

# **PROCESS MEMORANDUM**

**STERLING SEZ AND INFRASTRUCTURE  
LIMITED (In Liquidation), under the provisions of  
Insolvency and Bankruptcy Code, 2016, vide order of  
Hon'ble National Company Law Tribunal, Mumbai  
Bench dated 18<sup>th</sup> October 2021**

**Issued on behalf of**

**Sterling SEZ and Infrastructure Limited (in Liquidation)**

**by**

**Aegis Resolution Services Private Limited**

**through authorised signatory Avil Menezes**

**Liquidator's Address: -**

**106, 1<sup>st</sup> Floor, Kanakia Atrium 2, Cross Road A, Behind Courtyard  
Marriott, Chakala, Andheri East, Mumbai – 400093**

**Contact : +91 [8693053567](tel:8693053567)**

**Email : [liq.sterlingsez@aegisipe.com](mailto:liq.sterlingsez@aegisipe.com)**

**SALE OF STERLING SEZ AND INFRASTRUCTURE LIMITED (IN LIQUIDATION) AS THE ASSETS IN PARCEL.**

Invitation for bids for E-auction of Sale of **Sterling SEZ and Infrastructure Limited (in Liquidation)** as a sale of assets of Corporate Debtor in parcels or standalone sale of assets under the provisions of Insolvency and Bankruptcy Code, 2016 pursuant to the order dated 18<sup>th</sup> October 2021 read with order dated 06<sup>th</sup> March 2024 passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT").

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08<sup>th</sup> July 2024

**Issued by**

Aegis Resolution Services Private Limited  
through authorised signatory Avil Menezes  
As Liquidator of Sterling SEZ and Infrastructure Ltd.  
Registration No. IBBI/IPE-0118/IPA-1/2022-23/50041  
Authorization for Assignment valid till 30th June 2025  
Reg. Address: 106, 1st Floor, Kanakia Atrium 2,  
Cross Road A, Behind Courtyard Marriott,  
Chakala, Andheri East, Mumbai - 400093  
Email: [avil@caavil.com](mailto:avil@caavil.com) , liq.[sterlingsez@aegisipe.com](mailto:sterlingsez@aegisipe.com)

The Hon'ble NCLT has pronounced the Liquidation Order under section 33(1)(a) of the Insolvency and Bankruptcy Code, 2016 (hereinafter referred as "**Code**" or "**IBC**") in respect of Sterling SEZ and Infrastructure Limited. (herewith referred as "**Company / Corporate Debtor**") *vide* order dated 18<sup>th</sup> October 2021 ("**Liquidation Commencement Order**"). By and under the Liquidation Commencement Order, Mr. Vishal Ghisulal Jain (having IBBI reg. No. IBBI/IPA-001/IP-P00419/2017-18/10742) ("**Erstwhile Liquidator**") was appointed as the liquidator of the Company. Thereafter, *vide* order dated 06<sup>th</sup> March 2024, Aegis Resolution Services Private Limited Registration No.(IBBI/IPE-0118/IPA-1/2022-23/50041) through its authorised signatory Mr. Avil Menezes ("**Liquidator**") has been appointed as the liquidator of the Company.

## **DISCLAIMER**

This process memorandum (“**Process Memorandum**”) is issued by Aegis Resolution Services Private Limited through its authorised signatory Avil Menezes, the liquidator (“**Liquidator**”) of Sterling SEZ and Infrastructure Ltd. (in liquidation) (the “**Company**” or “**Corporate Debtor**”) for general information purposes, to provide general information only, without regard to specific objectives, suitability, financial situations and the requirements of any particular person. The purpose of this Process Memorandum is to set out the process for submitting electronic auction bids for the assets of the Company in accordance with the Insolvency and Bankruptcy Code, 2016 (“**Code**”). Nothing herein or in materials relating to the Process Memorandum is intended to be construed as legal, financial, accounting, regulatory or tax advice by the Liquidator. This Process Memorandum is personal and specific to each auction process participant. Neither this Process Memorandum 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. This Process Memorandum does not solicit any action based on the material contained herein.

The information in this Process Memorandum, which does not purport to be comprehensive, is provided by the Company and has not been independently verified by the Liquidator. 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, the Company or by any of its officers, employees or agents in relation to the accuracy, fairness, authenticity or completeness of this Process Memorandum or any other written or oral information made available to any interested party or its advisers and any such liability is expressly disclaimed. In so far as the information contained in this Process Memorandum includes current or historical information, the accuracy, adequacy, authenticity, correctness, fairness, and completeness of such information cannot be guaranteed. By acceptance of this Process Memorandum, the Bidder (*defined hereinbelow*) shall be deemed to have acknowledged that it has not relied upon any representation and warranty made by the Liquidator. The participation in the E-Auction (*defined hereinbelow*) means and implies that the Bidder has read carefully and unconditionally and irrevocably agreed to and accepted all the terms and conditions laid herein. This Process Memorandum is issued in supersession of any and all of its earlier versions as issued by the Liquidator in his earlier endeavors of conducting the auction in respect of the Corporate Debtor.

This Process Memorandum 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 by any stock exchange in India or any other jurisdiction. This Process Memorandum and information contained herein or disclosed pursuant to the terms of this Process Memorandum 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 Process Memorandum in certain foreign jurisdictions may be restricted by Applicable Law, and Persons into whose possession this Process Memorandum comes should inform themselves about, and observe, any such restrictions.

Neither the Liquidator, nor his professional advisors, consultants, service providers, 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 Process Memorandum, including for the Process Memorandum not being selected as a Successful Bidder or on account of any decision taken by the Liquidator.

The Liquidator and/or the Company gives no undertaking to provide the recipient with access to any additional information or to update this Process Memorandum 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 Bidder. The issue of this Process Memorandum shall not be deemed to be any form of commitment on the part of the Liquidator or the Company to proceed with any transaction.

The Liquidator may, in his absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Process Memorandum. Further, the Bidder must specifically note that the Liquidator reserves the right to change, update, amend, supplement, modify, add to, delay or otherwise annul or cease the Bidding process at any point of time, for any reason whatsoever determined in his sole discretion without any obligation, including to notify any person or Bidder of such revision or changes. In addition, the Liquidator also reserves the right to extend or change any particular date or any timeline for completion of the Bidding process for sale of assets of the Corporate Debtor, , for any reason

whatsoever determined in his sole discretion or under such circumstances as the Liquidator finds appropriate, without any obligation, including the obligation to notify any person or Bidder of such revision or change.

In providing this Process Memorandum, the Liquidator or his representatives or his professional advisors do not undertake any obligation to provide the Bidders with access to any additional information or to update, expand, revise or amend the information, or to correct any inaccuracies which may become apparent in this or any other document and having said so, the Liquidator or his representatives or his professional advisors will make all endeavors to provide the additional information being sought for by the Bidders.

In addition to the provisions set out in this Process Memorandum, the Bidder shall be responsible for fully satisfying the requirements of the Code and related regulations as well as all Applicable Laws (*defined hereinbelow*) in force that are or may be applicable to the Bidder or the sale process and for obtaining requisite regulatory or other approvals, if any, that are or may be required under Applicable Laws and nothing contained in this Process Memorandum shall be deemed to relieve, wholly or partially, directly or indirectly, the Bidder from compliance with the Code 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 Process Memorandum shall be construed as, or operate either, wholly or in part, as exempting the Bidder from complying with all such laws, as are or may be applicable.

The issue of this Process Memorandum does not imply that the Liquidator is bound to select a Qualified Bidder as a 'Successful Bidder' (as defined below) or to select the Successful Bidder in respect of its Bid and the Liquidator reserves the right to reject at any stage all or any of the Bid/Bids submitted by any Bidder in accordance with Schedule I of Liquidation Process Regulations and without incurring any liability whatsoever.

By procuring a copy of this Process Memorandum, the recipient accepts the terms of this disclaimer notice, which forms an integral part of this Process Memorandum and all other terms and conditions of this Process Memorandum. Further, no Person, including the 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 Process Memorandum or otherwise, including the accuracy,

adequacy, authenticity, correctness, completeness or reliability of the information or opinions contained in this Process Memorandum and any assessment, assumption, statement or information contained therein or deemed to form part of this Process Memorandum, and the Liquidator, Company, and their consultants, service providers, advisors, 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 legal expenses, movement / shifting of the Assets of the Company post the E-Auction should be borne by the Successful Bidder. The Liquidator shall not be held responsible / liable to pay any expenses towards such movement of any Assets sold in the E-Auction.

In no circumstances shall the 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 until the Liquidator gives permission to do so in writing.

The sale of the Company as a going concern or assets of the Company in parcel or standalone basis are proposed to be sold on “*as is where is basis*”, “*as is what is basis*”, and “*whatever there is basis*” basis, and the proposed sale of the Assets of the Company does not entail transfer of any title except the title which the Company had over its Assets as on date of the transfer. The Liquidator does not take or assume any responsibility for any shortfall or defect or shortcoming in the Assets of the Company.

The Bidder shall bear all its costs and charges associated with or relating to the preparation and submission of its bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations for each Assets which may be required by the Liquidator or any other costs incurred in connection with or relating to its bid on of the relevant Assets. This Process Memorandum shall not deem to be any form of commitment on the part of the Liquidator or the Corporate Debtor to proceed with any transaction.

