

COMPLETE E- AUCTION PROCESS DOCUMENT

Invitation for bids for sale of
“I A P Company Pvt Ltd. - In liquidation” under the provisions of Insolvency and Bankruptcy Code, 2016
vide order dated 28.09.2020
passed by Hon'ble National Company Law Tribunal (“NCLT”), New Delhi

Date of Publication of Sale Notice

“12th February, 2021”

Date of E-Auction

“01st March, 2021”

Issued by: Dharmendra Kumar, Liquidator

IBBI Regn. No: IBBI/IPA-003/IP-N000112/2017-18/11264

I A P Company Pvt Ltd. – In Liquidation

Registered Office at (as per MCA records):

House No. 353/1, Near Golak Dham Temple, Main Road, Bijwasan, New Delhi - 110061

Corporate Office at:

Unit No. 203, 204A & 204B, 2nd Floor, Palam Triangle, Palam Vihar, Gurugram, Haryana 122017

Address for Correspondence:

Mr. Dharmendra Kumar, Liquidator
92C, DDA Pocket-4, Mayur Vihar -1, New Delhi-110091

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DISCLAIMER

THE INTENDING BIDDERS SHOULD MAKE THEIR OWN INDEPENDENT INQUIRIES REGARDING THE ENCUMBRANCES ON THE ASSETS PUT ON AUCTION AND CLAIMS/ RIGHTS/ DUES/ AFFECTING THE ASSETS, 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 BANK/NBFC. THE ASSETS IS BEING SOLD WITH ALL THE EXISTING AND FUTURE ENCUMBRANCES WHETHER KNOWN OR UNKNOWN TO THE BANK/NBFC. THE AUTHORISED OFFICER/SECURED CREDITOR SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ANY THIRD PARTY CLAIMS/ RIGHTS/ DUES. THE SALE SHALL BE SUBJECT TO RULES/ CONDITIONS.

This document is issued by Dharmendra Kumar, the Liquidator of M/s. I A P Company Pvt Ltd. (in liquidation) for general information purposes only, without regard to specific objectives, suitability and the requirements of financial situations or particular person. The purpose of this document is to set out the process for submitting auction bids for the Company M/s I A P Company Pvt Ltd. (in liquidation) (the "Company") in accordance with the Insolvency and Bankruptcy Code, 2016 ("IBC"). Nothing herein or in materials relating to the E-Auction Process Document is intended to be construed as legal, financial, accounting, regulatory or tax advice by the Liquidator or his professional advisors. This E-Auction Process Document is personal and specific to each auction process participant. Neither this E-Auction Process Document nor anything contained herein shall form the basis of, or be relied upon in connection with any contract, agreement, undertaking, understanding or any commitment whatsoever.

The information in this E-Auction Process Document and any information provided earlier or subsequently, whether verbally or in documentary or any other form by or on behalf of the Liquidator, which does not purport to be comprehensive, is provided by the Company and has not been independently verified by the Liquidator or his professional advisors. While this information has been prepared in good faith, no representation or warranty, expressed or implied, is or will be made and no responsibility or liability is or will be accepted by the Liquidator, his professional advisors, the Company or by any of their respective officers, employees or agents in relation to the accuracy, fairness, authenticity or completeness of this E- Auction Process Document or any other written or oral information made available to any Interested Bidder(s) or its advisers and any such liability is expressly disclaimed.

In so far as the information contained in this E-Auction Process Document and any information provided earlier or subsequently includes current or historical information, the accuracy, adequacy, authenticity, correctness, fairness, and completeness of such information cannot be guaranteed. The information provided to the Interested Bidder(s) may contain statements describing documents and agreements in summary form and such summaries are qualified in their entirety with reference to such documents and agreements. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as complete.

The Liquidator accepts no responsibility for the accuracy or otherwise for any statement contained in the E-Auction Process Document and any information provided earlier or subsequently and expressly disclaims any and all liability, which is based on the information and statements or any part thereof contained in / omitted from the E-Auction Process Document and any information provided earlier or subsequently. Cognizance should also be taken of the fact that the Liquidator does not give any assurance or warranty of the physical condition of assets and their suitability for any sort of operation that the Interested Bidder envisages. Each Interested Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information provided in this E-Auction Process Document and any information provided earlier or subsequently and obtain independent advice from appropriate sources.

By acceptance of this E-Auction Process Document and submission of the Bid (defined herein after in the document), the Interested Bidder(s) shall be deemed to have acknowledged that it has not relied upon any representation and warranty made by the Liquidator and / or his professional advisors. The submission of the Bid means and implies that the Interested Bidder has read carefully and unconditionally and irrevocably agreed to and accepted all the terms and conditions laid herein. This document has not been filed, registered or approved and will or may not be filed, registered, reviewed or approved by any statutory or regulatory authority in India or any other jurisdiction.

The Liquidator has no responsibility towards the authenticity of the trademark/brand used in relation to the products of the Company. Interested Bidder(s) is / are advised to conduct their own legal diligence towards continuing with the same name in the hands of the Successful Bidder (defined herein after in the document). The Liquidator does not constitute advice and should not be held responsible for any sort of claim on use of such trademark /brand by any constitution / party (including related party(s)). The Liquidator hereby excludes any warranty, express or implied by any party on such trademark / brand name. No responsibility is taken by the Liquidator regarding any implications on the future usage of such trademark / brand name.

This E-Auction Process Document and information contained herein or disclosed pursuant to the terms of this E-Auction Process Document or any part of it does 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 Liquidator. Distributing or taking / sending /dispatching /transmitting this E-Auction Process Document in certain foreign jurisdictions may be restricted by law, and Persons in whose possession this E-Auction Process Document comes should inform themselves about, and observe, any such restrictions.

Neither the Liquidator, nor his professional advisors, affiliates, directors, employees, agents, representatives or managers of the process shall be liable for any damages, whether direct or indirect, incidental, special or consequential including loss of revenue or profits that may arise from or in connection with the use of this E- Auction Process Document, including for the Interested Bidder not being selected as a Successful Bidder or on account of any decision taken by the Liquidator.

The Liquidator and /or the Company give no undertaking to provide the recipient with access to any additional information or to update this E-Auction Process Document or any additional information, or to correct any inaccuracies in it which may become apparent, and they reserve the right, without giving reasons, at any time and in any respect, to amend or terminate the procedures set herein or to terminate negotiations with any Interested Bidder. The issue of this E-Auction Process Document shall not be deemed to be any form of commitment on the part of the Liquidator or the Company to proceed with any transaction.

In addition to the provisions set out in this E-Auction Process Document, the Interested Bidder shall be responsible for fully satisfying the requirements of the IBC and related Regulations as well as all laws in force that are or may be applicable to the Interested Bidder or the sale process and for obtaining requisite regulatory or other approvals, if any, that are or may be required under applicable law and nothing contained in this E-Auction Process Document shall be deemed to relieve, wholly or partially, directly or indirectly, the Interested Bidder from compliance with the IBC and related Regulations as well as any other law in force, and / or any instrument having the force of law as may be applicable and nothing in this E-Auction Process Document shall be construed as, or operate either, wholly or in part, as exempting the Interested Bidder from complying with all such laws, as are or may be applicable.

By procuring a copy of this E-Auction Process Document, the recipient accepts the terms of this disclaimer notice, which forms an integral part of this E-Auction Process Document and all other terms and conditions of this E-Auction Process Document. Further, no Person, including the Interested Bidder 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 E-Auction Process Document or otherwise, including the accuracy, adequacy, authenticity, correctness, completeness or reliability of the information or opinions contained in this E-Auction Process Document or any other information and any assessment, assumption, statement or information contained therein or deemed to form part of this E-Auction Process Document, and the Liquidator, his professional advisors, the Company, and their affiliates, directors, employees, agents, representatives or managers do not have any responsibility or liability for any such information or opinions and therefore, any liability or responsibility is hereby expressly disclaimed.

