

**E-AUCTION PROCESS  
MEMORANDUM**

**Terms & Conditions**

**for**

**Participation in e-auction process for the sale of assets of  
Maharashtra Ayurved Centre Private Limited (under  
Liquidation Process) under the provisions of Insolvency  
and Bankruptcy Code, 2016**

**Ashok Mittal**

**Liquidator**

**(IP Registration Number: IBBI/IPA-001/IP-P-02549/2021-2022/13889)**

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## **TO ALL PROSPECTIVE BIDDERS**

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

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

<https://Right2Vote.in>

*The required documents as set out in the Process Memorandum have to be submitted at Liquidator's office by post or in person at the address mentioned above or through electronic means.*

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

11. This Process Memorandum has been issued with the intent to carry out e-auction for the Sale of Assets under the provisions of Insolvency and Bankruptcy Code 2016 (IBC).
12. All information provided in this Process Memorandum should be read together with the provisions of the IBC. In the event of a conflict between this Process Memorandum, the IBC, or the IBBI (Liquidation Process) Regulations, 2016, the provisions of the IBC shall prevail and if the related information is not there in the IBC, the Liquidation Regulations shall prevail.
13. The information contained in this Process Memorandum or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Liquidator, is provided to Bidder(s) on the terms and conditions set out in this Process Memorandum.
14. This Process Memorandum is neither an agreement nor an offer by the Liquidator to the Bidders or any other person. The purpose of this Process Memorandum is to provide interested Bidders with information that may be useful to them in making their proposal pursuant to this Process Memorandum. The assumptions, assessments, statements, and information contained in the Process Memorandum may not be complete, accurate, adequate, or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements, and information contained in this Process Memorandum and obtain independent advice from appropriate sources.
15. Information provided in this Process Memorandum to the Bidder(s) in relation to the Company and/ or its assets has been provided by the Company and/ or is derived from other public sources and has been compiled by the Liquidator. Such information is not purported to be all-inclusive or to necessarily contain all the information that an interested Bidder may require in making its assessment of the Company and / or its assets and may be subject to revision or amendment. The information given is not intended to be an exhaustive account of statutory requirements. The Liquidator neither confirms nor warrants the accuracy, completeness, or correctness for any statement and/ or information contained in the Process Memorandum and/ or provided at any time in relation to the Process Memorandum.
16. The Liquidator, his professional advisors or the Company makes no representation

or warranty in relation to correctness, fairness, accuracy or completeness of information provided in this Process Memorandum and shall have no liability to any person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Process Memorandum or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Process Memorandum and any assessment, assumption, statement or information contained herein or deemed to form part of this Process Memorandum or arising in any way from participation in this auction process.

17. The Liquidator also accepts no liability of any nature howsoever arising from reliance of any Bidder upon the statements and/ or information contained in this Process Memorandum and/ or provided at any time in relation to the Process Memorandum.
18. The Liquidator may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Process Memorandum.
19. The issue of this Process Memorandum does not imply that the Liquidator is bound to select the Bidder and the Liquidator reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever.
110. Each Bidder/ Qualified Bidder (as applicable) shall bear all its costs and charges associated with or relating to the preparation and submission of its documents, Bid and/ or participation in the e-auction process, including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator or any other costs incurred in connection with or relating to its bid.
111. Right2Vote Infotech Pvt Ltd. (“**E-Auction Service Provider**”) has been appointed as the E-Auction Service Provider. The Sale of assets shall be undertaken by the E-Auction Service Provider for and on behalf of the Company/ Liquidator through an e-auction platform provided on the portal of the E-Auction Service Provider. Other details with respect to the e-auction are as follows:

Type of Bid	E – Auction
Company	Maharashtra Ayurved Center Private Limited (Currently under Liquidation)

Website Provider of E – AuctionService	<a href="https://Right2Vote.in">https://Right2Vote.in</a>
E-Auction Service Provider	<b>Company Name:</b> Right2Vote Infotech Pvt Ltd. <b>eAuction portal:</b> <a href="https://Right2Vote.in">https://Right2Vote.in</a>
Annexures	<b>Annexure 1</b> - Terms and Conditions of E-Auction <b>Annexure 2</b> - Application Form (to be duly filed in, signed and stamped by the Auction Participant and to be uploaded on the Platform) <b>Annexure 3</b> - Affidavit certifying eligibility under section 29A of IBC by the Auction Participant (to be duly filled in and signed by the Auction Participant and uploaded along with the Application Form) <b>Annexure 4</b> - Confidentiality Undertaking <b>Annexure 5</b> – Copy of the resolution passed by the board of directors of the Auction Participant (in case the Auction Participant is a company) <b>Annexure 6</b> – Earnest Money Deposit Form <b>Annexure 7</b> – Details of assets
Special Instructions	Any last-minute bidding may lead to lapses or mistakes. Neither the E-Auction Service Provider nor the Liquidator shall be responsible for any lapses/ inability of the Bidder to submit the Bids due to any reason whatsoever including technical glitches on the Platform. It is advisable to submit the Bids well before the prescribed timeline and avoid last minute submissions.