All terms and conditions with respect to the sale of each assets shall be governed by the directions of the Liquidator, the Adjudicating Authority (*defined hereinbelow*) and in accordance with the provisions of Applicable Laws. As mandated by the Adjudicating Authority, the Liquidator shall exercise all rights with respect to sale of the Corporate Debtor as a going concern sale of assets in parcels/standalone basis and it would be open to the Liquidator to appoint such experts, professionals

or other persons, as the Liquidator might think necessary, so as to enable the sale of the Assets.

The Bidders are cautioned against any attempt for giving or offering any gift, bribe or inducement and any attempt to any such act, on behalf of the Bidder towards the Liquidator or his professional advisors or the Corporate Debtor or any of its representatives, for showing any favour in relation to this Process Memorandum or the process set out herein, which if done, shall render the Bidder to such liability and penalty as the Liquidator may deem proper, including but not limited to immediate disqualification and expulsion from the Bidding process.

The term “Sale of the Assets of Corporate Debtor in parcel” wherever used in this Process Memorandum shall mean, Joint Sale of the land of Corporate Debtor situated in Vedach, Uber, Sarod, and Valipur .The term “Sale of Standalone assets” wherever used in this Process Memorandum shall mean, individual sale of land situated at various different location in accordance with Regulations 32 (a) to (d) of the provisions of the Code, Liquidation Process Regulations and this Process Memorandum.

The Bidders shall comply with all the laws of India.

The laws of the Republic of India are applicable to this Process Memorandum.

## **TO ALL BIDDERS**

Terms and conditions, Timelines including reserve price, earnest money deposit as well as pre- bid qualifications, if any, Bid Application Form, Undertaking and other documents required for participating in the electronic auction are provided in the Process Memorandum. The said Process Memorandum is non-transferable.

The details for the e-auction process are also available on the website <https://nesl.co.in/auction-notices-under-ibc/>

Bidders desirous to submit their bid, must submit Bids on E-Auction Portal <https://nbid.nesl.co.in/app/login>

The details would also be available on the Company's website: [www.sterlingsez.com](http://www.sterlingsez.com)

*The documents for the Bid have to be submitted at Liquidator's Office by post or in person or through electronic means.*

Address: 106, 1st Floor, Kanakia Atrium 2, Cross Road A, Behind Courtyard Marriott, Chakala, Andheri East, Mumbai - 400093

E- mail address: [liq.sterlingsez@aegisipe.com](mailto:liq.sterlingsez@aegisipe.com)



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**TABLE OF CONTENTS**

1.	<i>IMPORTANT INFORMATION</i> .....	1
2.	<i>DEFINITIONS</i> .....	5
3.	<i>INTRODUCTION</i> .....	10
4.	<i>OVERVIEW OF THE COMPANY</i> .....	11
5.	<i>ELIGIBILITY/ PRE-BID QUALIFICATIONS</i> .....	11
6.	<i>DOCUMENTS TO BE SUBMITTED BY BIDDERS</i> .....	15
7.	<i>SITE VISIT AND DISCUSSION MEETING</i> .....	17
8.	<i>DUE DILIGENCE</i> .....	17
9.	<i>ASSETS TO BE AUCTIONED</i> .....	18
10.	<i>MODE OF SALE AND RESERVE PRICE</i> .....	20
11.	<i>EARNEST MONEY DEPOSIT</i> .....	22
12.	<i>DECLARATION OF SUCCESSFUL BIDDER</i> .....	24
13.	<i>FRAUDULENT AND CORRUPT PRACTICES</i> .....	26
14.	<i>COST, EXPENSES AND TAX IMPLICATIONS</i> .....	28
15.	<i>GOVERNING LAW AND JURISDICTION</i> .....	30
16.	<i>TIMELINES</i> .....	30
17.	<i>MISCELLANEOUS</i> .....	31
18.	<i>CLARIFICATIONS</i> .....	33

## 1. IMPORTANT INFORMATION

- 1.1. This Process Memorandum has been issued with the intent to carry out e-auction (“**E-Auction**”) of the Sterling SEZ and Infrastructure Limited (in liquidation) as a sale of assets in the parcel basis or sale of standalone assets under the provisions of the Code and Liquidation Process Regulations (*defined hereinbelow*).
- 1.2. All information provided in this Process Memorandum should be read together with the provisions of the Code and the Liquidation Process Regulations. In the event of a conflict between this Process Memorandum, the Code or the Liquidation Process Regulations, the provisions of the Code will prevail and if the related information is not there in the Code, the Liquidation Process Regulations shall prevail.
- 1.3. 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.
- 1.4. 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 Bidders with information that may be useful to them in making their bids 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.
- 1.5. Information provided in this Process Memorandum to the Bidder(s) has been collated from several sources. 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 Process Memorandum.
- 1.6. The Liquidator, makes no representation or warranty 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 therein or deemed to form part of this Process Memorandum or arising in any way from participation in this auction process.

- 1.7. The Liquidator has no responsibility towards the authenticity of the trademark registration of the brand / name “Sterling SEZ and Infrastructure Limited”. The Successful Bidder(s) is/ are advised to conduct their own legal diligence towards continuing with the same name. This Process Memorandum does not constitute advice and the Liquidator should not be held responsible for any sort of claim on the name Sterling SEZ and Infrastructure Limited by any constitution / party. The Liquidator hereby excludes any warranty, express or implied by any party, on the name Sterling SEZ and Infrastructure Ltd. No responsibility is taken by the Liquidator regarding any implications of the future usage of the name Sterling SEZ and Infrastructure Ltd. The Liquidator also accepts no liability of any nature howsoever caused arising from reliance of any Bidder upon the statements contained in this Process Memorandum.
- 1.8. 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.
- 1.9. The issue of this Process Memorandum does not imply that the Liquidator is bound to select a Bidder or to appoint the preferred Bidder as Successful Bidder for the Corporate Debtor on a going concern basis or assets in parcels or standalone basis and the Liquidator reserves the right to reject all or any of the Bidders or bids in accordance with Schedule I of Liquidation Process Regulations.
- 1.10. Each 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.

- 1.11. **National E-Governance Services Limited** (“E-Auction Service Provider”) has been appointed as the E-Auction Service Provider. The sale of the Assets shall be undertaken by the E-Auction Service Provider for and on behalf of the Seller through an e-auction platform provided on the website portal of the E-Auction Service Provider (“**Platform**”). Other details with respect to the E-Auction are as follows:

Type of Bid	E – Auction
Seller	Sterling SEZ and Infrastructure Limited
Website of E - Auction service provider	<a href="https://nesl.co.in/auction-notice-under-ibc/">https://nesl.co.in/auction-notice-under-ibc/</a> <a href="https://www.nesl.co.in">https://www.nesl.co.in</a> .
Service Provider	National E-Governance Services Limited, 5th Floor, The Estate, 121, Dickenson Rd, Sivanchetti Gardens, Bengaluru, Karnataka 560042. Name: Mr. Araventhana/ Ms. Gunjan Narula Contact: +91 93846 76709, +91 84470 18554 E-mail: araventhana@nesl.co.in, gunjann@nesl.co.in
Annexures	<p><b>Annexure 1</b> - Terms and Conditions of E-Auction</p> <p><b>Annexure 2</b> - Application Form (to be duly filed in, signed and stamped by the Auction Participant and submitted)</p> <p><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 submitted along with the Application Form)</p> <p><b>Annexure 4</b> - Confidentiality Undertaking</p> <p><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)</p> <p><b>Annexure 6</b> – Earnest Money Deposit Form</p> <p><b>Annexure 7</b> - Description of Assets</p>

Special Instructions	This bidding is a serious matter and last- minute bidding may lead to lapses. Neither the E-Auction Service Provider nor the Liquidator will be responsible for any lapses on part of the Bidders.
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- 1.12. All terms and conditions with respect to the sale of the Company as a going concern/sale of assets in parcels/standalone basis shall be governed by the directions of the Liquidator, the Hon'ble NCLT and in accordance with the provisions of applicable laws.
- 1.13. As mandated by the Hon'ble NCLT, the Liquidator shall exercise all rights with respect to sale of Sterling SEZ and Infrastructure Ltd. (in liquidation) as a parcel basis and it would be open to the Liquidator to appoint such experts, professionals or other persons, as the Liquidator might think necessary so as to enable the sale of the Assets.
- 1.14. 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.
- 1.15. All incidental expenses incurred towards the sale of the Corporate Debtor as a going concern/ sale of assets in parcels/standalone basis including the expenses incurred towards movement / shifting of plant & machinery (ies) or any asset of the Company post the e-auction process should be borne by the Successful Bidder(s). The Liquidator shall not be held responsible / liable to pay any expenses towards such movement of plant & machinery(ies) or any asset of the Company.
- 1.16. In no circumstances shall the 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 until the Liquidator gives permission to do so in writing.
- 1.17. The sale of the Assets of Corporate Debtor in parcel and sale of assets on standalone basis 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 such sale of the Company does not entail transfer of any title except the title which the Company 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.