All expenses incurred towards movement / shifting of plant & machinery or any asset post the e-auction process should be borne and paid by the Successful Bidder. The Liquidator shall not be held responsible / liable to pay any expenses towards such movement of plant & machinery or any asset sold in the auction process.

All the assets /asset lots of the Company are to be sold on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without recourse" basis. The proposed sale of assets /asset lots of the Company does not entail transfer of any title except the title which the Company had on the 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.

This E-Auction Process Document is neither transferable nor assignable.

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1. INFORMATION ABOUT THE E-AUCTION:

- a. *Linkstar Infoys Pvt. Ltd. (“E-Auction Service Provider” or “Agency”) has been appointed as the E-Auction Service Provider. The sale of the Company will be on an “as is where is and as is what is without any recourse” basis and shall be undertaken by the Agency for and on behalf of the Liquidator through an e-auction platform provided on the website portal of the E-Auction Service Provider (“Platform”). Other details of the e-auction are as follows:*

Type of Bid	E – Auction
<i>Liquidator</i>	<i>Dharmendra Kumar, Liquidator of M/s IAP Company Pvt Ltd. (in liquidation)</i>
<i>Website of E- Auction Service</i>	<i>https://www.eauctions.co.in</i>
<i>Address of E Auction Service Provider</i>	<i>Linkstar Infoys Pvt. Ltd. 9-C, Vardan Exclusive, Near Vittahalbhai Patel colony, Near Lakhudi Talavadi, Navrangpura, Ahmedabad-380014, Gujarat, India Contact Person : Mr. Dixit Prajapati, Mobile: +91-7874138237, Email id: admin@eauctions.co.in</i>
<i>Company</i>	<i>M/s IAP Company Pvt Ltd. (in liquidation)</i>
<i>Annexures and Formats</i>	<i>1. Annexure 1 - Notarized Affidavit certifying eligibility under Section 29A of IBC 2. Annexure 2 - Bid Application form (to be duly filled in and signed by the Interested Bidder) 3. Annexure 3 - Declaration by the interested bidder (to be duly filled in and signed by the Interested Bidder) 4. Annexure 4 - Copy of resolution passed by the board of directors of the Interested Bidder. 5. Annexure 5 - Assets of the Corporate Debtor 6. Annexure 6 - Copy of Public Announcement 7. Annexure 7 - Technical Terms & Conditions of E-Auction Sale 8. Annexure 8 - Schedule of events</i>
<i>Special Instructions</i>	<i>The bidding is a serious matter and last-minute bidding may lead to mistake or lapses. Neither the E–Auction Service Provider nor the Liquidator will be responsible for any kind of lapses/failure on the part of the bidder.</i>

- b. *The Company I A P Company Pvt Ltd. (in liquidation) is proposed to be sold as a whole on a ‘going concern’ as per the Directions of the Hon’ble NCLT & the Stakeholders Consultation Committee [SCC] in the 3rd meeting held on 27.01.2021. Accordingly, all the assets including fixed and current assets of the unit are being sold to the extent permissible under the Applicable Laws. Post the transfer, the Successful Bidder shall be entitled to transfer/apply for transfer of all the licenses, approvals, concessions, and benefits as may be applicable to the unit.*

2. E- Auction Schedule:

- a. Description of the Assets, manner of the sale, Inspection Date, Reserve Price, EMD, amount & documents submission deadline and Bid Incremental value are as follows:

Description	Date and Time of E- Auction	Reserve Price (INR)	EMD Amount & Documents submission deadline	Bid Incremental value
LOT 1: Composite Bid for Lot 2 to 3	1 st March, 2021. Time : 11.30 AM to 12.30 PM (with unlimited extension of 5 minutes)	Rs. 5,60,86,602/-	Rs. 56,10,000/- on or before 24 th February, 2021, before 5PM	Rs.1,00,000
LOT 2: Plant & Machineries including furniture and fixtures, office equipment situated & lying at Unit No. 203, 204A & 204B, 2 nd Floor, Palam Triangle, Palam Vihar, Gurugram, Haryana 122017	1 st March, 2021. Time : 1.30 PM to 2.30 PM (with unlimited extension of 5 minutes each)	Rs. 13,18,069/-	Rs. 1,32,000/- on or before 24 th February, 2021, before 5PM	Rs.10,000
LOT 3: Securities & Financial Assets in the name of the Corporate Debtor	1 st March, 2021. Time : 3.00 PM to 4.00 PM (with unlimited extension of 5 minutes each)	Rs. 5,47,68,533/-	Rs.54,80,000/- on or before 2 rd February, 2021, before 5PM	Rs.1,00,000

Note: *The Liquidator reserves the right to amend the key terms of the auction process including reserve price, earnest money deposit, bid incremental values and timelines at his sole discretion, to the extent permissible under the applicable laws and regulations. Any information about amendments /extension of any of the timelines will be available on the E-auction website and communicated to the Qualified Bidder.*

Accepting/rejecting any or all the bids is at the sole discretion of the Liquidator without assigning any reason whatsoever

3. **Important Information:**

This E-Auction Process Document has been issued with the intent to carry out e-auction (**E-Auction**) of **M/s. I A P Company Pvt Limited (in liquidation)** under the provisions of the Insolvency and Bankruptcy Code, 2016 (**IBC**) and the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (**Liquidation Process Regulations**).

All information provided in this E-Auction Process Document should be read together with the provisions of the IBC and the Liquidation Process Regulations. In the event of a conflict between this E-Auction Process Document and the IBC or the Liquidation Process Regulations, the provisions of the IBC or the Liquidation Process Regulations, as the case may be, shall prevail.

This E-Auction Process Document is neither a prospectus, nor an offer document nor a letter of offer for sale of the Company as a going concern/sale of company's assets, or an official confirmation of any transaction entered into by neither the Company nor an agreement by the Liquidator to the Interested Bidders or any other person. The E-Auction Process Document purports to ascertain interest of potential applicants and does not create any kind of binding obligation on the part of the Liquidator, his/her professional advisors or the Company to effectuate the sale of the assets of the Company.

The Liquidator may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this E-Auction Process Document.

The issue of this E-Auction Process Document does not imply that the Liquidator is bound to select an Interested Bidder as Successful Bidder for the company as a going concern / sale of company's assets and the Liquidator reserves the right to reject all or any of the Interested Bidders or bids without assigning any reason whatsoever.

Each Interested Bidder shall bear all its costs and charges associated with or relating to the preparation and submission of its bid and /or participation in the e-auction, including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator or any other costs incurred in connection with or relating to its bid.

All terms and conditions with respect to the sale of the company shall be governed by the directions of the Liquidator, National Company Law Tribunal (NCLT), New Delhi Bench and in accordance with the provisions of applicable laws. The Liquidator shall exercise all rights with respect to sale of the Company and it would be open to the Liquidator to appoint such experts, professionals or other persons, as the Liquidator might think necessary.

The Annexure to this E-Auction Process Document shall form an integral part hereof and this E-Auction Process Document shall always be read in conjunction with the Annexure hereto. In the event of any inconsistency between the terms contained in the E-Auction Process Document and that of the Annexure, the terms contained in the Annexure shall prevail.

