposited will be forfeited.
- The advertisement will be valid for 60 days from the date of advertisement. The properties mentioned above can be inspected by the prospective bidders at the site with prior appointment contacting Mr. P.Niranjan Kumar (9866516649), Mr. V. Rajendra Prasad (9959911383).

Sd/- Liquidator

(B) Terms and conditions of Sale**(i) Commercial/Residential Building at Road No.3, Banjara Hills, Hyderabad**

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|---|---|---|
| 1 | Details of the Property | Commercial /Residential building, Main Road facing, North East corner, on Land admeasuring 878 sq. yds. Plot 2125 sq. ft. + 700 sq. ft. (First Floor) situated at 8-2-322/D, Road No.3, Banjara Hills, Hyderabad. |
| 2 | Reserve Price | Rs.880.00 lakhs (Rupees Eight hundred and Eighty lakhs only) |
| 3 | Earnest Money Deposit(EMD)/ Bid Increase Amount | Rs.88.00 lakhs (Rupees Eighty Eight lakhs only) / Rs.5.00 lakhs |

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|----|---------------------------------------|---|
| 4 | Basis | AS IS WHERE IS BASIS |
| 5 | Last date for submission of tenders | By January 29 th , 2018 upto 04.00 P.M. e-auction |
| 6 | How to submit the EMD & Tenders | Interested parties may participate in e-auction by sending their bids for purchasing the said assets through online mode only in the prescribed format and to be mailed to : tender@vnrl.com (copy may be marked to Liquidator@vnrl.com) The EMD & Tenders should be submitted up to 04.00 PM on or before the last date of submission of tenders as mentioned hereinabove. |
| 7 | Mode of payment Of EMD/Other payments | By way of DD/NEFT/RTGS in the account of SBI(Overseas Branch) , Jubilee Hills, Hyderabad, No.36699208112, IFSC SBIIN0001921 |
| 8 | Refund of EMD | The EMD amount of unsuccessful Bidders will be refunded within one week |
| 9 | Adjustment of EMD | The successful bidder shall deposit 25% of sale consideration (including EMD) within 24 hours and the balance sale consideration of 75% shall be paid within 15 days of confirmation of sale. Failing which Amount of EMD and/or Initial Deposit as above shall be forfeited. In case of default, the secured assets will be resold and the defaulting bidder shall not have any claim. |
| 10 | Forfeiture of EMD | For bidders not complying with the terms and conditions specified in the bid form downloaded from the website, the EMD amount shall be forfeited. |
| 11 | Rejection of tenders /Bids | Bids not received in the prescribed bid form or incomplete in any respect or unsigned or not accompanied by DD/NEFT/RTGS for the requisite EMD are liable to be summarily rejected at the sole discretion of LIQUIDATOR. |