112. All terms and conditions with respect to the sale of assets shall be governed by this Process Memorandum, directions of Liquidator or Hon'ble NCLT (if any) and in accordance with the provisions of Applicable Laws.
113. The Annexures to this Process Memorandum shall form an integral part hereof and this Process Memorandum shall always be read in conjunction with the Annexures hereto.
114. All incidental expenses incurred towards the sale of assets of the Company post the e-auction process should be borne by the Successful Bidder. The Liquidator shall not be held responsible / liable to pay any expenses towards the same.
115. In no circumstances shall the Auction Participant/ Bidder or its officers, employees, agents and professional advisers make any contact, direct or indirect, by any mode whatsoever, with the management, employees, customers, agents or suppliers of the Company unless a prior written consent is obtained from the Liquidator.
116. Eligible Bidders may bid for one or more than one asset blocks.
117. The assets of the Company are proposed to be sold on "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse" basis and the proposed sale of asset of the Company does not entail transfer of any title, except the title which the Company had on its asset as on date of transfer.
118. This Process Memorandum is neither transferable nor assignable.

## 2. **Definitions**

21. "**Adjudicating Authority**" or "**NCLT**" shall mean the Hon'ble National Company Law Tribunal, Mumbai Bench.
22. "**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;
23. "**Affidavit**" shall mean the affidavit certifying eligibility under section 29A of IBC provided by the Bidder substantially in form and manner as set out in Annexure 3 of this Process.
24. "**Agency**" shall mean E-Auction Service Provider viz Right2Vote Infotech Pvt. Ltd.

25. **“Applicable Laws”** means, all applicable laws, statutes, ordinances, regulations, rules, guidelines, notifications, circulars, re-enactments, revisions, applications and adaptations thereto, judgments, decrees, injunctions, writs and orders of any court, arbitrator or governmental agency or authority, rules, regulations, orders and interpretations of any governmental authority, court or statutory or any other concerned body issued under any Applicable Law including but not limited to the IBC, Liquidation Regulations, Companies Act, 2013 (as applicable), Competition Act, 2002, Transfer of Property Act, 1882, Sale of Goods Act, 1930, Foreign Exchange Management Act, 1999, whether in effect as of the date of this Process Memorandum or thereafter and each as amended from time to time;
26. **“Application Form”** means the form set out in Annexure 2 of this Process Memorandum to be provided by the Bidder along with the information and documents set out therein.
27. **“Assets”** mean the assets of the company as specified in Annexure 7 of this E-Auction Process Memorandum;
28. **“Auction Participant”** or **“Bidder”** means a Person or Persons who have shown interest in participating in e-auction process for the purchase of assets pursuant to this Process Memorandum and have submitted Application Form as provided in Annexure 2, Affidavit in a format provided in Annexure 3 hereof, Confidentiality Undertaking as provided in Annexure 4 hereof, a copy of Board Resolution in a format provided in Annexure 5 hereof and other necessary documents to complete the eligibility check formalities to the satisfaction of the Liquidator;
29. **“Bid”** means any bid submitted by the Qualified Bidders as required in terms of this Process Memorandum and in accordance with the provisions of IBC read together with the Liquidation Regulations and the Applicable Laws;
210. **“Bid Incremental Value”** shall mean a minimum amount of Rs.1,00,000 (Rupees One Lakh Only) for Land and Building 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.
211. **“Company”** / **“Corporate Debtor”** shall mean Maharashta Ayurved Center Private Limited , (CIN: U17120GJ2011PTC064273) a company incorporated in India under the Companies Act of 1956, having its registered office at 55, Aradhana, Flat No. 1, Amchi Colony Pashan Nda Road, Bawdhan Khurd, Pune, Maharashtra – 411021.
212. **“Confidential Information”** shall mean any and all information and other materials disclosed , furnished, communicated or supplied by the Company to any Bidder, in



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

213. **“Confidentiality Undertaking”** shall mean an undertaking as specified in Annexure-4 of this Process Memorandum.
214. **“Conflict of Interest”** shall mean an event or circumstance, determined at the discretion of the Liquidator, where a Bidder is found to be in a position to have access to information about, or influence the Bid of another Bidder pursuant to a relationship (excluding any commercial relationship which may be existing between the Bidder and the Company pursuant to the ordinary course of business of the Bidder or the Company) with the Company, group companies of the Company, or affiliates of the Company, directly or indirectly, or by any other means including colluding with other Bidders , the Company, group companies of the Company or affiliates of the Company.
215. **“Control” (together with its correlative meanings, “Controlled by”, “Controlling” or “under common Control with”)** shall mean a Person holding more than 50% (fifty percent) of the voting share capital in a company or the ability to appoint majority of the directors on the board of another company or the ability of a company to direct or cause direction of the management and policies of another company, whether by operation of law or by contract or otherwise;
216. **“IBC”/“Code”** shall mean Insolvency and Bankruptcy Code, 2016 as amended from time to time.
217. **“Information sharing”** shall mean the information provided by the Liquidator to The Qualified Bidders in respect of the company on the request of Qualified Bidder.
218. **“Letter of Intent”** means the letter issued by the Liquidator to the Successful Bidder detailing out the terms and conditions to complete the Sale of assets, including the balance sale payment by Successful Bidder as per provisions of IBC and the Liquidation Regulations;
219. **“Liquidation Regulations”** means, the Insolvency and Bankruptcy Board of India

(Liquidation Process) Regulations 2016 as amended from time to time.