1.18. This Process Memorandum is neither transferable nor assignable.

## 2. DEFINITIONS

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

2.2. “**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;

2.3. “**Affidavit**” shall mean the affidavit certifying eligibility under section 29A of the Code provided by the Bidder substantially in form and manner as set out in Annexure 3 (*Affidavit certifying eligibility under section 29A of IBC by the Auction Participant*) of this Process Memorandum;

2.4. “**Agency**” shall mean E-Auction Service Provider viz. National E-Governance Services Limited.;

2.5. “**Applicable Laws**” means, 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 Code, 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;

2.6. “**Application Form**” means the form set out in Annexure 2 (*Application Form*) of this Process Memorandum to be provided by the Bidder along with the information and documents set out therein;

2.7. “**Auction Participant**” or “**Bidder**” means a Person or Persons who have shown interest in





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 qualified bidder, and shall include any information that is provided by the Liquidator or his representative pursuant to the liquidation process or through the Confidentiality Undertaking;

- 2.12. **“Confidentiality Undertaking”** shall mean an undertaking as specified in Annexure 4 (*Confidentiality Undertaking*) of this Process Memorandum;
- 2.13. **“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;
- 2.14. **“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;
- 2.15. **“Connected Person”** has the meaning ascribed to it in the IBC.
- 2.16. **“Data Room”** means the virtual data room created and maintained by the Liquidator for Qualified Bidder(s) to conduct the due diligence and to access the information & documents in relation to the Corporate Debtor under the terms of the Confidentiality Undertaking;
- 2.17. **“Going Concern Sale”** shall mean sale of the Corporate Debtor in accordance to Regulation 32(e) of the IBBI (Liquidation Process) Regulations, 2016 including all its assets, liabilities, and properties on “as is where is, as is what is, whatever there is, and no recourse basis”  
*Clarification: The Liquidator shall settle all liabilities in accordance to section 53 of the*

*Code.*

- 2.18. “**IBC**”/ “**Code**” shall mean Insolvency and Bankruptcy Code, 2016 as amended from time to time;
- 2.19. “**Letter of Intent**”/ “**LOI**”/ “**Award Letter**” means the letter issued by the Liquidator to the Successful Bidder detailing out the terms and conditions to complete the Sale of the Corporate Debtor as a going concern/sale of assets in parcels/standalone basis, including the balance sale payment by Successful Bidder as per provisions of IBC and the Liquidation Process Regulations;
- 2.20. “**Liquidation Process Regulations**” means, the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations 2016 as amended from time to time;
- 2.21. “**Liquidator**” means Aegis Resolution Services Private Limited an Insolvency Professional Entity registered with Insolvency and Bankruptcy Board of India (IBBI) having Registration Number IBBI/IPE-0118/IPA-1/2022-23/50041 appointed by NCLT, vide order dated March 06, 2024, to manage, protect, sell and liquidate the property, assets, business and other affairs of the Company in accordance with the IBC and Liquidation Process Regulations;
- 2.22. “**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;
- 2.23. “**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 Liquidation Process Regulations and shall include all supplements, modifications, amendments, alterations or clarifications thereto issued in accordance with the terms thereof;
- 2.24. “**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 and qualifies the criteria as specified in the Clause 6 hereof to the satisfaction of the Liquidator and has been accepted by the Liquidator as a Qualified Bidder;
- 2.25. “**Reserve Price**” shall mean an aggregate price amounting to

- INR 47,22,00,245 for Option A,
- INR 23,38,932 for Option B1,
- INR 27,48,14,917 for Option B2,
- INR 12,55,87,555 for Option B3,
- INR 6,94,58,841 for Option B4,
- INR 3,40,93,250 for Option B5,
- INR 3,92,436 for Option B6,

as arrived pursuant to the provisions of the Liquidation Process Regulations and as mutually discussed with the Stakeholders Consultation Committee.

- 2.26. **“Seller”** means, Sterling SEZ and Infrastructure Limited in Liquidation;
- 2.27. **“Site”** shall mean the location of the immovable and moveable properties including land parcels, office premises, buildings, plant and machinery owned, leased or occupied by the Company, for the purposes of conducting business;
- 2.28. **“Site Visit”** shall mean a visit to the Site as per clause 7 and within the timelines as provided in Clause 16 of this Process Memorandum;
- 2.29. **“Special Purpose Vehicle”** shall mean and refer to any body corporate incorporated or registered as per applicable provisions of laws, named by the Successful Bidder for the purpose of acquisition of the Corporate Debtor, where the Successful Bidder has the control over the affairs of the Special Purpose Vehicle through ownership by way of majority of the voting rights and management (including but not limited to the composition of the board of directors/ partners as the case may be)
- 2.30. **“Successful Bidder”** or **“Successful Auction Participant”** or **“Successful Bidder”** means, the Qualified Bidder whose Bid is approved and who is declared successful by the Liquidator after the e- auction and to whom the Letter of Intent is issued by the Liquidator, in accordance with the terms of this Process Memorandum;
- 2.31. **“Successful Bid”** means the Bid of the Successful Bidder for acquisition of the Corporate Debtor on Going Concern basis or acquisition of assets of Corporate Debtor in parcels/standalone basis as declared by the Liquidator as per this Process Memorandum;
- 2.32. Capitalized terms used herein but not defined otherwise shall have meaning prescribed to

them under the provisions of the IBC and the Liquidation Process Regulations thereunder.

### **3. INTRODUCTION**

- 3.1. The Liquidation process of the Company had been initiated under the provisions of the IBC and by virtue of an order of the Hon'ble NCLT with effect from 18<sup>th</sup> October 2021 (“**Liquidation Commencement Order**”). By and under the Liquidation Commencement Order, Mr. Vishal Ghisulal Jain (having IBBI reg. No. IBBI/IPA-001/IP-P00419/2017-18/10742) (“**Erstwhile Liquidator**”) was appointed as the liquidator of the Company. Thereafter, vide order dated 06<sup>th</sup> March 2024, Aegis Resolution Services Private Limited Registration No.(IBBI/IPE-0118/IPA-1/2022-23/50041) through its authorised signatory Mr. Avil Menezes (“**Liquidator**”) has been appointed as the liquidator of the Company.
- 3.2. The Liquidator endeavors to Sale of assets in Parcel Sale or sale of standalone assets of Corporate debtor in the manner specified under Regulation 32 of the Liquidation Process Regulations, any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Process Regulations, as the case may be, and as per directions, if any, of the Adjudicating Authority in respect of the liquidation process of the Company and in the manner specified in this Process Memorandum.
- 3.3. The E-Auction would be conducted in the manner specified in Schedule I as provided under Regulation 33 of 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, and as per directions, if any, of the Hon'ble NCLT or Hon'ble NCLAT in respect of the in respect of the Liquidation process of the Company and in the manner specified in this Process Memorandum.
- 3.4. The 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.

#### 4. OVERVIEW OF THE COMPANY

Sterling Sez And Infrastructure Limited (SSIL) was incorporated on June 22, 2006, as a Public company. It operates as a Non-governmental company limited by shares and is registered with the Registrar of Companies in Mumbai. The registered office of the company is located at C-25, Laxmi Tower, 'A',-601, 6th Floor, Bandra Kurla Complex, Bandra (East), Mumbai, Maharashtra, India, 400051.

The company has entered into the liquidation process by virtue of an order of the Hon'ble NCLT with effect from 18<sup>th</sup> October 2021 in M.A. No. 2422/2019 of C.P. No. 405/IB/2018. By and under the Liquidation Commencement Order, Mr. Vishal Ghisulal Jain (having IBBI reg. No. IBBI/IPA-001/IP-P00419/2017-18/10742) (“**Erstwhile Liquidator**”) was appointed as the liquidator of the Company. Thereafter, an application for the replacement of the liquidator (I.A.871/2024) was submitted by the erstwhile liquidator, Mr. Vishal Jain, proposing M/s Aegis Resolution Services Pvt. Ltd. as the new liquidator, before the Hon'ble NCLT, Mumbai Bench.

The Hon'ble NCLT on 06<sup>th</sup> March 2024 has issued an order for the replacement of the liquidator and appointed M/s. Aegis Resolution Service Pvt. Ltd., having IP Registration No. IBBI/IPE/0118/IPA-1/2022-2023/50041, as the liquidator of SSIL. M/s. Aegis Resolution Service Pvt. Ltd. received the order for the replacement of the liquidator on 26<sup>th</sup> March 2024.

#### 5. ELIGIBILITY/ PRE-BID QUALIFICATIONS

- The Bidder shall not be eligible to submit any documents for Bid if it suffers from any of the disqualification/ineligibility criteria set out in Section 29A of the Code (as amended from time to time). The Bidder shall submit the relevant information and records to enable an assessment of ineligibility as set out under the provisions of Section 29A of the Code including but not limited to the details of its Connected Person as required in Annexure 2 (Application Form) of this Process Memorandum.
- In case the Bidder is a consortium, the Consortium shall not have more than one (1) lead member (“Lead Member”). Each member of the Consortium must be eligible to participate in the E-Auction Process under the provisions of the Code, must not be disqualified under section 29A of the code and must be ‘fit and proper’ person, i.e. not under any legal disability to be purchaser

of Corporate Debtor under the Applicable laws. A Power of Attorney/Board Resolution shall be given by each member of the Consortium authorizing the Lead Member to participate in the E-Auction Process, submission of all required documents, information, and contact persons for all communications. Constitution of Consortium cannot be changed until the process enshrined under this Process Memorandum including the issuance of LOI, and certificate of sale. Any such change in the constitution of the consortium shall be brought to the attention of the Liquidator immediately and Liquidator may in consultation with the Stakeholders Consultation Committee qualify / disqualify such consortium.

**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 transactions 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.”

## **6. DOCUMENTS TO BE SUBMITTED BY BIDDERS**

In addition to the above, the Auction Participant who fails to fulfil the requirements set out in this Process Memorandum, including but not limited to failure of providing the documents/ information to be submitted by the Auction Participant in terms of Clause 6 hereof, shall not be eligible to submit a Bid for purchase of the Corporate Debtor as a going concern / assets of Corporate Debtor in parcels/standalone basis.