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| 12 | Type of offer and manner of payment | <ul style="list-style-type: none"> • The successful bidder shall deposit 25% of sale consideration (including EMD), by way of a DD/NEFT/RTGS to the Liquidator within 24 hours. • The balance amount of the sale consideration payable shall be paid by the purchaser within 15 days from the date of confirmation of sale. • Extension Of time for delay in payment due to unavoidable circumstances may be allowed at the sole discretion of LIQUIDATOR. However interest @ 15%p.a. shall be charged for the extended period on the Balance amount due. • In default of the payment within the period mentioned above, the amounts deposited will be forfeited and the property put on sale afresh. The defaulting Bidder will lose any or all claims to the property. |
| 13 | Presence of bidders | The bidders can participate in the e-auction from any computer or even from smart phone, in case they need any support, necessary systems will be arranged at the office premises of M/s. VNR Infrastructures Limited or at the site of the property. |
| 14 | Liability of the purchaser, if any. | <ul style="list-style-type: none"> • Any charges for conveyance, stamp duty, transfer fee (premium fee) and registration charges/expenses etc., as applicable shall be borne by the successful bidder only. • LIQUIDATOR does not undertake any responsibility to procure/arrange any permission/license etc. in respect of the property offered for sale. • All statutory/non statutory dues, taxes, rates, charges and fees owing to any one, if any, shall be the responsibility of the prospective buyer. |
| 15 | Disputes/Litigations | In case of disputes in tender/auction, the decision of LIQUIDATOR shall be final and binding on all and any litigation shall be subject to the jurisdiction of Hyderabad. |
| 16 | Inspection of assets | <p>The interested parties are advised to submit their tenders after inspection of assets. The prospective bidder shall visit / inspect the properties at their own costs as per the schedule specified in sale notice.</p> <p>The interested parties / bidders may coordinate with Mr. P. Niranjan Kumar (9866516649), Mr. V. Rajendra Prasad (9959911383) and Ms. V. Preethi (9392632790) for inspection.</p> |
| 17 | Miscellaneous | <p>Tenders with conditional offer will be treated as invalid. Correspondence about any change / modification in the offer after submission of tender will not be entertained.</p> <p>If such tenderer wishes to give a fresh offer for a property before the last date prescribed for submission of the tender in the concerned advertisement, he may file a fresh tender with appropriate Earnest Money Deposit, that too with prior permission from the Liquidator.</p> |

OTHER CONDITIONS:

18. The interested purchaser(s) shall themselves satisfy about the right and title of the property/properties from the concerned authorities and no claim shall be entertained by the Liquidator in this regard after the auction.
19. The Liquidator reserves the right to postpone/ cancel or vary the terms and conditions of auction without assigning any reason thereof.
20. The intending bidder may please see details of the terms and conditions mentioned in the tender document available on the web site: www.vnril.com. The same is also available at office of the LIQUIDATOR.
21. No Offers / bids below reserve price shall be entertained.
22. The auction will be conducted under the supervision of the Liquidator.
23. The bidder may also take a printout of the Tender Form duly signed and mail to the OFFICE OF THE LIQUIDATOR.
24. In case any offer is received within the last 5 minutes of closure time, the bidding time will be extended automatically by another 5 minutes and if no higher bid is received within the extended 5 minutes, the auction will automatically get closed at the extended 5 minutes (No extra time will be permitted beyond 2.30 pm on 01.02.2018).
25. The advertisement is valid for 60 days from the date of advertisement. Tenders for properties left unsold in the first round of auction, will be accepted and auction Held again as specified in sale advertisement.

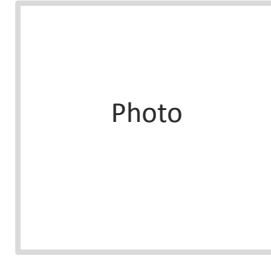
For further details please contact on Phone No. 040-23558511 / 040-29704607 during office hours between 10 am and 5 pm on any working day.

LIQUIDATOR

(D) TENDER FORM

To,

The Liquidator
M/s. VNR Infrastructures Limited (in Liquidation)
8-2-322/D, Road Number 3,
Banjara Hills, Hyderabad, India – 500034.



REF. ADVERTISEMENT ISSUED IN EENADU (TELUGU) AND TIMES OF INDIA (ENGLISH) NEWSPAPERS ON 29.12.2017 & HOSTED ON THE WEBSITE OF M/S VNR INFRASTRUCTURES LIMITED (IN LIQUIDATION) [WWW.VNRIL.COM] FOR DISPOSAL OF SECURED IMMOVABLE & MOVABLE PROPERTIES/ASSETS OWNED BY M/s. VNR INFRASTRUCTURES LIMITED (IN LIQUIDATION)

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| Tender for : | |
|---------------------|--|