220. “**Liquidator**” means Mr. Ashok Mittal, an Insolvency Professional registered with Insolvency and Bankruptcy Board of India (IBBI) having Registration Number IBBI/IPA-001/IP-P-02549/2021-2022/13889 appointed by NCLT, vide its order dated 19/10/2023, to manage, protect, sell and liquidate the property, assets, business and other affairs of the Company, only in accordance with the IBC and Liquidation Process Regulations;
221. “**Person**” shall mean an individual, sole proprietorship firm, a partnership firm, a limited liability partnership, an association whether incorporated or not, a joint venture, a limited company, a trust, a body corporate, bank or financial institution or any other body whether or not required to be incorporated or registered under Applicable Law;
222. “**Process Memorandum**” or “**E- Auction Process Memorandum**” means this document including all the annexures hereto, for the purposes of setting out the process for submission of Bids and selection of Successful Bidder in accordance with the provisions of the IBC and Corporate Insolvency Resolution Process Regulations and shall include all supplements, modifications, amendments, alterations or clarifications thereto issued in accordance with the terms thereof;
223. “**Qualified Bidder(s)**” shall mean the Bidder who has submitted the necessary documents and applicable annexures in terms of the requirements of this Process Memorandum to fulfil the eligibility requirements to the satisfaction of the Liquidator as specified in the Clause 4 hereof to the satisfaction of the Liquidator and has been accepted by the Liquidator as a Qualified Bidder;
224. “**Site**” shall mean the location of assets of the company;
225. “**Site Visit**” shall mean a visit to the Site within the timelines as provided in Clause 13 of this Process Memorandum; and
226. “**Successful Bidder**” or “**Successful Auction Participant**” means, the Qualified Bidder whose Bid is approved and who is declared successful by the Liquidator after the e-auction.
227. Capitalized terms used herein but not defined otherwise shall have meaning prescribed to them under the provisions of the IBC and the Liquidation Regulations there under.

### 3. **Introduction**

31. The Company/ Corporate Debtor, incorporated in the year 2008, is a private limited Company domiciled in India and incorporated under the provisions of the Companies Act, 1956, now governed under Companies Act, 2013. The Corporate Debtor was involved in Human health activities.
32. On the application for Corporate Insolvency Resolution Process (CIRP) filed by Bank of India under section 7 of the Insolvency and Bankruptcy Code, 2016 was admitted by the Mumbai Bench in Case No.: C.P.(IB)/1263(MB)2022 vide order dt. 09.06.2023 wherein, Mr. Deepak Mohanlal Panpaliya having Registration No. IBBI/IPA-001/IP-P00760/2017-2018/11319 was as appointed Interim Resolution Professional (IRP). The Corporate Debtor was ordered to be liquidated by an order passed by Hon'ble bench on 22.02.2024 and Ashok Mittal, the undersigned, was appointed as Liquidator in the matter.
33. The Bidders are encouraged to acquaint themselves with the provisions of the IBC and the Liquidation Regulations and any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Regulations, as the case may be applicable on the e- auction process.

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

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

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

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

*(a) is an undischarged insolvent;*

*(b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);*

*(c) at the time of submission of the resolution plan has an account, or an account of a corporate debtor under the management or control of such person or of whom such*

*person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of commencement of the corporate insolvency resolution process of the corporate debtor:*

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

*Provided further that nothing in this clause shall apply to a resolution applicant where such applicant is a financial entity and is not a related party to the corporate debtor.*

*Explanation I. - For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares, or completion of such transaction as may be prescribed, prior to the insolvency commencement date.*

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

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

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

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

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

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

- (f) is prohibited by the Securities and Exchange Board of India from trading in*

*securities or accessing the securities markets;*

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

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

- (h) *has executed a guarantee in favour of a creditor in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under this Code and such guarantee has been invoked by the creditor and remains unpaid in full or part;*

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

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

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

- (i) *any person who is the promoter or in the management or control of the resolution applicant; or*  
(ii) *any person who shall be the promoter or in management or control of the business of the corporate debtor during the implementation of the resolution plan; or*  
(iii) *the holding company, subsidiary company, associate company, or related party of a person referred to in clauses (i) and (ii):*

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

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

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

- (a) *a scheduled bank;*
- (b) *any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;*
- (c) *any investment vehicle, registered foreign institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to them in regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);*
- (d) *an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);*
- (e) *an Alternate Investment Fund registered with Securities and Exchange Board of India;*
- (f) *such categories of persons as may be notified by the Central Government.*

## **5. Documents to be submitted**

51. The Bidders shall submit the following documents to the satisfaction of the liquidator :
- (i) Application Form as provided in Annexure 2 hereof;
  - (ii) Affidavit as provided in Annexure 3 hereof
  - (iii) Confidentiality undertaking as provided in Annexure 4 hereof;
  - (iv) Copy of board resolution in a format provided in Annexure 5 hereof;
- collectively called as Eligibility document as per the timelines prescribed in clause 13 of this Process Memorandum.
52. A Bidder may use additional sheets to submit the information for its detailed response. Additionally, at any stage of the auction process, the Liquidator may ask for any documents from the prospective Bidders to evaluate their eligibility. The Liquidator shall, at his discretion, disqualify the prospective Bidder for non- submission of the requested documents.
53. On the receipt of the Eligibility Documents relating to the Bidders, the Liquidator shall assess the Eligibility Documents of the Bidders to his satisfaction and finalize the Qualified Bidders and declare the names of Qualified Bidders as per the timelines mentioned in clause 13 below.
54. Qualified Bidders can make a request to the Liquidator for necessary information required for due diligence. Further, site visits will also be arranged only for Qualified Bidders in accordance with clause 5 hereof.