6.1. The Bidders would need to submit the following documents to the satisfaction of the Liquidator:

- (i) Bid Application Form as provided in Annexure 2 (*Application Form*) hereof;

- (ii) Affidavit in a format provided in Annexure 3 (*Affidavit certifying eligibility under section 29A of IBC by the Auction Participant*) hereof;
- (iii) Confidentiality Undertaking as provided in Annexure 4 (*Confidentiality Undertaking*) hereof;
- (iv) Copy of Board Resolution in a format provided in Annexure 5 (*Copy of the resolution passed by the board of directors of the Auction Participant*) hereof;
- (v) Other necessary documents to complete the eligibility check formalities (collectively referred to as “**Eligibility Documents**”)

in accordance with the timelines specified in Clause 16 (*Timelines*) of this Process Memorandum in respect of assets.

- 6.2. 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. A Bidder is required to submit information in accordance with this Process Memorandum and in compliance with the requirements set out under the Code and Liquidation Regulations and shall sign and stamp each page of all the documents. All requisite supporting documents should be duly signed and stamped by the Bidder or an authorised representative of the Bidder and supported by evidence of authority of such Person (board resolution and/or power of attorney, as applicable, of the Bidder). Strict adherence to forms, documents, and authorizations wherever specified in the said document, is required. Each form, document and authorization have to be duly signed and appropriately stamped/company seal affixed by the authorized representatives of Bidder.
- 6.3. 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 finalise the Qualified Bidders and declare the names of Qualified Bidders as per the timelines mentioned in clause 16 (*Timelines*) of this Process Memorandum below.
- 6.4. Qualified Bidders will gain access to the Data Room for due diligence. Further, Site Visits will also be arranged (if required) only for Qualified Bidders in accordance with clause 7 hereof.

6.5. The title documents relating to assets of the Company may be made available to the Qualified Bidders on request to be made to the Liquidator on liq.[sterlingsez@aegisipe.com](mailto:sterlingsez@aegisipe.com) on or before Monday, 29<sup>th</sup> July 2024.

6.6. Upon completion of the due diligence, Site Visit and discussion meeting (if any) by the Qualified Bidders within the timeframe set out in Clause 16 (*Timelines*) of this Process Memorandum, the Qualified Bidders shall deposit the Earnest Money Deposit (“EMD”) in accordance with Clause 11 (*Earnest Money Deposit*) of this Process Memorandum within the timeframe mentioned in Clause 16 (*Timelines*) of this Process Memorandum below. The Liquidator shall, at his discretion disqualify the Qualified Bidder for non-submission of the EMD.

## **7. SITE VISIT AND DISCUSSION MEETING**

7.1. 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.

7.2. The details, terms and conditions with respect to the discussion meeting and Site Visit shall be communicated to the Qualified Bidder in advance.

7.3. 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. Qualified Bidder (considering Site Visit) will be provided with a prior notification of date and time 3 (three) days in advance by the Liquidator.

## **8. DUE DILIGENCE**

8.1. The Liquidator shall endeavour to provide all necessary documents in the Data Room for the conduct of due diligence by the Qualified Bidders. 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.

8.2. Access to Data Room containing information related to the Company shall be provided to

only the Qualified Bidder(s), to undertake due diligence of the business and operations of the Company and other information related to the Company.

- 8.3. The Data Room has been organized only for the ease of reference of the Qualified Bidder(s), and the Qualified Bidder(s) shall be responsible to conduct their own due diligence, research, assessment and analysis with respect to the information contained in the Data Room. Notwithstanding anything to the contrary contained in this this document, the Liquidator or the Representatives of the Liquidator, shall not in any manner whatsoever, be held liable for the relevance, adequacy, correctness, completeness or accuracy of the information contained in the Data Room.
- 8.4. The Qualified Bidder shall be deemed to have conducted its own due diligence of the Company and its assets to its entire satisfaction. It is hereby clarified that the Qualified Bidder shall not be entitled to withdraw its Bid, as submitted, on the pretext that the contents uploaded in the Data Room were not to the required satisfaction of the Qualified Bidder or that the Qualified Bidder did not conduct a Site visit. It is expected that the Qualified Bidder shall have undertaken an independent due diligence and appraisal of the Company for participation in the Bid Process and shall not rely solely on the information provided by the Liquidator or its Representatives in the Data Room.
- 8.5. While the data/information provided in this Process Document and the Data Room, has been prepared and provided in good faith, the Liquidator and his Representatives shall not accept any responsibility or liability, whatsoever, in respect of any statements or omissions herein, or the accuracy, correctness, completeness or reliability of the information provided, and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability and completeness of the information provided, even if any loss or damage is caused to any of the Qualified Bidders by any act or omission on their part.
- 8.6. The Corporate Debtor as sale of assets in parcels or sale of standalone assets is to be sold on “as is where is basis”, “as is what is basis”, “whatever there is basis” and “no recourse basis”. All statutory/non-statutory liabilities / taxes / demands / claims / maintenance fee / electricity / water charges etc., outstanding as on date or yet to fall due in respect of the assets of the Corporate Debtor should be ascertained by the Qualified Bidders.

## **9. ASSETS TO BE AUCTIONED**

The assets as specified in Clause 9 (*Assets to be Auctioned*) of this Process Memorandum are known as assets to be auctioned. Kindly note that the bidders cannot place a bid at a value below the reserve price.

**Amount in INR.**

Sr. No.	Description of Assets	Reserve Price	Earnest Money Deposit	Incremental Bid
<b>Option A: Sale of Assets in parcels</b>				
<b>Date and Time of Auction: 02<sup>nd</sup> August 2024 (Friday) at 01:00 P.M. to 02:00 P.M.</b>				
1.	Asset in parcel – Land at Vedach, Uber, Sarod, Valipur, Dist- Bharuch, Gujarat Area: 358.63 acres	47,22,00,245	4,72,20,024	45,00,000
<b>Option B: Sale of Standalone Assets</b>				
<b>Date and Time of Auction: 02<sup>nd</sup> August 2024 (Friday) at 03:00 P.M. to 4:00 P.M</b>				
1.	Land at Vedach, Dist- Bharuch, Gujarat Area: 3.37 Acres	23,38,932	2,33,893	20,000
2.	Land at Uber, Dist- Bharuch, Gujarat Area: 210.70 Acres	27,48,14,917	2,74,81,491	27,00,000
3.	Land at Sarod, Dist- Bharuch, Gujarat Area: 92.70 Acres	12,55,87,555	1,25,58,755	12,50,000
4.	Land at Valipur Land, Dist- Bharuch, Gujarat Area: 51.86 Acres	6,94,58,841	69,45,884	6,90,000
5.	Land at Atladara, Dist- Vadodara, Gujarat Area: 0.42 Acres	3,40,93,250	34,09,325	34,000
6.	3 Vehicles at Atladara, Dist- Vadodara, Gujarat	3,92,436	39,243	5,000

Please refer to **Annexure 7 “Description of Assets”** for detailed description of above-mentioned assets.

**Notes to Auction Process:**

- For abundant clarity it is clarified here that assets are sold on “**as is where is basis**”, “**as is what is basis**”, “**whatever there is basis**” and “**no recourse basis**” as on the handover date.
- The sale of the assets of Corporate Debtor in parcel or sale of the standalone assets of the

Corporate Debtor are proposed to be sold on “**as is where is basis**”, “**as is what is basis**”, “**whatever there is basis**” and “**no recourse basis**” and the proposed sale of Assets of the Company does not entail transfer of any title except the title which the Company had on its assets as on date of transfer. Whilst it is not the intention to transfer any liabilities associated with the Assets, the interested bidders are advised to ascertain all statutory liabilities / taxes / demands / claims / charges etc., outstanding as on date or yet to fall due in respect of the relevant Asset.

- Bidding in both the options shall be allowed on submission of EMD for each Option/lot. EMD has to be paid separately for each asset class/option. The EMD paid to one asset class / option cannot be adjusted / clubbed for other asset classes/ option.
- If E-auction under Option A gets through then the highest bidder shall be declared as the Successful Bidder and E-auction under option B1 to B4 shall stands cancelled.
- Pursuant to receipt of bids, the Successful bidder will be declared pursuant to consultation with the stakeholder consultation committee of the Corporate Debtor and the Liquidator along with stakeholder consultation committee reserves the right to reject all or any of the Bidders or bids in accordance with Schedule I of Liquidation Process Regulations.

## **10. MODE OF SALE AND RESERVE PRICE**

- 10.1. As per Regulation 32 of the Liquidation Process Regulations, the Liquidator may sell-
- (a) an asset of the Company on standalone basis;
  - (b) the assets of a Company through a slump sale;
  - (c) a set of assets of the Company collectively;
  - (d) the assets of the Company in parcel;
  - (e) the Company as a going concern; or
  - (f) the business(s) of the Company as a going concern.

Provided that where an asset is subject to security interest, it shall not be sold under any of the clauses (a) to (f) unless the security interest therein has been relinquished to the liquidation estate.

- 10.2. The details of the security interest in the assets of the Company, relinquished / not relinquished by the secured creditors in accordance with Section 52(1)(a) of the Code shall

be available in the Data Room.