The title documents relating to the asset(s), to the extent available, shall be provided on request to be made to the Liquidator at kumard36@hotmail.com or iapliquidator2020@gmail.com or sec@iapcorp.com

4. **DEFINITIONS:**

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

“Affiliate” in relation to a Person,

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

“Agency” shall mean E-Auction Service Provider (M/s Linkstar Infoys Pvt. Ltd.);

“Applicable Laws” shall mean, all applicable laws, 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 Process Regulations, Companies Act, 2013, 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 Document or thereafter and each as amended from time to time;

“Associate Company”, in relation to another company, means a company in which the Bidder has a significant influence in terms of the Companies Act of 2013, and includes an Affiliate of the Bidder having such influence and includes a joint venture company;

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

“Bidder” shall mean a person or persons who submitted their bid as per this E-Auction Process Document; and shall include a qualified bidder and successful bidder as the case may be and the context requires;

“Bid Application Form” shall mean the bid form required to be submitted by an Interested Bidder, as per Annexure 2;

“Bid Incremental value” shall mean the minimum amount over and above the last highest bid amount by which any participating Qualified Bidder will be required to increase the next bid on the auction portal;

“Control” together with its grammatical variations, when used with respect to any Person shall mean the power to direct the management and policies of a Person, directly or indirectly, whether through the ownership of voting securities, shareholders agreements, voting agreements, by contractor otherwise; provided that, in any event: (i) the direct or indirect ownership of more than 51% (fifty one per-cent) of the voting securities of a Person; or (ii) the right to appoint and/or remove the majority of the members of the board of directors or other governing body of a Person, shall be deemed to constitute Control of such Person;

“Declaration” shall mean the Interested Bidders declaration as per Annexure 3;

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

“Interested Bidder” shall mean any person or persons who have submitted the signed Bid Form for participation along with notarized affidavit, signed Declaration, requisite Earnest Money and other necessary documents to complete the eligibility check formalities to the satisfaction of the Liquidator and who is not yet accepted by the Liquidator as a Qualified Bidder;

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

“Liquidation Process Regulations” shall mean 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” shall mean an Interested Bidder who completed the eligibility check formalities to the satisfaction of the Liquidator and who the Liquidator has notified as accepted by the Liquidator as a Qualified Bidder;

“Reserve Price” shall mean the minimum price at which a bid will be accepted on the auction portal from a participating qualified bidder;

“Successful Bidder” shall mean the Qualified Bidder whose bid is approved and who is declared as such by the Liquidator at the end of the determined auction process;

Capitalized terms used herein but not defined otherwise shall have meaning prescribed to them under the provisions of the IBC and the rules and regulations there under.

5. **BACKGROUND:**

The Hon'ble National Company Law Tribunal, New Delhi Bench ("NCLT") has, vide its order no. **CA-140/ND/2019** dated **28.09.2020** (Pronounced on 05.10.2020) in **IB-446/ND/2017** in the matter of. M/s I A P Company Pvt Ltd (In liquidation) ("Order"), appointed Dharmendra Kumar, (IBBI Regn. No: IBBI/IPA-003/IP-N000112/2017-18/11264) to act as Liquidator under Insolvency and Bankruptcy Code, 2016 for liquidating, M/s I A P Company Pvt Ltd ("Company" / "Corporate Debtor").

Hon'ble NCLT in its liquidation order dated 28.09.2020 has given a window to the Erstwhile Management for compromise or arrangement with in the 90 days from the date of the Liquidation order, The Resolution Applicant however failed to do so hence in the 3rd SCC meeting it was decided to proceed with the Liquidation process of the Corporate Debtor.

Now, the E Auction is being conducted for sale of Movable & Immovable assets in 3 separate Lots that again forming part of the assets in liquidation of the Corporate Debtor.

Lot-1 comprises Composite Bid for all assets as listed in Lot-2 to 3. Bidding for Lot-2 to 3 will be conducted only if there is no bidder for Lot-1;

Lot-2 comprises Plant & Machineries including furniture and fixtures, office equipment lying at Unit No. 203, 204A & 204B, 2nd Floor, Palam Triangle, Palam Vihar, Gurugram, Haryana 122017;

Lot-3 comprises of Securities & Financial Assets–receivables from Sundry Debtors, Govt. Departments, Income Tax Department etc.

The E-Auction service provider will provide User ID & Password to the qualified bidders after due verification of requisite documents submitted by the Interested Bidders as stated here in to the satisfaction of the Liquidator.

The E-Auction / bidding would be conducted exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst the Qualified Bidders. A Qualified Bidder may improve its offer in multiple of amount mentioned under the column "Bid Incremental Value". In case a bid is placed within the last 5 minutes of the closing time of the E-Auction, the closing time will be automatically extended for 5 minutes.

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

6. **TERMS AND CONDITIONS OF THE E-AUCTION:**

The sale of the assets of the company as a mentioned in this E-Auction Process Document and the notice of sale dated 11th February, 2021 (**published in Newspapers Financial Express English and Jansatta Hindi on 12th February 2021**) published by the Liquidator pursuant to the appointment by the Hon'ble NCLT New Delhi Bench, shall be subject to the following conditions and the conditions set out in **ANNEXURES**.

6.1 Nature and object of the E-Auction

The online e-auction sale is with the object of facilitating a free, fair and transparent sale of the Company and for achieving best-possible recovery for the Company.

6.2 Cautions to Bidders:

- a. The auction is being conducted strictly on an **“As is where is, as is what is there is, and without recourse basis”**.
- b. Bidders are advised to go through all the terms and conditions of sale given in this E-Auction Process Document and also in the Notice of Sale before participating in the online bidding/auction.
- c. The e-auction shall entitle the Successful Bidder to all the rights of the incumbent holder in respect of the properties. Details of the assets as stated in Annexure 5 of this E-Auction Process Document are as per the details available with the Liquidator and neither the Liquidator nor the Agency shall, in any way, be responsible for any variation in the extent of the properties due to any reason.

6.3 Inspection of the Assets - Buyers Beware:

- a. Bidders are requested to inspect the assets and satisfy themselves regarding the physical nature, condition, extent etc., of the assets prior to submission of their online bids. All costs incurred in connection with such inspection shall be borne by the Bidders.
- b. The Agency /the Liquidator shall not be responsible for rendering any assistance to the Bidder in connection with its independent inspection of the assets.
- c. Bidders are bound by the principle of Caveat Emptor (buyer beware).
- d. Bidders are requested to submit their bids only after conducting their own independent due diligence exercise.

6.4 Documents to be submitted:

- a. The auction shall be conducted through the process of an e-auction facilitated by the Liquidator. The Liquidator/ E-Auction Service Provider shall inform the Bidders *via* email of the procedure for obtaining access to the Platform for the purposes of uploading necessary forms and documents thereat and making bids thereon.
- b. Each intending bidder shall, pursuant to gaining access to the Platform, provide such details as may be required by the E-Auction Service Provider.
- c. Thereafter, the Bidders would be required to upload or may submit to the Liquidator in person the following documents along with their latest audited financial statements.
 - i. Individual Bidders or Bidders in the nature of Hindu undivided families (“**HUFs**”) would be required to upload the following:
 1. copy of the valid passport or voter’s ID or valid driving license or Aadhar card or photo identity card issued by Govt./PSU; and
 2. copy of the permanent account number (“**PAN**”) card and in case the copy of the PAN card is not available with the Bidder, an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs. 100 (Rupees One Hundred only) in lieu of the PAN card shall be submitted.