The Auction Participant who fails to fulfil the requirements set out in this Process Memorandum, including but not limited to failure of providing the required documents/information, shall not be eligible to submit a Bid for purchase of asset of the Corporate Debtor.

**6. Site visits and Discussion Meeting**

61. If requested by the Qualified Bidders, the Liquidator may arrange a discussion meeting and a site visit at any time prior to the closure of the auction process.
62. The details, terms and conditions with respect to the discussion meeting and site visit shall be communicated to the Qualified Bidder in advance.
63. The Liquidator reserves the right to not arrange a discussion meeting or site visit for any reason whatsoever, irrespective of the request of the Qualified Bidder.

**7. Due Diligence**

71. The Liquidator shall endeavor to provide all necessary documents through the email, i.e. macpl.cirp@gmail.com for the conduct of due diligence by the Qualified Bidders upon the request made by the Qualified Bidders for providing such documents. The information and documents shall be provided by the Liquidator in good faith. The Qualified Bidders may note that the Liquidator would not have verified any of the information, data or documents shared by the Company and shall not accept any responsibility or liability, whatsoever, in respect of any statements or omissions contained in the shared data.
72. The assets of the Corporate Debtor are to be sold on “as is where is basis”, “as is what is basis”, “whatever there is basis” and “no recourse” basis. The bidders may note that the Liquidator would not have verified any of the information, data or documents shared and shall not accept any responsibility or liability, whatsoever, in respect of any statements or omissions contained in the shared data.

**8. Mode of Sale and Reserve price**

81. The Successful Bidder shall bear the applicable charges, transfer fees, statutory/non-statutory dues, taxes, rates, assessment charges, etc. in respect of the assets put on auction. It is sole responsibility of the bidder to find out all type of applicable dues, taxes, charges, charge, if any on each of the property put for an e-auction and the Liquidator will not be held responsible anyhow for any future liability, defect in title of the property, charge etc.

82. The Qualified Bidders, participating in the e-auction process, will have to Bid for an amount not less than the Reserve Price for acquiring the asset of the Company. The attention of Qualified Bidders is invited to the fact that the Qualified Bidders cannot place a Bid for a value below the Reserve Price. Such Bid will stand automatically disqualified.
83. The sale shall be subject to provisions & regulations of Insolvency and Bankruptcy Code, 2016.
84. The Successful Bidder agrees that it shall be bound to pay the balance sale consideration for assets within 90 working days of the date of closure of the auction process. The sale shall be cancelled if the payment is not received within ninety days and forfeiture of amount already paid and the property/asset may be offered to second highest bidder or put to re-auction and the defaulting bidder shall have no claim / right in respect of property / asset/ amount, whatsoever.
85. On payment of the full amount, the Sale of assets shall stand completed. The successful/highest bidder should take possession of the assets within 15 days from the date of issue of approval order.
86. The Liquidator reserves the right to alter, modify, cancel or relax any of the terms and conditions mentioned in this Process Memorandum in the interest of the Liquidation of the Company including cancellation of the e-auction process at any point of time. Any such alteration, modification, cancellation, or relaxation of e- auction process shall be binding on the Bidders.

**9. Earnest Money Deposit (EMD)**

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

9.2 The non – interest bearing EMD to be paid by the Qualified Bidder along with Earnest Money Deposit Form attached vide Annexure 6 prior to auction in accordance with the timelines provided in clause 13.

**Mode of Payment of EMD and balance sale consideration and other instructions relating to EMD**

Payment of EMD shall be made through Demand Draft in the name of Maharashtra Ayurved Center Private Limited payable at Pune, or through RTGS / NEFT / Bank Transfer to the account number provided as:

Account Number	051720110000776
Type of Account	Current Account
Beneficiary Name	Maharashtra Ayurved Center Private Limited in liquidation



Bank Name	Bank of India
IFSC Code	BKID0000517
Branch	Shivaji Nagar, Pune

9.3 The entire EMD amount shall be remitted by the Qualified Bidder (s) from one bank account. In case a bidder bids for more than one asset, he will be required to submit separate EMD amounts for each asset block.

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

9.5 The EMD should be credited to the above-mentioned bank account on or before (Date) and the same shall be intimated to the Liquidator through email on [macpl.cirp@gmail.com](mailto:macpl.cirp@gmail.com).

9.6 No interest will be paid to the Qualified Bidders in relation to any such amounts mentioned above. The EMD of the Successful Bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within the timeframe mentioned in Clause 13 of this Process Memorandum.

9.7 The Liquidator will issue a Letter of Intent to the Successful Bidder which shall be unconditionally accepted, and the Successful Bidder shall have to deposit the balance consideration (after adjustment of the EMD) of the sale price within thirty days of the date of such demand:

Provided that payments made after thirty days shall attract interest at the rate of 12%: and shall be read in accordance with the provisions of Schedule – I, Mode of Sale, Regulation 1 (12) of the Liquidation Regulations. The sale shall be cancelled if the payment is not received in accordance with the provisions of Schedule – I, Mode of Sale, Regulation 1 (12) of the Liquidator Regulations and forfeiture of amount already paid and the property/asset may be put to re-auction and the defaulting bidder shall have no claim right in respect of property / asset/ amount, whatsoever ninety days of the date of such demand:

Provided that the sale shall be cancelled if the payment is not received within ninety days.