- 10.3. It is clarified that on being declared as Successful Bidder, the said Successful Bidder shall be required to complete the sale of assets of the Corporate Debtor in accordance with the provisions of the Code and Liquidation Process Regulations.
- 10.4. The implementation/mechanism of such sale is however not specifically provided for in the Liquidation Process Regulations or anywhere in the Code. It is clarified that on being declared as Successful Bidder, the said Successful Bidder shall be required to complete the sale of assets of Corporate Debtor in accordance with the provisions of the Code and Liquidation Process Regulations. After identification of a Successful Bidder and payment of entire Consideration within the timelines as specified in Clause 16 the Liquidator and/or Successful Bidder shall have the right to approach the Hon'ble NCLT for obtaining reliefs/suitable directions for the effective implementation of such sale and any such directions shall be binding on the parties to the sale process as contemplated in this E-Auction Process Information Document.
- 10.5. The Successful Bidder agrees that it shall be bound to pay the balance sale consideration for consummation of sale of assets of the Corporate Debtor within the time frame stipulated in the Liquidation Process Regulations. It is clarified that any necessary approvals, consents, reliefs that may be required to be obtained by the Successful Bidder with respect to the Sale of the Corporate Debtor as a going concern/ sale of assets in parcels/standalone basis as contemplated in this Process Memorandum have to be obtained by the Successful Bidder without any deviation from the time frame for payment of balance sale consideration as stipulated under the Liquidation Process Regulations.
- 10.6. Any failure to obtain such necessary approvals, consents, reliefs that may be required by the Successful Bidder in respect to the Sale of the Corporate Debtor as a going concern or sale of assets in parcels or on standalone basis shall not affect the e-auction process and Sale of the Corporate Debtor as a going concern/ sale of assets in parcels/standalone basis as contemplated under this Process Memorandum. On payment of the full amount, the Sale of the Corporate Debtor on a going concern basis/ sale of assets in parcels/standalone basis shall stand completed and the Liquidator shall execute a 'certificate of sale'/ 'sale deed'/ 'invoice' / 'transfer documents' to consummate the sale transaction as contemplated under this

Process Memorandum and the Applicable Law.

- 10.7. The Liquidator reserves the right to alter, modify, cancel or relax any of the terms and conditions mentioned in this Process Memorandum or issue any clarification as may be necessary in the interest of the liquidation process 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.
- 10.8. 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 assets 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.
- 10.9. The other terms and conditions relating to e-auction process to be complied by the Qualified Bidders are set out in Annexure 1 (*Terms and Conditions of E-Auction*) of this Process Memorandum.

## 11. EARNEST MONEY DEPOSIT

All Bidders shall follow the below process for submission of EMD:

- 11.1. The non – interest bearing EMD to be paid by the Eligible Bidder along with Earnest Money Deposit Form attached *vide* Annexure 6 (*Earnest Money Deposit Form*) prior to auction as per timelines mentioned in Clause 16 (*Timelines*).
- 11.2. **Mode of Payment of EMD and balance sale consideration and other instructions relating to EMD:**

- Through RTGS / NEFT to the account number provided as:

Account Number	062711010000010
Type of Account	Current Account
Beneficiary Name	Sterling SEZ and Infrastructure Ltd- In Liquidation
Bank Name	Union Bank of India
Branch	Vashi



IFSC Code	UBIN0806277
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- 11.3. The details of any remittances in this regard shall be submitted by the Eligible Bidder through email on liq.[sterlingsez@aegisipe.com](mailto:sterlingsez@aegisipe.com). The entire EMD amount shall be remitted by the Eligible Bidder from one bank account.
- 11.4. Eligible Bidders shall preserve the remittance challan and shall produce the same in front of the Liquidator as and when demanded.
- 11.5. All payments made by the bidder under the e-auction shall be intimated to the Liquidator on mail to liq.[sterlingsez@aegisipe.com](mailto:sterlingsez@aegisipe.com). However, the credit to the bank account should be made on or before 31<sup>st</sup> July 2024 (Wednesday) up to 5:00 PM.
- 11.6. No interest will be paid to the Bidders/eligible 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. The Liquidator will issue a letter to the Successful Bidder and the Successful Bidder shall have to deposit the balance consideration (after adjustment of the EMD) of the sale price within 90 days of such demand for Successful Bidder. On payment of the full amount, the sale shall stand completed and the Liquidator shall execute certificate of sale or sale deed to transfer such Assets and the Assets shall be delivered to the Successful Bidder in the manner specified in the terms of sale.
- 11.7. Further, interest shall be levied at the rate of 12% p.a for any payment made by the Successful Bidder after 30 days of such demand, till date of actual payment and if payments are not made within 90 days from date of initial demand made by Liquidator the sale shall stand cancelled.
- 11.8. **Forfeiture of Earnest Money from the Auction Process Applicant**

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

- a) if any of the conditions under this Process Memorandum are breached by the Successful Bidder or in case the Successful Bidder is found to have made any false representation;  
or

- b) if the Successful Bidder is found to be ineligible to submit the bid under Section 29A of the Code (as amended from time to time) or is found to have made a false or misleading declaration of eligibility under Section 29A of the Code (as amended from time to time); or
- c) if the Eligible Bidder/ Successful 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 Laws including the Prevention of Corruption Act, 1988;
- d) Existence of any collusion between the Bidders and the Corporate Debtor's related parties, or any creditors of the Corporate Debtor and the Bidder;
- e) Withdrawal of, or change in the Bid after the completion of the said process;
- f) Default in deposit of amount by the Successful Bidder within the timeframe set out in Clause 16 of this Process Memorandum, OR
- g) If the Successful Bidder fails to take custody of assets within the validity of gate pass.

It is clarified that any invocation/forfeiture of the Earnest Money Deposit, by the Liquidator, shall not limit any other rights or remedies that the Liquidator may have under Applicable Law or otherwise, against any Bidder.

## 12. **DECLARATION OF SUCCESSFUL BIDDER**

- 12.1. 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) in accordance to conditions specified in this Process Memorandum.
- 12.2. The declaration of the Successful Bidder(s) for the Sale of the Corporate Debtor as a going concern or sale of assets of Corporate Debtor in parcels/standalone basis shall be done by the Liquidator within the timeframe set out in Clause 16 (*Timelines*) of this Process Memorandum after the closure of e-auction process.

- 12.3. Where the EMD 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.
- 12.4. 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 asset or portion thereof from the E-Auction proceedings at any stage without assigning any reason there for.
- 12.5. The Liquidator shall issue to the Successful Bidder, a 'Letter of Intent' / 'Award Letter' / 'invoices' / 'certificate of sale' 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) within the timeframe set out in Clause 16 (*Timelines*) of this Process Memorandum. The LOI/Award Letter outlines preliminary commitment and does not constitute conclusion of sale in favor of the Successful Bidder.
- 12.6. The Successful Bidder(s) shall deposit the balance sale consideration within 90 days from the date of such demand. Provided that payments made after 30 days shall attract interest at the rate of 12% p.a. In case of failure of payment within 90 days, EMD paid shall be forfeited.
- 12.7. In case of any dispute / discrepancy, the Liquidator shall assess the auction applications and declare the Successful Bidder. This right to select and declaring the Successful Bidder(s) shall always solely rest with the Liquidator, and his decision will be final and binding on all participants.
- 12.8. **Completion of Sale**
- 12.8.1 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' / 'sale deed' / 'invoices' / 'transfer Documents' and the assets shall be delivered to the Successful Bidder(s). 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(s) 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.

12.8.2 The Successful Bidder(s) 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.

12.8.3 Default in payment of the balance sale consideration and applicable 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. 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.

**12.9. Cancellation of existing share capital in case of sale of corporate debtor as going concern**

All existing issued, subscribed and paid-up equity share capital of the Corporate Debtor shall stand completely cancelled and all rights of the equity shareholders shall be extinguished and written-off. On payment of entire Reserve Price and issuance of Letter of Intent/ 'certificate of sale'/ 'sale deed'/ 'invoice' / 'transfer documents' by the Liquidator the existing share capital shall be written off. The Successful Bidder(s) reserves the right to propose the capital structure/instruments.

**13. FRAUDULENT AND CORRUPT PRACTICES**

13.1. The Auction Participant shall observe the highest standard of ethics during the auction process and subsequently during the closure of the auction process and declaration of Successful Bidder. 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 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. In such an

event, the Liquidator may forfeit the EMD furnished by the Qualified Bidder.

- 13.2. 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.
- 13.3. 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 assets to any other party. Prior to conducting due diligence/ Site Visits, the Liquidator may require the Bidder to execute confidentiality agreement with the Company/ Liquidator.
- 13.4. 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.

#### **14. COST, EXPENSES AND TAX IMPLICATIONS**

- 14.1. The Auction Participant or the Qualified Bidder, 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.
- 14.2. 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 Auction Participant or the Qualified Bidder.
- 14.3. The Auction Participant or 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.
- 14.4. The Successful Bidder(s) shall bear all the necessary expenses like applicable stamp duties/ additional stamp duty/ registration charges, transfer charges, sub-division charges, notified area charges, conversion charges, government dues, premium, fees, etc. for transfer of property(ies) / assets in name of the Successful Bidder(s).
- 14.5. All taxes applicable whether income tax, any other direct and / or indirect Taxes and / or

duties and / or penalties and / or interest (including stamp duty implications and registration charges) on sale of the Corporate Debtor on Sale of Assets in Parcel or standalone sale of the assets in relation to the Company in the future, on and after implementation of the sale transaction herein; as the case may be in accordance with the provisions of the Code and Liquidation Process Regulations would be borne by the Successful Bidder over and above the sale consideration payable including the following:

- a. The sale attracts GST, stamp duty, registration charges etc. as per relevant laws, rules and regulations.
  - b. The Successful Bidder(s) shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, fees, etc. for transfer of property(ies) in his / her / its name.
  - c. The payment of all statutory / non – statutory dues, taxes, rates, assessments, charges, fees, maintenance fee, outstanding municipal and other property taxes, electricity dues etc. yet to fall due in respect of the assets of the Corporate Debtor should be ascertained by the Qualified Bidders and shall be sole responsibility of the Successful Bidder(s); and
  - d. Successful Bidder(s) shall bear the cess or other applicable tax i.e., GST, TDS etc.
  - e. The Successful Bidder(s) 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.
- 14.6. 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 transfer of the Liquidation assets in the name of the Successful Bidder and such dues, if any, will have to be borne/ paid by the Successful Bidder.
- 14.7. The Auction Participant shall be responsible for fully satisfying the requirements of the Code and its related Regulations as well as all Applicable Laws that is relevant for the sale process. The Successful Bidder(s) 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.