It is clarified that in the case of an HUF, the Karta of the HUF would have to upload his own passport/ voter ID/ driving license/ Aadhar card/photo identity card issued by Govt. /PSU.
 - ii. Non-Resident Indian(s) would be required to upload the following documents:
 1. their passport and residence visa copies duly attested by foreign offices or notary public or the Indian embassy; and
 2. a copy of the PAN card and in case the copy of the PAN card is not available with the Bidder, an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs. 100 (Rupees One Hundred only) in lieu of the PAN card shall be submitted.
 - iii. Proprietary concerns shall upload any two documents evidencing the identity and address proof of the proprietor and proprietorship concern. The proprietor should also provide a copy of the permanent account number (“**PAN**”) card and in case the copy of the PAN card is not available, an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs. 100 (Rupees One Hundred only) in lieu of the PAN card shall be submitted.

- iv. Partnership firms and limited liability partnerships shall be required to submit any two documents providing the identity and address proof of the partnership or limited liability partnership, as applicable, any 2 (two) documents evidencing the identity and address proof the partner authorized to act on behalf of the partnership or limited liability partnership, as the case may be, and the following documents:
1. Registration certificate or incorporation certificate, if any, as applicable;
 2. Partnership deed or limited liability partnership agreement, as applicable;
 3. An officially valid document in respect of the person holding a power of attorney to transact on behalf of the partnership or copy of the resolution passed by the partners of the limited liability partnership or other valid document evidencing authority of the designated partner to transact on behalf of the limited liability partnership; and
 4. Copy of the permanent account number ("PAN") card of the partnership firm/ limited liability partnership and in case the copy of the PAN card is not available, an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs. 100 (Rupees One Hundred only) in lieu of the PAN card shall be submitted.
- v. Companies shall be required to submit any two documents evidencing the identity and address proof of the company and the following documents:
1. Certificate of incorporation;
 2. A resolution from the shareholders/ Board of Directors granted to its managers, officers or employees to transact on its behalf with respect to the matters contemplated herein; and
 3. Copy of the permanent account number ("PAN") card of the company and in case the copy of the PAN card is not available, an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs. 100 (Rupees One Hundred only) in lieu of the PAN card shall be submitted.
 4. It is clarified that no power of attorney would be accepted, and the person authorized to act on behalf of a company must be so authorized only by means of a resolution of the board or shareholders of the company.

- d. Upon submitting the relevant documents in accordance with the above referred Clause, the intending bidders are required to fill up the form / physical form as per the format prescribed in **Annexure 2** with respect to each auction for which the intending bidder proposes to submit a bid and take a print out of the filled form, sign the same and thereafter upload it on the Platform and email it to the liquidator along with
- i. notarized affidavit as per the format set out in **Annexure 1** and
 - ii. a duly signed declaration as per the format set out in **Annexure 3**, on or before the last date and time given in the Notice of Sale.

The intending bidder would also be required to make payment of the EMD in accordance with Clause 6.5 prior to uploading the Form. The Form should be duly filled in and complete with all the relevant details.

- e. Any queries can be addressed to Liquidator, Dharmendra Kumar at Phone No. +91-9973603517, Taras Jain at Phone No. +91-9811243806 at Email- kumard36@hotmail.com or iapliquidator2020@gmail.com or sec@iapcorp.com and for any other technical support contact Mr. Dixit Prajapati, Email id-admin@eauctions.co.in, Mobile No.: +91 7874138237.
- f. Bidders can participate in the e-auction from anywhere. Therefore, any intending Bidder who is an individual/Non-Resident Indian or Karta of HUF shall participate in the e- auction on his own behalf and shall not be allowed to participate in the e-auction through any third party such as an authorized agent/representative.

6.5 Earnest Money Deposit (EMD):

- a. In order to become a Qualified Bidder and participate in the E-Auction process, an Interested Bidder is, inter alia, required to provide as interest free earnest money (“Earnest Money”) on or before the date and an amount as specified in Clause 2 “E-Auction Schedule” of this document and shall be paid by either mode as specified below
- i. Either by remittance of funds to the bank account of the Company through RTGS/ NEFT to the Account as per the details given below.

Name	I A P Company Pvt. Ltd. in Liquidation
Account Number	914020025124972
Bank Name	Axis Bank Ltd.
Branch	Palam Vihar, Gurugram-122017
IFSC Code	UTIB0000707

- ii. By way of a Demand Draft issued by any scheduled commercial bank in India in favor of M/s **I A P Company Pvt. Ltd. in Liquidation**, payable at Gurugram.
- iii. The details of the remittance made in this regard shall be entered in the form submitted by the bidder and shall be intimated to the Liquidator thorough email along with the scanned copy of the remittance Challan. The Bidders shall preserve the remittance Challan and shall produce the same as and when demanded. The entire Earnest Money amount shall be remitted by the Interested Bidder (s) from its bank account on or before as specified in clause - 2.

b. Return of Earnest Money Deposit

- i. Subject to the first proviso below, the Earnest Money without interest shall be returned to unsuccessful Qualified Bidder(s) within 7 (seven) working days of the date of closure of the E-Auction process or cancellation of the E- Auction process, except that the Liquidator may retain the Earnest Money of the next highest Qualified Bidder for up to 30 (thirty) days from the date of conclusion of the E-Auction (where a Successful Bidder has been identified) in order to consider that bid (at the discretion of the liquidator) in the event the original Successful Bidder is disqualified or fails to adhere to the terms of the Letter of Intent.
- ii. Provided that, in the event, the Liquidator proposes to cancel the E-Auction process on the scheduled date or decides to not accept any of the bids submitted during the E-Auction process, and in both the instances, proposes to follow up the same with another E-Auction process, then if a Qualified Bidder indicates in writing its desire to receive refund of its Earnest Money deposit, then the Earnest Money shall be returned to the Qualified Bidder, within 7 (seven) working days of giving notice requesting for the return of the Earnest Money deposited.
- iii. Provided further that, failure to participate in a round of E-Auction or requesting refund of the Earnest Money shall not debar a Qualified Bidder from participating in any subsequent round(s) of E-Auction.
- iv. The Earnest Money without interest shall also be returned to a Qualified Bidder, within 7 (seven) working days of a demand being raised by such Qualified Bidder on the basis of any of the following grounds:
 - 1. Any increase in the Reserve Price or minimum incremental value;
 - 2. Any increase in EMD amount by more than 10% of the immediately previous specified EMD;
 - 3. Any reduction on the timelines within which the balance sale proceed is

required to be paid;

4. Change in eligibility requirement post the submission of the Earnest Money, such that the Interested Bidder becomes ineligible. However, imposition of additional compliance requirements (such as requirement of providing additional undertakings) shall not be considered as change in eligibility norm;
5. Postponement of the date of the scheduled auction beyond 30 (thirty) days, except on account of any direction from Adjudicating Authority.

c. **Forfeiture of Earnest Money:**

The Earnest Money, paid by bank transfer / DD will be forfeited, upon the occurrence of any of the following events:

- i. if any of the conditions under this E-Auction Process Document are breached by the Qualified Bidder or in case the Qualified Bidder is found to have made any misrepresentation; or
- ii. if the Qualified Bidder or any person acting jointly or in concert with such Qualified Bidder is found to be ineligible to submit a bid under Section 29A of the IBC (as amended from time to time) or is found to have made a false or misleading declaration no eligibility under Section 29A of the IBC (as amended from time to time); or
- iii. if the Successful Bidder does not accept the Letter of Intent issued by the Liquidator within the period and in the manner specified, or
- iv. if the Successful bidder fails to pay the balance sale consideration (plus any applicable taxes, if any, on 100% of the bid sum) before the expiry of the period for payment of the same.

6.6 Declaration of Eligible Bidder:

The Liquidator shall

- a. verify the details mentioned in the Forms based on the documents submitted in person or uploaded pursuant to the terms and conditions mentioned herein and ascertain submission of the EMD, and also the adherence of timelines specified in Clause 2.
- b. Pursuant to such verification, the Agency/ Liquidator shall notify the Bidders (via email) regarding their eligibility to participate in the-auction.