### **9.8 Forfeiture of Earnest Money from the Auction Process Applicant**

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

- any of the conditions under this Process Memorandum are breached by the Qualified Bidder or in case the Qualified Bidder is found to have made any misrepresentation; or
- if the Qualified Bidder is found to be ineligible to submit the Bid under Section 29A of

the IBC (as amended from time to time) or is found to have made a false or misleading declaration of eligibility under Section 29A of the IBC (as amended from time to time); or

- if the Qualified Bidder is found to be, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice, or restrictive practice in the auction process or has, undertaken any action in respect of such process which results in the breach of any applicable law including the Prevention of Corruption Act, 1988; or
- if the Qualified Bidder logs in to the e-auction platform and does not submit the Bid, it will be treated as corrupt practice as mentioned in the clause c above. The EMD will not be refunded in such cases. The Liquidator shall reach appropriate legal forum for necessary directions in this regard.
- Default in payment of the balance sale consideration by the Successful Bidder within the timeframe set out in Clause 13 of this Process Memorandum.

#### **10. Declaration of Successful Bidder**

- 10.1 The Liquidator shall determine and at his sole discretion (which discretion shall not be used arbitrarily), declare at the end of the E-Auction, the Successful Bidder(s) for any asset. Determination of the Successful Bidder(s) shall be done on the basis of highest bid received for the asset via the E-Auction, unless the Liquidator determines, acting reasonably, that the highest bidder shall not be identified as the Successful Bidder.
- 10.2 The declaration of the Successful Bidder(s) for the Sale of assets shall be done by the Liquidator within the timeframe set out in Clause 13 of this Process Memorandum after the closure of e-auction process.
- 10.3 Where the Earnest Money has been provided by means of a remittance to the Company's bank account, such funds will be retained by the Liquidator as part payment of the consideration that the Successful Bidder has agreed to pay for the relevant asset.
- 10.4 The Liquidator is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction or withdraw any assets or portion thereof from the E-Auction proceedings at any stage without assigning any reason there for.
- 10.5 The Liquidator shall issue to the Successful Bidder, a "Letter of Intent" / "LOI", after the closure of the e-Auction, inviting the Successful Bidder to pay the balance sale consideration (plus any applicable GST/taxes, registration fees etc. if any, on 100% of

the bid amount) within the timeframe set out in Clause 13 of this Process Memorandum. The LOI outlines preliminary commitment and does not constitute conclusion of sale in favor of the Successful Bidder.

- 10.6 The Successful Bidder(s) shall deposit the balance sale consideration within 30 working days of the date of closure of the auction process. Payments made after thirty days shall attract interest at the rate of 12% p.a. and shall be read in accordance with the provisions of Schedule – I, Mode of Sale, Regulation 1 (12) of the Liquidation Regulations. The sale shall be cancelled if the payment is not received in accordance with the provisions of Schedule – I, Mode of Sale, Regulation 1 (12) of the Liquidator Regulations and forfeiture of amount already paid and the property/asset may be put to re-auction and the defaulting bidder shall have no claim right in respect of property / asset/ amount, whatsoever.

Relevant extract of the Schedule – I, Mode of Sale, Regulation 1 (12) of the Liquidation Regulations is reproduced herein below:

*“On the close of the auction, the highest bidder shall be invited to provide balance sale consideration within ninety days of the date of such demand:*

*Provided that payments made after thirty days shall attract interest at the rate of 12%:*

*Provided further that the sale shall be cancelled if the payment is not received within ninety days.”*

- 10.7 In case of any dispute / discrepancy, the Liquidator shall assess the auction applications and declare the successful bidder(s) offering maximum value for the auctioned assets. This right of selecting and declaring the successful bidder(s) shall always solely rest with the Liquidator, and his decision will be final and binding on all participants.
- 10.8 Completion of sale: On payment of the full amount of sale consideration and applicable taxes (if any), the sale shall stand completed, and the Liquidator shall execute Certificate of sale or Sale deed and the asset shall be delivered to the Successful Bidder. The Certificate of sale or Sale deed will be issued and /or transaction / sale documents will be executed in the name of the Successful Bidder only and will not be issued in any other name(s). It is expressly stipulated that there are no implied obligations on the part of the Liquidator to do all acts, things and deeds whatsoever for the completion of the sale.
- 10.9 The Successful Bidder shall be responsible for undertaking necessary actions and compliances for obtaining requisite regulatory or statutory or third-party approvals, no-objections, permission or consents, if any, that are or may be required under Applicable Law for purchasing the assets of the Corporate Debtor.

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

## **11. Fraudulent and Corrupt Practices**

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

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

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

- c. **“fraudulent practice”** shall mean a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence any of the process laid down in this Process Memorandum;
- d. **“restrictive practice”** shall mean forming a cartel or arriving at any understanding or arrangement among the Auction Participants with the objective of restricting or manipulating a full and fair competition in the auction process; and
- e. **“undesirable practice”** shall mean (i) establishing contact with any person connected with or employed or engaged by the Liquidator with the objective of canvassing, lobbying or in any manner influencing or attempting to influence any of the process laid down in this Process Memorandum; or (ii) having a Conflict of Interest.