## 15. 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, courts and tribunals at Mumbai, India.

## 16. TIMELINES

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

<b>Sr No</b>	<b>Particulars</b>	<b>Timeline (Days)</b>
1	Public Announcement of Auction	Monday, 8 July, 2024
2	Opening of Auction Portal and this Process Memorandum made available on the websites as per Terms and Conditions	Monday, 8 July, 2024
3	Submission of Bid Declaration Form, Bid Application Form along with Affidavit cum Undertaking and KYC by the bidder	Monday, 22 July, 2024
4	Site Visit/Inspection, Due Diligence and Request for Title Documents and Discussion Meeting (Access to be given only to Eligible Bidders post submission of the Bid Declaration form, Bid Application Form along with Affidavit cum Undertaking and KYC by the bidder)	Monday, 29 July, 2024
5	Submission of Earnest Money Deposit (EMD)	Wednesday, 31 July, 2024 up to 05:00 PM
6	E- auction Date	Friday, 2 August 2024
7	Announcement of Successful Bidder	Saturday, 3 August, 2024



8	Return of Earnest Money for unsuccessful Bidders	On or before Saturday, 17 August, 2024
9	Payment of balance consideration by Successful Bidder	<p>Within 90 days of such demand made by Liquidator.</p> <p>Further, interest shall be levied at the rate of 12% p.a for any payment made by the Successful Bidder after 30 days of such demand, till date of actual payment and if payments are not made within 90 days from date of initial demand made by Liquidator the sale shall stand cancelled.</p>

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

**17. MISCELLANEOUS**

17.1. The information in this Process Memorandum 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

Process Memorandum or any other written or oral information made available to any Interested Bidder(s) or its advisers and any such liability is expressly disclaimed

- 17.2. The assets of Corporate Debtor is to be sold in Parcels or on standalone sale of assets is to be sold on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “No recourse” basis. The proposed sale 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. However, if any asset that should have been transferred to the Successful Bidder, is found in the possession of the Company, the Liquidator shall take all reasonable efforts to promptly transfer such asset to the Successful Bidder, post completion of the sale. Whilst it is not the intention to transfer any liabilities associated with the Asset Lot(s) as part of the Asset, the Interested Bidders is advised to ascertain all statutory liabilities / taxes / demands / claims / maintenance fee / electricity / water charges etc., outstanding as on date or yet to fall due in respect of the relevant asset.
- 17.3. If any Bidder conceals any material information or makes a wrong statement or misrepresents facts or makes a misleading statement in its Bid, in any manner whatsoever, found to be ineligible to submit bid under Section 29A of the Code, the Liquidator reserves the right to reject such Bid and/or cancel the Letter of Intent (if issued) and forfeit the Earnest Money Deposit. The Bidder shall be solely responsible for such disqualification based on its declarations in the Bid.
- 17.4. The Bidder(s) hereby agrees and releases the Liquidator and his representatives, advisors etc. 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 set out under this Process Memorandum, and/or in connection with the Bidding process, and waives any and all rights and/or claims the Bidder(s) may have in this respect, whether actual or contingent, whether present or in future.
- 17.5. The Liquidator in its sole discretion and without incurring any obligation or liability or cost, reserves the right, at any time, to;
- (a) suspend and/or cancel the Bidding process and/or amend and/or supplement the

Bidding process or modify the dates or other terms and conditions set out in this Process Memorandum;

- (b) consult with any Bidder(s) in order to receive clarifications or further information;
- (c) retain any information and/or evidence submitted to the Liquidator/ his representatives, by, on behalf of, and/or in relation to any Bidder;
- (d) cancel or disqualify the Bid submitted by any Bidder at any stage of the Bidding process;
- (e) restart the Bidding process as per the discretion of the Liquidator and even post issuance of LoI;
- (f) independently verify, disqualify, reject and/or accept any and all submissions or other information and/or evidence submitted by or on behalf of any Bidder;
- (g) accept any Bid, conduct subsequent rounds of auction as per the terms deemed fit by the Liquidator.

## **18. CLARIFICATIONS**

- 18.1. While the data/information provided in this Process Memorandum and the Data Room, has been prepared and provided in good faith, the Liquidator and his representatives shall not accept any responsibility or liability, whatsoever, in respect of any statements or omissions herein, or the accuracy, correctness, completeness or reliability of the information provided, and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability and completeness of the information provided, even if any loss or damage is caused to any of the Bidders by any act or omission on their part.
- 18.2. A Bidder requiring any clarification on this Process Memorandum, submission of the Bid or on the Corporate Debtor shall email such request for clarification to [liq.sterlingsez@aegisipe.com](mailto:liq.sterlingsez@aegisipe.com) on or before Monday, 29 July, 2024.
- 18.3. The Liquidator reserves the right not to respond to any query or provide any clarification, at their sole discretion, and no extension of time and date referred to in this Process

Memorandum shall be granted on the basis of not having received response to clarifications sought from the Liquidator. Nothing contained herein shall be considered or read as compelling or requiring the Liquidator and/or his representatives to respond to any query or to provide any clarification to the queries raised by a Bidder. The Liquidator and her Representatives will not be held responsible for any delay in response or non-response to clarifications raised by the Bidders.

- 18.4. The Liquidator and/or his representatives may issue interpretations and clarifications on this Process Memorandum or in relation to the Bidding process to the Bidder(s). All clarifications and interpretations issued by the Liquidator, or his representatives shall be deemed to be part of this Process Memorandum if provided in writing.

**Enclosed:**

1. **Annexure 1** - Terms and Conditions of E-Auction
2. **Annexure 2** - Application Form (to be duly filed in, signed and stamped by the Auction Participant and submitted)
3. **Annexure 3** - Affidavit certifying eligibility under section 29A of IBC by the Auction Participant (to be duly filled in and signed by the Auction Participant and submitted along with the Application Form)
4. **Annexure 4** - Confidentiality Undertaking
5. **Annexure 5** - Copy of the resolution passed by the board of directors of the Auction Participant (in case the Auction Participant is a company)
6. **Annexure 6** – Earnest Money Deposit Form
7. **Annexure 7** - Description of Assets

**ANNEXURE-1**  
**TERMS AND CONDITION OF E-AUCTION**

**1. INTRODUCTION**

The **E-Auction** of the Sterling SEZ and Infrastructure Limited (in Liquidation) as sale of Assets of Corporate Debtor in parcel/standalone basis shall be conducted in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 (“**Code**”) and the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (“**Liquidation Process Regulations**”) by Aegis Resolution Services Private Limited through authorised signatory Mr. Avil Menezes, Liquidator of Sterling SEZ and Infrastructure Limited (in Liquidation).

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**” as on **handover date** through approved e-auction service provider **National E-Governance Services Limited**.

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://nesl.co.in/auction-notices-under-ibc/>.

(On going to the link, <https://nesl.co.in/auction-notices-under-ibc/> Bidders will have to search for the mentioned Company by using either one of the two options:

- (i) Company’s Name (i.e. Sterling SEZ and Infrastructure Limited), or by,
- (ii) State and asset type.

You may contact +91 8693053567, email liq.[sterlingsez@aegisipe.com](mailto:sterlingsez@aegisipe.com).

**2. LAST DATE FOR SUBMISSION OF ELIGIBILITY DOCUMENTS**

The Last date for submission of Eligibility Documents is Monday, 22 July, 2024.

### 3. ELGIBILITY CRITERIA

The eligibility criteria of the Bidder participating in sale of Assets of Corporate Debtor in parcel (OPTION A) / sale of Standalone assets (OPTION B) shall have the term ascribed in Clause 5 (*Eligibility / Pre-Bid Qualifications*) of the Process Memorandum.