- c. Such Bidders shall hereinafter be referred to as the “**Eligible Bidders**”. It is clarified that an Eligible Bidder shall be entitled to submit a bid only with respect to the specified auction for which he has submitted the Form and in respect of which he has paid the EMD.

6.7 Bidding Process:

- a. Bidding will be through the E-Auction.
- b. Bidders are cautioned to be careful while entering the bid amount,
- c. The Liquidator and the Agency shall not have any liability towards bidders for any interruption or delay in access to the Platform irrespective of the cause, issues relating to the Platform, failure of internet connections, server problems, etc.
- d. Any problem arising out of the e – auction shall be decided by the Liquidator, whose decision shall be final and binding.
- e. The auction will be conducted through the approved service provider Linkstar Infosys Pvt. Ltd, at the web portal www.eauctions.co.in. E-Auction Process document containing E-Auction bid form, Declaration by bidder, General terms and conditions of online auction sales are available on website <https://www.eauctions.co.in>. Interested bidder(s) can register, bid and receive confirmation of their bid by electronic means. The requisition of additional information, if any, be sent to E-mail ID: admin@eauctions.co.in.
- f. The reserve price shall be as per the details set out in clause 2 hereof. The Incremental bids shall be in multiples of amount given in clause-2 hereof and the eligible bidders shall increase their bids in multiples of that amount.

6.8 Duration of Auction Sale:

- a. The auction will be conducted via an electronic auction platform.
- b. Online e-auction sale will commence and be carried out as per the timelines set out in clause 2
- c. The e-Auction shall commence strictly at the scheduled time and at a price equal to reserve price. The closing time of the auction is system controlled; the time will get automatically extended by 5 (five) minutes if any bid is received during the last 5 (five) minutes, i.e. while an active bid is in process and kept open till the auction-sale concludes.
- d. If any market-leading bid (bid higher than the highest at the point in time) is received within the last 5 (five) minutes of closing time, the bidding time will be extended

automatically by 5 (five) minutes and if no bid higher than last quoted highest bid is received within the said extended 5 (five) minutes, the auction sale will automatically get closed at the expiry of the extended 5 (five) minute period. There will thus be an extension of bidding-time, each of 5 (five) minutes duration, till auction is concluded.

- e. Eligible Bidders are advised to enter their bid accordingly keeping in mind the 5 (five) minute duration as specified above.
- f. No complaint on the time-factor for bidding or paucity of time for bidding will be entertained by the Agency and/ or the Liquidator.

6.9 Declaration of Successful Bidder:

- a. The Liquidator shall determine and at his sole discretion (which discretion shall not be used arbitrarily), declare at the end of the E-Auction, the Successful Bidder(s). Determination of the Successful Bidder(s) shall be done on the basis of highest bid received via the E-Auction, unless the Liquidator determines, acting reasonably, that the highest bidder shall not be identified as the Successful Bidder.
- b. After the conclusion of the e-auction for each bid, the Eligible Bidder submitting the highest bid ("**Successful Bidder**") shall be informed through a message generated automatically by the Platform, of the outcome of the e- auction. A separate intimation shall also be sent to the Successful Bidder via e-mail ("**Intimation**") and the results of the e-auction would also be displayed through publication on the Platform. The Platform shall also generate an auction outcome report for each bid which will be sent to the Agency and the Liquidator. Date of sending the e-mail will be considered as the date of receipt of the Intimation i.e. Date of Intimation.
- c. Where the Earnest Money has been provided by means of a remittance to the Company's bank account, such funds will be retained by the Liquidator as part payment of the consideration that the Successful Bidder has agreed to pay.
- d. 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 thereof from the E-Auction proceedings at any stage without assigning any reason there for.

6.10 Issuance of Letter of Intent:

- a. The Liquidator shall, as soon as reasonably possible following the end of the E- Auction, issue to the Successful Bidder a letter of intent ("**LoI**" / "**Letter of Intent**"), inviting the Successful Bidder to provide balance sale consideration (plus any applicable GST/taxes, if any, on 100% of the bid sum) asunder:

- i. 25% of the Sale Consideration (less the EMD amount) – Payable within 5 working days from the date of **LoI** issued by the Liquidator.
- ii. Balance 75% along with applicable taxes and duties payable within 30 days from the date of issuance of **LoI** [or within 90 days provided that the payment made after 30 days will attract interest at the rate of 12% for such extended period i.e., from 31st day to actual date of payment].

This LOI does not confirm sale in favour of the Successful Bidder. Confirmation of sale is subject to the fulfillment of conditions stated hereunder and the approval of the Liquidator.

- b. The Successful Bidder shall, within a period of 5 (Five) days from the date of issuance of the LoI, unconditionally accept the LOI along with the payment of 25%, and record such acceptance by providing the Liquidator with 1 (one) copy of the LOI with an endorsement stating that such LoI is, "Accepted Unconditionally", under the signature of the authorized Director / Authorized Signatory of the Successful Bidder.
- c. Failure to accept the LOI & remittance of the 25% payment (less EMD), within the time period specified may result in the disqualification of the Successful Bidder along with cancellation of the LOI and forfeiture of the Earnest Money.
- d. In case of disqualification of a Successful Bidder, the Qualified Bidder who had submitted the next highest bid, may be asked to match the Successful Bidder's bid and be considered the new Successful Bidder. If the latter is unwilling to match the bid submitted by the earlier Successful Bidder, the Liquidator, at his sole discretion, may decide to carryout afresh auction, withdraw the Auction or sell the Company to the next highest Qualified bidder at its bid amount.

6.11 Balance Sale Consideration:

- a. The Successful Bidders would be required to provide the Liquidator, at any time within a period of 15 (Fifteen) days from the date of the auction, originals of all the documents whose copies they have uploaded under clause 6.4 above for verification purpose.
- b. Balance 75% along with applicable taxes and duties payable within 30 days from the date of issuance of **LoI**. In exceptional circumstances, with prior intimation to the Liquidator in writing with reasons recorded for delay, the Successful Auction Purchaser may be allowed to make the balance sale consideration of 75% beyond a period of 90 days (along with interest @12% p.a.) provided the Liquidator and SCC is satisfied with the reasons recorded and documentary evidence placed with such request.

6.12 Default in Payment:

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

6.13 Confirmation of Sale:

- a. On payment of the full amount of sale consideration and applicable GST / Taxes (if any), the sale shall stand completed, and the Liquidator shall execute Certificate of sale or Sale deed.
- b. The sale attracts stamp duty, registration charges, GST and other applicable taxes as per relevant laws.
- c. The sale certificate will be issued, within 30 (thirty) days from date of last date of payment of full bid amount subject to compliance of all terms and conditions of sale, unless cancelled by the Liquidator for any reason as per applicable law and the assets shall be delivered to the Successful Bidder in the manner specified in the terms of sale.
- d. The Certificate of sale or Sale deed will be issued and /or transaction / sale documents will be executed in the name of the Successful Bidder only and will not be issued in any other name(s).

6.14 Stay / Cancellation of the Sale:

- a. In case of stay of further proceedings by the Competent Authority, the e- auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- b. In case the Successful Bidder has not paid the balance sale consideration stipulated herein within the due date the entire amount paid by the Successful Bidder (including EMD amount) shall be forfeited and the sale shall stand cancelled.