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

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

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

- 12.1 The Auction Participant shall be responsible for all the costs incurred by it on account of its participation in the process laid down in this Process Memorandum, including any costs associated with participation in the discussion meeting (if any), Site Visit, etc. The Liquidator shall not be responsible in any way for such costs, regardless of the conduct or outcome of the auction process.
- 12.2 For purpose of abundant clarity, it is hereby clarified that the Qualified Bidder is expected to make its own arrangements including accommodation for the discussion meeting (if organized) or Site Visit and all costs and expenses incurred in that relation shall be borne by the Qualified Bidder.
- 12.3 The Qualified Bidder shall not be entitled to receive reimbursement of any expenses which may have been incurred carrying out of due diligence, search of title to the assets and matters incidental thereto or for any purpose in connection with the auction process plan.
- 12.4 All taxes applicable (including stamp duty implications and registration charges) on the sale of assets would be borne by the Successful Bidder including the following:
  - a. The sale attracts stamp duty, registration charges etc. as per relevant laws, rules and regulations;

- b. The Successful Bidder/ purchaser shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, fees, etc. for transfer of assets in his / her name;
  - c. Successful Bidder/ purchaser has to bear the cess or other applicable taxes i.e., GST, TDS etc.
125. The Successful Bidder/ purchaser will also be responsible for evaluating completeness of applicability of taxes in India at the time of closure and will be responsible for paying all such taxes.
126. It is expressly stated that the Liquidator does not take or assume any responsibility for any dues, statutory or otherwise, of the Company, including such dues, if any, which may affect sale of asset in the name of the Successful Bidder and such dues, if any, will have to be borne/ paid by the Successful Bidder.
127. The Auction Participant shall be responsible for fully satisfying the requirements of the IBC and its related regulations including Liquidation Regulations as well as other Applicable Laws which are relevant for the sale process. The Successful Bidder shall be responsible for obtaining requisite regulatory or statutory or third- party approvals, no-objections, permission, or consents, if any, that are or may be required under Applicable Law for purchasing the assets of the Corporate Debtor.

**13. Governing Law and Jurisdiction**

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

#### **14. Timelines**

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

<b>Sr. No.</b>	<b>Event</b>	<b>Timeline</b>
1	Public Announcement of Auction	16/09/2024
2	Documents submission, KYC declaration, Due diligence	16/09/2024 to 30/09/2024
3	Site Visits, Inspection and Discussion Meeting	16/09/2024 to 30/09/2024
4	Submission of EMD, Bid Form, Declaration of submission	16/09/2024 to 03/10/2024
5	Submission of Bids on e- auction date	05/10/2024
6	Announcement of Successful Bidder	08/10/2024
7	Signing the Letter of Intent	11/10/2024
8	Return of Earnest Money for unsuccessful bidders	08/10/2024
9	Payment of balance consideration by successful bidder	10% EMD before auction.  15% within 10 days of successful bid award.  Balance within 30 days  Payments made after 30 days till 90 days shall attract interest at the rate of 12%.  The sale shall be cancelled if the payment is not received within ninety days.

*\*The balance sale consideration shall be payable as per the provisions of Schedule – I, Mode of Sale, Regulation 1 (12) of the Liquidator Regulations. Provided that, payments made after thirty days from the date of declaration of successful bidder shall attract interest at the rate of 12% p.a.*

Above timelines are indicative, Liquidator reserves the right to modify the same and giving notice of the same (at the earliest) to interested and Qualified Bidders who have complied with requirements of this Process Memorandum.

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

**15. Annexures**

The following are the annexures for sending the Bid form for the E-Auction Process of the Sale of assets of Maharashtra Ayurved Center Private Limited.



## **ANNEXURE 1**

### **TERMS AND CONDITION OF THE E-AUCTION**

#### **1. Introduction**

The **E-Auction** of assets of Maharashtra Ayurved Center Private Limited shall be conducted in accordance with the provisions of the Insolvency and Bankruptcy Code (IBC), 2016 and the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 by Ashok Mittal, Liquidator of Maharashtra Ayurved Center Private Limited.

The E-Auction will be conducted on “**AS IS WHERE IS BASIS**”, “**AS IS WHAT IS BASIS**”, “**WHATEVER THERE IS BASIS**” And “**NO RECOURSE BASIS**” through approved e-auction service provider **Right2Vote Infotech Pvt. Ltd.**

E-Auction Sale Notice and the Process Memorandum containing Annexures that are required to be submitted for participating in the E-Auction are available on website <https://Right2Vote.in>

*(On going to the link, <https://Right2Vote.in> Bidders will have to search for the mentioned Company by using either one of the two options,*

- (i) Company's Name (i.e. Maharashtra Ayurved Center Private Limited ), or by,*
- (ii) State and asset type.*

You may contact us through email at - [macpl.cirp@gmail.com](mailto:macpl.cirp@gmail.com)

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

The Last date for submission of Application Form is 30<sup>th</sup> September 2024.