### 4. RESERVE PRICE AND EMD

Qualified Bidders may submit their Bids for purchasing the Corporate Debtor as a going concern. Details are as follows:

Sr. No.	Description of Assets	Reserve Price	Earnest Money Deposit	Incremental Bid
<b>Option A: Sale of Assets in parcels</b> <b>Date and Time of Auction: 02<sup>nd</sup> August 2024 (Friday) at 01:00 P.M. to 02:00 P.M.</b>				
1.	Asset in parcel – Land at Vedach, Uber, Sarod, Valipur, Dist- Bharuch, Gujarat Area: 358.63 acres	47,22,00,245	4,72,20,024	45,00,000
<b>Option B: Sale of Standalone Assets</b> <b>Date and Time of Auction: 02<sup>nd</sup> August 2024 (Friday) at 03:00 P.M. to 4:00 P.M</b>				
1.	Land at Vedach, Dist- Bharuch, Gujarat Area: 3.37 Acres	23,38,932	2,33,893	20,000
2.	Land at Uber, Dist- Bharuch, Gujarat Area: 210.70 Acres	27,48,14,917	2,74,81,491	27,00,000
3.	Land at Sarod, Dist- Bharuch, Gujarat Area: 92.70 Acres	12,55,87,555	1,25,58,755	12,50,000
4.	Land at Valipur Land, Dist- Bharuch, Gujarat Area: 51.86 Acres	6,94,58,841	69,45,884	6,90,000
5.	Land at Atladara, Dist- Vadodara, Gujarat Area: 0.42 Acres	3,40,93,250	34,09,325	34,000
6.	3 Vehicles at Atladara, Dist- Vadodara, Gujarat	3,92,436	39,243	5,000

**5. GENERATION OF USER ID FOR PARTICIPATION IN E-AUCTION THROUGH E-AUCTION SERVICE PROVIDER.**

After submission of all documents / EMD by the Qualified Bidder to the satisfaction of the Liquidator, **National E-Governance Services Limited** will provide User id and password after due verification of PAN of the Qualified Bidders to participate in the e-auction process on Thursday, 01 August 2024.

- 5.1. Qualified Bidders shall hold a valid email ID {e-mail ID} is necessary for the Qualified Bidder as all the relevant information and allotment of ID & password by Thursday, 01 August 2024., Tuesday will be conveyed through e-mail.

Name: Mr. Araventhana/ Ms Gunjan Narula  
Contact: +91 93846 76709, +91 84470 18554  
E-mail: [araventhana@nesl.co.in](mailto:araventhana@nesl.co.in), [gunjann@nesl.co.in](mailto:gunjann@nesl.co.in)

**6. BIDDING THROUGH E-AUCTION SERVICE PROVIDER PLATFORM ON THE APPOINTED DAY**

The Sale of the Corporate Debtor as sale of Assets of Corporate Debtor in parcel (OPTION A) / sale of Standalone assets (OPTION B) shall take place through online e-auction service provider, National E-Governance Services Limited via website <https://nesl.co.in/auction-notice-under-ibc/> on Friday, 2<sup>nd</sup> August 2024 between 01:00 P.M. to 04:00 P.M. with unlimited extension of “5 minutes” i.e. the end time of the e-auction will be extended by 5 minutes each time if bid is made within the last 5 minutes before closure of auction. The highest bid amount (not below the Reserve Price) 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

- INR 45,00,000 for Option A,
- INR 20,000 for Option B1,
- INR 27,00,000 for Option B2,
- INR 12,50,000 for Option B3,

- INR 6,90,000 for Option B4,
- INR 34,000 for Option B5,
- INR 5,000 for Option B6,

Bidding in both the options shall be allowed on submission of EMD for each Option/lot. EMD has to be paid separately for each asset class/option. The EMD paid to one asset class / option cannot be adjusted / clubbed for other asset classes/ option.

If E-auction under Option A gets through then the highest bidder shall be declared as the successful bidder and E-auction under option B shall stands cancelled.

## **7. MANNER OF PAYMENT & TRANSFER OF CORPORATE DEBTOR**

- 7.1. The Successful Bidder shall deposit the balance consideration (after adjustment of the EMD) of the sale price within 30 days of such demand as prescribed in the process memorandum. On payment of the full amount, the sale shall stand completed and the Liquidator shall execute the certificate of sale/invoice/Transfer document and the subject matter of the sale shall be delivered to the Successful Bidder in the manner specified in the terms of process memorandum.
- 7.2. The certificate of sale/ sale deed/ Invoice / Transfer Documents will be issued in the name of the Successful Bidder only and will not be issued in any other name(s).
- 7.3. The sale attracts stamp duty, registration charges etc. as per relevant laws, rules and regulations.
- 7.4. The Successful Bidder shall bear the applicable stamp duties/additional stamp duty/ transfer charges, fees etc. and all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody in respect of the assets.
- 7.5. Successful Bidder/ purchaser has to bear the cess or other applicable tax i.e., GST, TDS etc.
- 7.6. 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.



7.7. The sale shall be subject to provisions of IBC and Liquidation Process Regulations, 2016

## **8. OTHER TERMS AND CONDITIONS**

8.1. Neither the Liquidator nor National E-Governance Services Limited 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.

8.2. 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 liquidation process of the Company. Any such alteration, modification or relaxation shall be binding on the interested Bidder.

8.3. 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.

8.4. Bids not received in the prescribed bid form or below Reserve Price or incomplete in any respect or unsigned or not accompanied by NEFT/RTGS/Bank Transfer for the requisite EMD are liable to be summarily rejected at the sole discretion of Liquidator.

8.5. The sale shall be subject to provisions of the Code and Liquidation Process Regulations made thereunder.

8.6. Capitalized 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,**

**Aegis Resolution Services Private Limited (Liquidator),  
Sterling SEZ and Infrastructure Ltd. (In Liquidation).**

106, 1st Floor, Kanakia Atrium 2, Cross Road A,  
Behind Courtyard Marriott, Chakala,  
Andheri East, Mumbai - 400093

**REF. ADVERTISEMENT ISSUED IN BUSINESS STANDARD (ENGLISH) PAN  
INDIA, NAVSHAKTI (MARATHI) IN MUMBAI EDITION AND SANDESH  
(GUJARATI) IN BARODA EDITION & HOSTED ON THE WEBSITE NATIONAL E-  
GOVERNANCE SERVICES LIMITED FOR SALE OF ASSETS OF THE STERLING  
SEZ AND INFRASTRUCTURE LIMITED (IN LIQUIDATION) AS A PARCELS  
(OPTION A)/ ASSETS OF CORPORATE DEBTOR IN STANDALONE  
SALE(OPTION B)**

I/We/ M/s am desirous in participating in the e-auction of the assets of Sterling SEZ and Infrastructure Ltd. (under Liquidation) as a parcels (Option A)/ assets of corporate debtor in standalone sale (Option B) announced by you in the newspaper publication dated ..... in ..... (name of media journal).

<b>BID for:</b>	
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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. My/Our offer for purchase of the Asset 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			
	(c)	(II)	Residence			
		(III)	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 ( <i>Eligibility / Pre-Bid Qualifications</i> ) 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)	
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1. I/We/M/s. further declare that I/We/M/s. intend to purchase the above referred assets of corporate debtor from the Liquidator on “**AS IS WHERE IS BASIS**”, “**AS IS WHAT IS BASIS**”, “**WHATEVER THERE IS BASIS**” And “**NO RECOURSE BASIS**” as **on handover date** 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 Section 29A read with Section 35(f) of the Code and affidavit for the same is enclosed herewith.
3. I/We/M/s certify that I/We/M/s. am/are eligible to be a Bidder, in accordance to the Eligibility criteria laid down in Clause 5 (*Eligibility / Pre-Bid Qualifications*) of the Process Memorandum dated 08<sup>th</sup> July 2024.
4. 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.
5. 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.
6. 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 this Process Memorandum or Letter of Intent or fail to complete the transaction within the time limit as 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.

7. 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.
8. The general terms and conditions of sale as mentioned in Process memorandum issued by Liquidator dated 08<sup>th</sup> July 2024 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**

( \_\_\_\_\_ )

**[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).

- g. Copy of the memorandum and articles of association and certificate of incorporation 74 or other equivalent organizational document (as applicable in the case of the jurisdiction of incorporation of the prospective Bidder and, in case the prospective Bidder is a special purpose vehicle set up for submitting the Bid, of the Parent Company), including amendments, if any, certified by the company secretary, or equivalent or a director of the prospective Bidder (as an annexure to this Format)
- h. If the prospective Bidder is a consortium, then copy of the Memorandum and Articles of Association and certificate of incorporation or other equivalent organizational document (as applicable in the case of a foreign company), including their amendments of each of the consortium member (certified by the company secretary or a director) (as attachment to this document).
- i. Annual report or audited financials of the prospective Bidder, Parent Company and corporate guarantor, if applicable for the preceding 3 (three) years. A certificate from the statutory auditor/ chartered account as on 31<sup>st</sup> March 2023 for (a) net worth (in case the prospective Bidder is a corporate including limited liability partnership), and (b) total assets under management (AUM) in case the prospective Bidder is a financial investor, fund, private equity investor, non-banking financial company, asset reconstruction company, banks or financial institution, in each case as provided in the eligibility criteria provided in the E-Auction Process Memorandum. In case you are relying on the eligibility criteria of your Group Company, please also provide such details for the relevant Group entity along with documentary evidence in the form of a certificate from a practicing company secretary or statutory auditor to establish such relationship.
- j. Credit opinion report from the principal bank of the prospective Bidder and its Parent company;
- k. External rating report if available for the prospective Bidder and the Parent Company /Ultimate Parent. In case not provided, the prospective Bidder will be treated as unrated;
- l. Please provide details in following format for directors of prospective Bidder, and in case the prospective Bidder is a special purpose vehicle set up for submitting the Bid, provide details of directors of the Parent Company as per format below:

<b>Name</b>	<b>Designation</b>	<b>Identification Nos. (DIN, PAN, Passport)</b>	<b>Full Address</b>	<b>Other Directorships</b>

The prospective Bidder shall submit photocopy of the passport for each of the Directors and other 'know your customer' details. Please confirm if any of the above have been disqualified to act as a director under the provisions of the Companies Act, and if so, please share all relevant details of the same.