6.15 Other Terms & Conditions:

- a. The Qualified Bidder(s) shall be responsible for all the costs incurred by it on account of its participation in the E-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 E- Auction process.
- b. All expenses incurred towards movement / shifting of plant & machinery or any Assets post the E- Auction process should be borne by the Successful Bidder. The Liquidator shall not be held responsible /liable to pay any expenses towards such movement of plant & machinery or any Assets sold in the E- Auction process. For the avoidance of doubt, it is hereby clarified that, all the aforesaid costs shall be payable over and above the bid offered during the E-Auction process.
 - c. It shall be deemed that by submitting the bid, the Bidder agrees and releases the Agency/ the Liquidator, its employees, subsidiaries, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/ or in connection with the e- auction process and waives, to the fullest extent permitted by applicable laws, any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.
 - d. This E-Auction Process Document and any information provided earlier or subsequently, the auction process and the other documents pursuant to the E-Auction Process Document shall be governed by the laws of India and any dispute arising out of or in relation to the E-Auction Process Document or the auction process shall be subject to the exclusive jurisdiction of the Adjudicating Authority (NCLT, New Delhi Bench) and no other or territorial court have jurisdiction over the subject matter of this document.
 - e. The Liquidator shall have liberty to amend/ modify/ delete any of the conditions of the Auction Process Document or Notice of Sale as may be deemed necessary in the light of facts and circumstances of each case.
 - f. Bidders shall be deemed to have read and understood all the conditions of sale, the E- Auction Process Document and the Notice of Sale and are bound by the same.

7. FRADULANT AND CORRUPTION PRACTICES

The Qualified Bidder shall observe the highest standard of ethics prior to and 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 Document, or in the Letter of Intent, the Liquidator shall reject an auction bid and/or revoke the Letter of Intent, as the case may be, without being liable in any manner whatsoever to the Qualified / Successful Bidder, if the Liquidator, in his sole discretion, determines that the Qualified / Successful Bidder 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, under taken 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 Liquidator 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 Document or Applicable Law.

8. VERIFICATION OF DOCUMENTS AND DISQUALIFICATION:

The Liquidator reserves the right to verify (in accordance with the provisions of this E- Auction Process Document) all statements, information and documents submitted by the Bidder in response to the E-Auction Process Document and the Bidder shall, when so required by the Liquidator, make available all such information, evidence and documents as may be necessary for such verification. Any such verification or lack of such verification by the Liquidator shall not relieve the Bidder of its obligations or liabilities hereunder nor will it affect any rights of the Agency/ the Liquidator there under.

Without prejudice to any other right or remedy that may be available to the Liquidator under this E-Auction Process Document, Liquidator reserves the right to disqualify the Bidder, cancel the sale and to appropriate the entire EMD and other amounts paid, if:

- a. at any time, a misrepresentation on part of the Bidder is made or uncovered;
- b. the Bidder does not provide, within the time specified by the Agency/ the Liquidator, the supplemental information/ documentation sought by the Agency/ the Liquidator.

Annexure – 1

AFFIDAVIT

(ON RS 100 STAMP PAPER AND TO BE NOTARIZED)

I, *[insert the name of the authorized signatory of the Bidder, aged about [] years, being the authorized signatory of [insert name of the Bidder/member of consortium] having its registered office at [insert address] [“Bidder”]*], do hereby solemnly affirm and state asunder:

1. That I am duly authorized and competent to make and affirm the instant affidavit for and on behalf of the Bidder in terms of the *[resolution of board of directors/power of attorney to provide the necessary details of such authorization]*. The said document is true, valid and genuine to the best of my knowledge, information and belief.
2. I acknowledge that Bidder is aware of that, in terms of proviso to sub-section(f) of Section 35(1) of Insolvency and Bankruptcy Code, 2016 (“**IBC**”), read with Section 29A of IBC, certain persons/category of persons have been specified as ineligible for the purposes of participation in an auction to acquire immovable and movable property and actionable claims of a Company in liquidation.
3. On behalf of the Bidder, I confirm, that it is eligible to participate in the auction process (“**Bid**”) of **M/s I A P Company Pvt Limited (in Liquidation)** [“**Company**”] in accordance with IBC and related rules and regulations issued there under, and any other applicable law.
4. I state that the present affidavit is sworn by me on behalf of the Bidder in compliance of section 29A of the IBC.
5. I on behalf of the Bidder and any other person acting jointly or in concert with the Bidder hereby confirm that:
 - i) The Bidder and any connected person as per the Explanation I provided under section 29A of the IBC is not an un-discharged insolvent; or
 - ii) The Bidder and any connected person as per Explanation I provided under section 29A of the IBC, is not identified as a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949; or
 - iii) At the time of submission of the bid, the account of the Bidder and any connected person as per Explanation I provided under section 29A of the IBC or an account of the Company under the management or control of such person of whom such person is a promoter, is not classified as non-performing asset in accordance with the guidelines of the Reserve Bank of

India issued under the Banking Regulation Act, 1949 or guidelines of a financial sector regulator issued under any other law at the time being in force and at least a period of one year or more has lapsed from the date of such classification till the date of commencement of corporate insolvency resolution process of the Company and that I have not failed to make the payment of all overdue amounts with interest thereon and charges relating to non-performing asset before submission of the Bid; or

- iv) The Bidder and any connected person as per Explanation I provided under section 29A of the IBC have not been convicted for any offence punishable with imprisonment for 2 years or more under any Act specified in the Twelfth Schedule or for seven years or more under any law for the time being in force or a period of two years has expired from the date of release of such imprisonment; or
 - v) The Bidder and any connected person as per Explanation I provided under section 29A of the IBC have not been disqualified to act as a director under the Companies Act 2013; or
 - vi) The Bidder and any connected person as per Explanation I provided under section 29A of the IBC have not been prohibited by the Securities and Exchange Board of India from trading in securities or assessing the securities markets; or
 - vii) The Bidder and any connected person as per Explanation I provided under section 29A of the IBC have not indulged in preferential transaction or undervalued transaction or fraudulent transaction in respect of which an order has been made by the Adjudicating Authority under the IBC; or
 - viii) The Bidder and any connected person as per Explanation I provided under section 29A of the IBC have not executed a guarantee in favor of a creditor, in respect of a Company against which an application for insolvency resolution made by such creditor has been admitted under the IBC and no such guarantee has been invoked by the creditor or remains unpaid in full or part; or
 - ix) The Bidder and any connected person as per Explanation I provided under section 29A of the IBC are not subject to any disability, corresponding to clauses mentioned above under any law in a jurisdiction outside India.
6. On behalf of the Bidder, I acknowledge that the Liquidator reserves the right to verify the authenticity of the information and/or the documents submitted by it pursuant to the communication and the Liquidator may request, at his own discretion, for any additional information or documents, as may be required for the purposes of verifying the information so submitted by us. On behalf of the Bidder, I unconditionally and irrevocably undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this affidavit.

7. On behalf of the Bidder, I confirm that the information and/or documents submitted by us to the Liquidator in accordance with the past communications, are true, correct, and accurate and complete in all aspects and we have not provided any information, data or statement which is inaccurate or misleading in any manner. I further confirm that, in the event the Liquidator determines that we have made any misrepresentation, concealed material information, made a wrong statement or submitted information which is misleading in nature, the Liquidator shall have the right to take any action as he deems fits in accordance with the applicable law, including pursuant to IBC and related rules and regulations.

8. On behalf of the Bidder, I undertake that if during the interim period on and from the date of this Affidavit until the date of completion of the sale of company in terms of the auction process, it becomes ineligible to become a solution applicant under applicable law, including under Section 29A of IBC, it shall immediately and in no event later than two days of such ineligibility, disclose to the Liquidator of its ineligibility in writing with reasons for the same ("**Disclosure**"). I agree, acknowledge and confirm on behalf of the Bidder, that upon being informed of such Disclosure, the Liquidator shall have the right to reject the bid submitted by it and shall have the right to undertake any action as it deems fit in accordance with the Complete E-Auction Process Document, including forfeiture of Earnest Money submitted by it (*as defined in the Complete E-Auction Process Document*).