#### **3. EMD and Reserve price:**

The Earnest Money Deposit and Reserve price are as under:

<b>Location Where Assets are Lying</b>	<b>Reserve Price(Rs.)</b>	<b>EMD (Rs.)</b>	<b>Incremental Value (Amount in Rs.)</b>
<b>Freehold Land &amp; Factory Building</b> <b>Site Address:</b> Gat no 267(Part) and 268 within village Kolawadi, Bhore, District Pune, Maharashtra – 412213.	2,79,05,665.00	27,90,566.50	1,00,000.00
<b>Total</b>	<b>2,79,05,665.00</b>	<b>27,90,566.50</b>	

**Last date for submission of EMD is 03<sup>rd</sup> October 2024.**

#### **4. Generation of User ID for participation in E-Auction through E-Auction Service Provider**

- 4.1.** After submission of all documents and EMD by the Qualified Bidder to the satisfaction of the Liquidator, **Right2vote Infotech Pvt Ltd** will provide User id and password after due verification of PAN of the Qualified Bidders to participate in the e-auction process on 01<sup>st</sup> August 2024.
- 4.2.** Qualified Bidders shall hold a valid email ID. Email ID is necessary for the Qualified Bidder as all the relevant information and allotment of ID & password by Right2Vote Infotech Pvt Ltd. will be conveyed through e-mail.

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

The Sale of assets shall take place through online e-auction service provider, Right2Vote Infotech Pvt Ltd. via website <https://Right2Vote.in> on **5<sup>th</sup> October 2024 between 12:30 PM to 02:30 PM**. The highest bid amount at any given point shall be visible to other Qualified Bidders. The Qualified Bidder may improve their offer in multiple of "Bid Incremental Value". The Bid Incremental Value is Rs.1,00,000/- (Rupees One Lakh Only) for Land and Building. The highest bidder on the closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Liquidator.

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

- 6.1.** As per Schedule – I, Mode of Sale, Regulation 1 (12) of the Liquidation Regulations, *"On the close of the auction, the highest bidder shall be invited to provide balance sale consideration within ninety days of the date of such demand:  
Provided that payments made after thirty days shall attract interest at the rate of 12%\*  
Provided further that the sale shall be cancelled if the payment is not received within ninety days."*
- 6.2.** The Successful Bidder shall deposit the balance consideration (after adjustment of the EMD) of the sale price within 90 working days of the date of closure of the auction process. The sale shall be cancelled if the payment is not received within ninety days. On payment of the full amount, the sale shall stand completed and the Liquidator shall execute the certificate of sale and the subject matter of the sale shall be delivered to the Successful Bidder in the manner specified in the terms of such certificate of sale. The certificate of sale will be issued in the name of the Successful Bidder only and will not be issued in any other name(s).

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

**7. Other Terms and Conditions**

71. Neither the Liquidator nor Right2Vote Infotech Pvt Ltd. will be held responsible for any internet network problem /power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the Qualified Bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-auction event.
72. The Liquidator reserves the right to alter, modify or relax any of the terms and conditions mentioned in this document in the interest of the corporate insolvency resolution process of the Company. Any such alteration, modification or relaxation shall be binding on the interested Bidder.
73. Bid document with conditional offer will be treated as invalid. Correspondence about any change /modification in the offer after submission of Bid document will not be entertained.
74. Bids not received in the prescribed bid form or 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.
75. The sale shall be subject to provisions of IBC, 2016 and Liquidation Regulations made there under.
76. Capitalised terms not defined herein shall have the same meaning as provided in the Process Memorandum.

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

**ANNEXURE 2**

**APPLICATION FORM**

Date:

To,  
**Ashok Mittal,**  
**Liquidator,**  
**Maharashtra Ayurved Center**  
**Private Limited,**  
**S-138, B Wing, Express Zone Mall,**  
**Western Express Highway Goregaon East,**  
**Mumbai Suburban,**  
**Maharashtra, 400063.**

**REF.: Advertisement issued in [Publication Name] (Language) in [State] Edition on (Date) & hosted on the website <https://Right2Vote.in> for Sale of assets of Maharashtra Ayurved Center Private Limited**

I/We/ M/s am desirous in participating in the e-auction process of sale of assets of Maharashtra Ayurved Center Private Limited as announced by you in the newspaper publication dated

..... In..... (name of media journal).

Bid for (Description of asset)	
--------------------------------------	--

I/We / M/s....., the Bidder/s, do hereby state that, I/we/M/s. have read the Process Memorandum and the terms and conditions of bid and the above advertisement and understood them fully. I/We/M/s. hereby unconditionally agree to conform with and to be bound by the said conditions. The required details for participating in the e-auction process for purchase of the assets of the Company are as under:

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

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

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

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

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

Place:

Date:

**Signature of the Bidder**

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

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

**[Name designation]**

**Enclosures:**

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

**ANNEXURE 3**

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

*(To be executed on non-judicial stamp paper)*

**ON RS. 100/- STAMP PAPER**

I, \_\_\_\_\_ [name of the chairman/ managing director/ director/ authorized person of prospective bid applicant, authorized by the Board of the Prospective Applicant for giving such affidavit, son/daughter of \_\_\_\_\_, aged about \_\_\_\_\_ years, currently residing at \_\_\_\_\_ and having Aadhaar/ Passport number

\_\_\_\_\_, on behalf of \_\_\_\_\_ (“**Prospective Applicant**”), do solemnly affirm and state to Mr. Ashok Mittal (IBBI Registration No. IBBI/IPA-001/IP-P-02549/2021-2022/13889) (“**Liquidator**”), the liquidator of Maharashtra Ayurved Center Private Limited (“**Corporate Debtor**”), as follows:

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



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

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

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

Solemnly affirmed at \_\_\_\_\_ on the \_\_\_\_\_ day of 2024

**DEPONENT**

**Before me,**

**Notary/Oath Commissioner**

**VERIFICATION**

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

Verified at \_\_\_\_\_, on this the \_\_\_\_\_ day of \_\_\_\_\_ 2024

**DEPONENT**

\_\_\_\_\_

## ANNEXURE 4

### CONFIDENTIALITY UNDERTAKING

*To be notarized on non-judicial stamp paper)*

**ON RS. 500/- STAMP PAPER**

This Confidentiality Undertaking has been signed by (Name of potential Bidders) having its/his/her office/residence at \_\_\_\_\_ acting through Ms./Mr. \_\_\_\_\_ (Name of person authorised by potential Bidder(s)), the authorized signatory/authorized representative (“**Bidder**”), which expression shall, unless repugnant to the context, be deemed to include its successors, assigns or legal representative) in favour of Mr. Ashok Mittal, an Insolvency Professional having registration no. IBBI/IPA-001/IP-P-02549/2021-2022/13889.