I/We, the tenderer/s, do hereby state that, I/we have read the Tender Document and the terms and conditions of tender and the above advertisement and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said conditions. My/Our offer for purchase of the assets as appearing in the Tender Document is as under:

| | | | |
|----|--|--|--------------|
| 1 | (a) | Full Name of the Tenderer with Telephone Nos. Mobile Number | |
| | (b) | Address of the Tenderer along with the address proof | |
| | (i) | Office | |
| | (ii) | Residence | |
| | (iii) | Identify Proof (self-attested) | |
| | (i) | Pan Card* | |
| | (ii) | Aadhaar Card* | |
| | (iii) | Passport ^S | |
| | (iv) | Voter ID Card | |
| | (v) | Driving License | |
| | * | Compulsory for Indians | |
| | § | Compulsory for NRIs | |
| 2. | Constitution (Sole Proprietary/Partnership/Company) (in case of company/firm, also give names of Directors / partners/phone numbers) | | |
| 3 | Details of EMD | | |
| | (i) | Mode of Payment | DD/RTGS/NEFT |
| | (ii) | DD No / UTR No. in case of RTGS/NEFT | |
| | (iii) | Date | |
| | (iv) | Bank & Branch Name | |
| | (v) | Amount deposited | |

1. I/We further declare that I/We intend to purchase the above referred assets from the Liquidator for our own use / business and that the information revealed by me/us in this **Tender Form** is true and correct to the best of my/our knowledge and belief.
2. I/We certify that I/We am/are not disqualified under Sec.35 of IBC 2016, and I/we am/are eligible to be a Resolution Applicant, under Sec.29 of IBC, 2016.
3. I/We agree if any of the statement / information revealed by me/us is found incorrect, my/our tender is liable to be cancelled and in such case the Earnest Money Deposit paid by me/us is liable to be forfeited by the LIQUIDATOR and the LIQUIDATOR is at liberty to annul the offer made to me/us at any point of time.
4. I/We also agree that after my/our offer given in my/our tender for purchase of a property is accepted by the LIQUIDATOR if I/We fail to accept the terms and conditions of the offer letter or am/are not able to complete the transaction within the time limit specified in the offer letter for any reason whatsoever and / or fail to fulfill any/all the terms and conditions of the tender and offer letter, the Earnest Money Deposit paid by me/us along with the tender is liable to be forfeited by the LIQUIDATOR and that the LIQUIDATOR has also a right to proceed against me / us for specific performance of the contract.
5. I/We will not claim any interest till three months from the date of submission of offer in case the process of sale is delayed for any reason.
6. The general terms and conditions of sale are received and acceptable to me / us.

Signature of the tenderer

(M/s. _____)

[Rubber stamp of the company/firm]

- Enclosures:**
- (i) DD/Pay Order No. _____ dated: _____
 - (ii) Drawn on Bank _____ Payable at _____
 - (iii) Address Proof: _____
 - (iv) A copy of the e-auction document duly signed by the tenderer on every page.

**RESTRICTIONS ON PERSONS/CORPORATES FROM PURCHASING ASSETS SOLD
UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (IBC)**

7. In section 35 of the principal Act, in sub-section (1), in clause (f), the following proviso shall be inserted, namely:—

"Provided that the liquidator shall not sell the immovable and movable property or actionable claims of the corporate debtor in liquidation to any person who is not eligible to be a resolution applicant."

5. After section 29 of the principal Act, the following section shall be inserted, namely:—

"29A. A person shall not be eligible to submit a resolution plan, if such person, or any other person acting jointly or in concert with such person—

(a) is an undischarged insolvent;

(b) is a wilful defaulter in accordance with the guidelines of the Reserve

Bank of India issued under the Banking Regulation Act, 1949;

(c) 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 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;

(d) has been convicted for any offence punishable with imprisonment for two years or more;

(e) is disqualified to act as a director under the Companies Act, 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 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;

(h) has executed an enforceable 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;

(i) has been 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).

Amendment of section 5.

Amendment of section 25.

Insertion of new section 29A.

Persons not eligible to be resolution applicant.

3

Explanation.—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) :