(Deponent)

VERIFICATION

Verified at _____ on this _____ (day, month & year), that the above contents of this affidavit are true & correct to the best of my knowledge and belief and nothing has been concealed therefrom.

(Deponent)

Annexure – 2

BID APPLICATION FORM

(please fill up the separate Bid Application form for each bid)

Date:

To,

Mr. Dharmendra Kumar (IBBI/IPA-003/IP-N000112/2017-18/11264)
Liquidator of I A P Company Pvt. Ltd. (in Liquidation)
92C, DDA Pocket-4, Mayur Vihar -1,
New Delhi-110091
Mobile: +91-9973603517

Dear Sir,

I am desirous in participating the E- Auction announced by you in the newspapers Publication **(Financial Express English and Jansatta Hindi) published on 12th February 2021**

Asset Category applied for	
Description	

Details of Corporate Debtor:

Name	I A P Company Pvt. Ltd. in Liquidation
Account Number	914020025124972
Bank Name	Axis Bank Ltd.
Branch	Palam Vihar, Gurugram-122017
IFSC Code	UTIB0000707

Details of Interested Bidder:

Name	
Full Address	
Email-Id	
Contact No	
PAN No.	

Details of Earnest Money:

Description	
Reserve Price	
Earnest Money Deposited	
Mode of Payment	
Payer's bank and account number	

Bank details of Bidder (for refund of Earnest Money as may be applicable):

Name	
Account Number	
Bank Name	
Branch	
IFSC Code	

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

I/We/M/s----- hereby declare that we have inspected the assets and properties and ascertained the quality and quantity, etc. and gone through and have understood the Terms & Conditions of sale and shall be abided by the same.

Place:

Signature

Date:

Seal in case of Company

Annexure – 3

DECLARATION BY THE BIDDER

(ON RS 100 STAMP PAPER AND TO BE NOTARIZED)

Date:

To,

Mr. Dharmendra Kumar (IBBI/IPA-003/IP-N000112/2017-18/11264)
Liquidator of I A P Company Pvt. Ltd. (in Liquidation)
92C, DDA Pocket-4, Mayur Vihar -1,
New Delhi-110091
Mobile: +91-9973603517

Dear Sir,

1. I/We, (_____) aforesaid do here by state that, I/We have read the entire terms and conditions for the sale of the Company as specified 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 has 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 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 Earnest Money and/or any monies paid by me/us is liable to be forfeited by the Liquidator and the Liquidator 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 the company/Assets is accepted by the Liquidator 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 any reason whatsoever and/or fail to fulfill any/all the terms and conditions of the auction, the Earnest Money and other monies paid by me/us thereafter, are liable to be forfeited in case final sale consideration and any applicable GST/taxes, if any is not paid within the specified timeline, the Liquidator shall forfeit Earnest Money.

5. I/We also understand that the Earnest Money Deposit shall be retained by the Liquidator and returned only in accordance with the timelines and circumstances specified in the E- Auction Process Document. 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 company pursuant to the provisions of the E- Auction Process 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 applicable to me/us; or (iii) any authorization or approval of any government agency or body applicable to me/us; or (iv) any judgment, 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. That the Liquidator reserves the right to request for additional information or clarification from us in relation to our proposal and we shall promptly comply with such requirements. Failure to satisfy the queries of the Liquidator within the given timelines may lead to rejection of our proposal.
8. That submission of our proposal alone does not automatically entitle us to participate in the next stage of the bid process. The decision taken by the Liquidator with respect to the selection of the qualified Bidder and communicated to us shall be binding on me / us. We acknowledge that the Liquidator reserve the right to determine at his/her sole discretion, whether or not we qualify for the submission of the proposal and may reject our proposal without assigning any reason whatsoever.
9. I/We also undertake to abide by the additional conditions if announced during the e-auction.
10. I/We confirm that the Liquidator and his/her professional advisors along with employees/agents/advisors, 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.
11. shall upon being notified as the Successful Bidder, pay such amounts and consideration as set out in Bid Application Form and in Letter of Intent in the manner agreed to between the Successful Bidder and the Liquidator at terms mutually agreeable to Liquidator and the Successful Bidder strictly in accordance with the procedure set out under the E-Auction Process Document.
12. The Bidder undertakes and confirms that every information and record provided in connection with or in the Bid and all the confirmations, declarations and representations made in the Bid, are true, correct and valid as on the date of this Undertaking, and acknowledge that discovery of any false information and record at any time will render the Bidder ineligible to continue in the Bid Process, attract penal action under the IB Code, and the Liquidator shall at his sole discretion be entitled to cancel our Bid.

13. I/We hereby confirm that I/we are not ineligible to purchase the company or Assets of the Company under Section 29A of the Insolvency and Bankruptcy Code,2016.

14. I / We after having considered all documents and information provided by the liquidator in relation to the assets forming part of the bid documents including the inspection and verification of asset and documents, if any, confirm that we have physically inspected the assets as mentioned in bid documents and conditions thereof put on auction and only after such satisfaction am / are participating in auction process. I/We agree that the e-Auction advertisement does not constitute any commitment or any representation of the liquidator. I/We agree to take the assets under sale on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without recourse basis".

15. The bidder undertakes and confirms to bid before end time of extended period to avoid last moment issues like connectivity problem, power cut problem, internet failure and non submission bid due to any other circumstances. Linkstar Infosys Private Limited shall not be liable for non submission of last moment bid due to such reason.

Place:

Signature

Date:

Seal in case of Company

Annexure – 4

BOARD RESOLUTION

(on the letter head of the interested bidder)

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS (“BOARD”) OF [Insert name of the interested bidder] (“COMPANY”) IN THE MEETING HELD ON [Insert Date], AT [Insert Time] AT [Insert Place]

WHEREAS pursuant to the E- Auction Sale Notice dated [] (“**EOI**”), and subsequent to the E- Auction Process Document dated [] (“**EAPD**”), issued by the Liquidator on behalf of M/s I A P Company Pvt Limited (in liquidation) in relation to the acquisition of the Company as a going concern or assets of the company, for the purpose of participating in the auction process.

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

“RESOLVED THAT any of the directors of the Company, be and is hereby authorized to take all the steps required to be taken by the Company for participating and bidding in the auction process in accordance with the terms of the E-Auction Process Document, including the following:

- a. participating in the auction process and submit and sign other requisite documents, in accordance with the terms of the EAPD;
- b. execute all other agreements, deeds, writings and LOI as may be required in relation to the auction process, including any amendments or modifications as may be suggested by the Liquidator;
- c. to generally do or cause to be done all such acts, matters, deeds and things as may be necessary or desirable in connection with or incidental or for the purpose of implementation and giving effect to the above resolutions for and on behalf of the Company, and to comply with all other requirements in this regard.”

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

Certified to be true

For the Company

Director(s) /Company Secretary

Notes:

- 1) The contents of the format may be suitably re-worded indicating the identity of the entity passing the resolution.