On the application for Corporate Insolvency Resolution Process (CIRP) filed by Bank of India under section 7 of the Insolvency and Bankruptcy Code, 2016 was admitted by the Mumbai Bench in Case No.: C.P.(IB)/1263(MB)2022 vide order dt. 09.06.2023 wherein, Mr. Deepak Mohanlal Panpaliya having Registration No. IBBI/IPA-001/IP-P00760/2017-2018/11319 was as appointed Interim Resolution Professional (IRP). The Corporate Debtor was ordered to be liquidated by an order passed by Hon’ble bench on 22.02.2024 and Ashok Mittal, the undersigned, was appointed as Liquidator in the matter.

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

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

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

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

Confidential Information shall also be deemed as Confidential Information.

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

such obligations by the Bidder (s) or any person acting on its behalf.

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

**10.** This Confidentiality Undertaking and any dispute, claim or obligation arising out of or about it shall be governed by and construed in accordance with Indian laws and the courts and tribunal of Mumbai shall have exclusive jurisdiction over matters arising out of or relating to this Confidentiality Undertaking.

**11.** Capitalised terms not defined under this Confidentiality Undertaking shall have the same meaning as provided in the Process Memorandum.

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

Signed on behalf of(Name of Bidder(s))

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

(Name and Designation)

Authorized Signatory

Date:

Place:

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

**ANNEXURE 5**

**BOARD RESOLUTION**

*(On the letter head of the Bidder)*

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS  
 (“**BOARD**”)

OF \_\_\_\_\_ (“**COMPANY**”) IN THE MEETING  
 HELD ON [*Insert Date*], AT [*Insert Time*] AT [*Insert Place*]

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**WHEREAS** pursuant to the Process Memorandum for e-auction of sale of assets of Maharashtra Ayurved Center Private Limited dated \_\_\_\_\_, issued by Mr. Ashok Mittal (IBBI Registration No.: IBBI/IPA-001/IP-P-02549/2021-2022/13889) (“**Liquidator**”), the Liquidator of Maharashtra Ayurved Center Private Limited, the Company being the Prospective Applicant is desirous of submitting a bid application for purchase of assets of Maharashtra Ayurved Center Private Limited (“**Bid Application**”) in accordance with the requirements of the Process Document published on <https://Right2Vote.in>, for the above-mentioned auction.

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

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

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

- (a) submit the Bid Application Form and other requisite documents, in accordance with the terms of the Process Memorandum;
- (b) execute all other agreements, deeds, forms, writings, affidavits, and power of attorney as may be required in relation to the Process Memorandum, any amendments or modifications thereto as may be suggested by the Liquidator of Maharashtra Ayurved

Center Private Limited, to do any such executed agreements, documents or other writings and in general to do all such acts, deeds and all things as may be required or considered necessary under or in respect of the Process Memorandum;

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

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

Certified to be true

**For the Company**

\_\_\_\_\_

**Director/Company Secretary**



**ANNEXURE 6**

**EARNEST MONEY DEPOSIT FORM**

Date:

To,  
**Ashok Mittal,**  
**Liquidator,**  
**Maharashta Ayurved Center Private**  
**Limited,**  
S-138, B Wing, Express Zone Mall,  
Western Express Highway Goregaon East,  
Mumbai Suburban,  
Maharashtra, 400063.

**REF. Advertisement issued in [Publication Name] (Language) in [State] Edition on (Date) & hosted on the website <https://Right2Vote.in> for Sale of assets of Maharashta Ayurved Center Private Limited**

I/We/ M/s am desirous in participating in the e-auction of asset of Maharashta Ayurved Center Private Limited announced by you in the newspaper publication dated..... in ..... (name of media journal).

Bid for (Description of asset)	
--------------------------------------	--

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

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

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

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

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

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

Place:

Date:

**Signature of the Bidder**  
**Name Designation [Company/firm]**

## ANNEXURE 7

### Details of assets

<b>Asset</b>	<b>Particulars</b>	<b>Reserve Price (Rs.)</b>	<b>EMD Amount (Rs.)</b>
Land & Building	<b>Freehold Land &amp; Factory Building</b> <b>Site Address:</b> Gat no 267(Part) and 268 within village Kolawadi, Bor, District Pune, Maharashtra – 412213.	2,79,05,665.00	27,90,566.50
	<b>Total</b>	<b>2,79,05,665.00</b>	<b>27,90,566.50</b>

#### Notes:

- a. The intending bidders cannot place a bid at a value below the reserve price.
- b. The Liquidator reserves the right to amend the key terms of the auction process including reserve price, earnest money deposit, 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.