Annexure - 5

Details of Assets

Plant & Machinery and Furniture & Fixtures

Sl.no	Particulars	Quantity
1	CPU	361
2	Laptop	420
3	Scanner	3
4	Printer	274
5	Keyboard	330
6	Monitor	458
7	Ac Indoor	14
8	Ac Outdoor	34
9	Tower Ac	5
10	Fridge	3
11	Stand Fan	5
12	Wall Fan	3
13	Desert Cooler	6
14	Card Printer	10
15	Finger Print	58
16	IRIS	30
17	FAX Machine	1
18	Digital Power Inverter	1
19	Music System with 3 Speaker	1
20	UPS	5
21	Online UPS	5
22	UPS Battery	79
23	VACUUM Cleaner	2
24	TV	1
25	Telephone	169
26	Mouse	244
27	Thumb Impression	12
28	Fire Cylinder	8
29	Air Purifier	1
30	Camera	31
31	Wall Clock	9
32	Webcam	20
33	Sever CPU	3 racks
34	USB GPS	5
35	Projector	1

36	Xerox Machine	2
37	Table (Mix Size)	15
38	Chair (Mixed)	250
39	Wooden Almirah	2+4
40	Shelf Small/Medium	23
41	Iron Rack	8
42	3 Seater Sofa Set	1
43	Stool	4
44	Plastic Stool	24
45	Plastic Chair	32
46	Plastic Table	3
47	Aluminum Rack	10
48	Pigon Rack	2
49	Work Station	56

Securities & Financial assets

	Particulars	Book Value*	Liquidation Value
1	Long Term Loans & Advances	84,37,537.00	66,80,960.00
2	Trade Receivables	15,81,20,955.00	2,39,37,855.00
3	Short Term Loans & Advances	3,53,90,517.00	2,41,49,718.00
	Total	26,83,91,262.00	5,47,68,533.00

*Book Value is as on 28th September, 2020 as per unaudited financials.

Annexure 6

Public Announcement

14.01.2021
 Panchajanya
 Date: 16.02.2021
 Place: Noida

E Auction Sale Notice under IBC, 2016.
Sale Notice under IBC, 2016
M/s I A P Company Pvt Ltd (in Liquidation)
 CIN : U74899DL1998PTC096187
 Regd. Off (as per MCA records): House No. 383/1, Near Gokak Dham Temple,
 Main Road, Bijwasan, New Delhi - 110081
 Liquidator's Office : 92C, DDA Pocket-4, Mayapuri Vihar -1, New Delhi-110091
 Contact Person: Mr. Taras Jain | Mobile: +91-9811243808
 Date of E-auction- 1st March 2021

Sale of assets of M/s I A P Company Pvt Ltd (in Liquidation) forming part of Liquidation Estate by the liquidator appointed by the Hon'ble National Company Law Tribunal, New Delhi Bench vide order no. CA-140ND/2019 dated 28.09.2020 (Promulgated on 05.10.2020) in IB-448ND/2017. The sale will be done by the undersigned through e-auction platform: <https://www.eauctions.co.in>

Description	Date and Time of E-Auction	Reserve Price (INR)	EMD Amount & Documents Submission Deadline	Bid Incremental Value
LOT 1: Composite Bid for Lot 2 to 3	1st March, 2021 Time : 11.30 AM to 12.30 PM (with unlimited extension of 5 minutes each)	Rs. 5,60,86,600/-	Rs. 55,10,000/- on or before 24th February, 2021, before 5PM	Rs. 1,00,000/-
LOT 2: Plant & Machinery including furniture and fixtures, office equipment situated & lying at Unit No. 203, 204A & 204B, 2nd Floor, Palm Triangle, Palam Vihar, Gurgaon, Haryana-122017	1st March, 2021 Time : 1.30 PM to 2.30 PM (with unlimited extension of 5 minutes each)	Rs. 13,18,050/-	Rs. 1,20,000/- on or before 24th February, 2021, before 5PM	Rs. 80,000/-
LOT 3: Securities & Financial Assets – receivables from Sundry Debtors, Govt. Departments, Income Tax Department etc.	1st March, 2021 Time : 3.00 PM to 4.00 PM (with unlimited extension of 5 minutes each)	Rs. 5,47,98,553/-	Rs. 54,50,000/- on or before 24th February, 2021, before 5PM	Rs. 1,00,000/-

Date of Inspection: 16th February, 2021 to 22nd February, 2021 (from 11.00 A.M to 5.00 P.M) with prior intimation to Mr. Taras Jain : +91-9811243808.
 Contact person on behalf of E-Auction Agency (Liquidator): Mr. Dixit Prajapati, Email id-admin@eauctions.co.in, Mobile No. : +91-7874138237 | EMD Submission intidate: 24th February, 2021

Terms & Conditions of the sale is as under:
 1. E-Auction will be conducted on "AS IS WHERE IS", "AS TO WHAT IS", "WHATEVER IS BASIS" AND "WITHOUT RECOURSE BASIS" as such sale is without any kind of warranties and indemnities through approved service provider M/s Linktel Infos Pvt. Ltd. (<https://www.eauctions.co.in>)
 2. Bids shall be submitted to Liquidator (online or hard copy) in the format prescribed. The bid form along with detailed terms & conditions of complete E-auction process can be downloaded from the website of <https://www.eauctions.co.in> or company website www.iapcorp.com.
 3. E Auction for Lot-2 to 3 will be conducted only if there is no successful bidder for Lot-1.

Dharmendra Kumar
 Liquidator I A P Company Pvt Ltd (in Liquidation)
 Email: kumar20@gmail.com, liquidator2020@gmail.com

Date: 11/02/2021
 Place: New Delhi

SNS PROPERTIES AND LEASING LIMITED
 Regd. Office : D2-11, Budh Vihar, Phase – I, New Delhi
 CIN : L65922DL1985PLC020853, E-mail : sns.prop.ltd@gmail.com

Un-Audited Financial Results for the Quarter and nine months ended 31.12.2020

Particulars	Quarter ended 31.12.2020	Quarter ended 31.12.2019	Year to Date figures for current period ended	Year to Date figures for previous period ended	Year ending 31.03.2020

Annexure - 7

Technical Terms & Conditions of e-auction sale

In addition, following terms and conditions apply:

1. Intending bidder(s) shall have a valid e-mail ID, valid PAN Card and KYC document to register with the E- Auction Service Provider.
2. Intending bidder(s) have to register with the e-auction service provider.
3. Only upon verification of the Bid Form and confirmation of remittance of EMD, the Eligible Bidder(s) will be declared and thereafter, permitted to access the Platform for bidding for a particular Property/asset.
4. The Bidder(s) 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, Bidder(s) are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
5. Bidder(s) 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. Bidder(s) 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 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 duly authorized to sign the same.
8. All the aforementioned documents are required to be submitted/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 Bidder(s). 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 Property/asset, a message shall be generated automatically by the portal, of the outcome of the e-auction. A separate Intimation shall also be sent to the Successful Bidder. Date of sending the e-mail will be considered as the date of receipt of the Intimation i.e. Date of Intimation.
12. Bidder(s) 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 – 8

Schedule of E-Auction Process

Sr. No.	Event Description	Date
1.	Public Announcement of Auction	12-Feb-2021
2.	E-Auction Process Information Document made available on websites as per terms and conditions	13-Feb-2021
4.	Site Visit/Inspection	15-Feb-2021 to 22-Feb-2021
5.	Submission of EMD, Bid Form and Declaration	24-Feb-2021
6.	Verification of documents	26-Feb-2021
7.	Announcement of qualified bidders	26-Feb-2021
8.	E-Auction	01-Mar-2021
9.	Announcement of successful bidder and issuance of Letter of Intent (LOI)	01-Mar-2021
11.	Acceptance of Letter of Intent (LOI) from successful bidder	08-Mar-2021
12.	Return of EMD to unsuccessful bidder(s)	09-Mar-2021 to 16-Mar-2021
13	Payment of balance consideration by successful bidder	Within 90 days of the date of demand. Payments made after thirty days shall attract interest at the rate of 12%. The sale shall be cancelled if the payment is not received within ninety days.

The Liquidator may extend / advance any of the timelines through issuance of an addendum to the E-Auction Process Document.