- m. Details of Ownership Structure of the prospective Bidder (in case the prospective Bidder is a listed company, please provide details of persons owning 10% (ten percent) or more of the total paid up equity of the prospective Bidder).
- n. Please provide details of Parent Company, ultimate Parent and Group Companies of the prospective Bidder and corporate guarantor (if any corporate guarantee constitutes part of the Bid), and their respective business activity. The determination of relationship of Parent Company, Ultimate Parent and/or the Group Companies of the prospective Bidder shall be as on date of submission of the Bid Application Form;
- o. Please provide a list of persons acting jointly, persons acting in concert and connected persons (as per Section 29A of the Code). Please also explain relationship of prospective Bidder with all connected persons. The Liquidator may request for credit opinion/ CIBIL Reports of connected persons as appropriate. *[In case of any exemption available, please explain the same].*

**ANNEXURE 3**

**AFFIDAVIT BY THE BIDDER IN RESPECT OF SECTION 29A OF THE IBC**

(To be notarized 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 of \_\_\_\_\_, aged about \_\_\_\_\_ years, currently residing at \_\_\_\_\_ and having Aadhaar/ Passport number \_\_\_\_\_, on behalf of \_\_\_\_\_ (**“Prospective Applicant”**), do solemnly affirm and state to the Aegis Resolution Services Private Limited (Registration No. IBBI/IPE-0118/IPA-1/2022-23/50041) (**“Liquidator”**), the liquidator of Sterling SEZ and Infrastructure Ltd. (**“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 ineligible under Section 29A of the Insolvency and Bankruptcy Code, 2016 (**“IBC”**) to submit bid application for purchase of assets of Sterling SEZ and Infrastructure Ltd.
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 assets of Sterling SEZ and Infrastructure Ltd.
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 declaration of the Successful Bidder under the e-auction process of Sterling SEZ and Infrastructure Ltd. 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. 100/- STAMP PAPER**

This Confidentiality Undertaking has been signed by *(Name of potential Bidders)* having its office at \_\_\_\_\_ acting through 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 Aegis Resolution Services Private Limited, an Insolvency Professional Entity having registration no. IBBI/IPE-0118/IPA-1/2022-23/50041.

WHEREAS Sterling SEZ and Infrastructure Ltd., a company registered under Companies, Act, 1956 (hereafter referred as the “**Company**”) is undergoing liquidation vide NCLT Mumbai Bench (“**NCLT**”) order dated October 18, 2021 (“**Liquidation Commencement Order**”). Pursuant to order dated March 06, 2024 (“**Liquidator Replacement Order**”), Aegis Resolution Services Private Limited, a registered insolvency professional entity with Insolvency and Bankruptcy Board of India (“**IBBI**”) having registration number IBBI/IPE-0118/IPA-1/2022-23/50041 has been appointed as liquidator to manage, protect, sell and liquidate the property, assets, business and other affairs of Sterling SEZ and Infrastructure Ltd. (“**Liquidator**”).

WHEREAS the Liquidator has invited prospective Bidders for the purpose of submission of bid through e-auction process in respect of The Sale of the assets of Corporate Debtor in Parcels (Option A)/ Assets of corporate debtor in standalone sale (Option B) 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 Process 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 from the data room 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 Process 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 accessed through the data room which shall mean the virtual data room maintained by the Liquidator, created for the Qualified Bidders to access information in relation to the Company (“**Data Room**”) or any other data shared by the Liquidator, through oral or written communication or through any mode to anyone and the same shall constitute “Confidential Information”. Any information or documents generated or derived by the recipients of Confidential Information that contains, reflects or is derived from any Confidential Information shall also be 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 the assets of corporate debtor in parcels (Option A)/ Assets of corporate debtor in standalone sale (Option B) as provided under Process Memorandum and the Liquidation Process 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 through the access of the Data Room and shall use its best endeavors 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
  - i. 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 such breach of such obligations by the Bidder (s) or any person acting on its behalf.
3. 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).
4. 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/ Data Room. 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.

5. 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.
6. 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.
7. 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).
8. 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.
9. 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.
10. Capitalized 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)

Authorised 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]

---

**WHEREAS** pursuant to the E-auction Process Memorandum for the sale of the Sterling SEZ and Infrastructure Ltd. (In Liquidation) of the assets of corporate debtor in parcels (Option A)/ Assets of corporate debtor in standalone sale (Option B) dated 02<sup>nd</sup> August 2024, issued by Aegis Resolution Services Private Limited through its authorised signatory Mr. Avil Menezes (IBBI Registration No. IBBI/IPE-0118/IPA-1/2022-23/50041) (“**Liquidator**”), the liquidator of Sterling SEZ and Infrastructure Ltd., the Company being a prospective applicant is desirous of submitting a Bid Application for the purchase of assets of Sterling SEZ and Infrastructure Ltd. in accordance with the requirements of the Process Memorandum published on 08<sup>th</sup> July 2024, for the above-mentioned auction.

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

“**RESOLVED THAT** the draft of the Application Form placed before us is hereby approved for submission to the Liquidator of Sterling SEZ and Infrastructure Ltd., in accordance with the terms of the Process Memorandum.”

“**RESOLVED THAT Mr./Ms.** \_\_\_\_\_, be and is hereby authorised 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 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 Sterling SEZ and Infrastructure Ltd., 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,

**Aegis Resolution Services Private Limited (Liquidator),**

**Sterling SEZ and Infrastructure Ltd. (In Liquidation).**

106, 1st Floor, Kanakia Atrium 2, Cross Road A,

Behind Courtyard Marriott, Chakala,

Andheri East, Mumbai - 400093

**REF. ADVERTISEMENT ISSUED IN BUSINESS STANDARD (ENGLISH) PAN INDIA, NAVSHAKTI (MARATHI) IN MUMBAI EDITION AND SANDESH (GUJARATI) IN BARODA EDITION & HOSTED ON THE WEBSITE NATIONAL E-GOVERNANCE SERVICES LIMITED FOR SALE OF THE STERLING SEZ AND INFRASTRUCTURE LTD. (IN LIQUIDATION) AS A PARCELS (OPTION A)/ ASSETS OF CORPORATE DEBTOR IN STANDALONE SALE (OPTION B)**

I/We/ M/s am desirous in participating in the e-auction of the Sterling SEZ and Infrastructure Ltd. (under Liquidation) as a sale of assets in the parcels (option A)/ assets of corporate debtor in standalone sale (option B) announced by you in the newspaper publication dated ..... in ..... (name of media journal).

<b>BID for:</b>	
-----------------	--

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 Asset 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	RTGS / NEFT/ Bank Transfer
	(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 an asset(s) 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 a false or misleading declaration of eligibility under Section 29A of the IBC or is found to have made a false or misleading declaration of eligibility as laid down in Clause 5 (*Eligibility / Pre-Bid Qualifications*) of the Process Memorandum 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 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**

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

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

**Name**

**Designation**

## **ANNEXURE – 7**

### **DESCRIPTION OF ASSETS**

The liquidator proposed to sale of assets in parcels/ standalone basis to the extent they are transferable under the applicable law on “As is where is basis”, “As is what is basis”, “Whatever there is basis”, and “No recourse basis” as on handover date.

The proposed sale of assets of the Company located at various locations does not entail transfer of any other title except the title which the Company has on its assets as on date of transfer. It is further stated that the Liquidator does not assume any responsibility as regards the quality, quantity, accuracy, authenticity, correctness, fairness and completeness of the information pertaining to the assets of the Company as set out herein and the Bidders, in their own interest, are advised to carry out an independent assessment of the physical condition/ condition to and status of recoverability and the ability to be put to intended use of such assets.

## Table of Contents

<b>OPTION A- SALE OF ASSETS IN PARCELS .....</b>	<b>2</b>
<i>Current Status of the land -.....</i>	<i>2</i>
<i>Details of ongoing litigation on the Land-.....</i>	<i>2</i>
<b>OPTION B- SALE OF ASSETS OF CORPORATE DEBTOR IN PARCELS.....</b>	<b>10</b>
<i>Option B.1 Land at Vedach, Dist- Bharuch, Gujarat.....</i>	<i>10</i>
<i>Option B.2 Land at Uber, Dist- Bharuch, Gujarat.....</i>	<i>10</i>
<i>Option B.3 Land at Sarod, Dist- Bharuch, Gujarat .....</i>	<i>14</i>
<i>Option B.4 Land at Valipur, Dist- Bharuch, Gujarat .....</i>	<i>15</i>
<i>Notes for Land at Option B1 to B4.....</i>	<i>16</i>
<i>Option B.5 Land at Atladara, Dist- Vadodara, Gujarat.....</i>	<i>17</i>
<i>Option B.6 3 Vehicles at Atladara Dist- Vadodara, Gujarat.....</i>	<i>18</i>

### OPTION A- SALE OF ASSETS IN PARCELS

Particulars	Area
Land at Vedach, Dist- Bharuch, Gujarat	3.37 Acres
Land at Uber, Dist- Bharuch, Gujarat	210.70 Acres
Land at Sarod, Valipur, Dist- Bharuch, Gujarat	92.70 Acres
Land at Valipur, Dist- Bharuch, Gujarat	51.86 Acres
<b>Total</b>	<b>358.63 Acres</b>

#### Current Status of the land -

- All of the land parcels are occupied by the respective farmers from whom land was purchased.
- Variety of crops are standing on most of the land parcels while others are cultivated post the crop season.
- According to village records (forms 7 and 12), the majority of the land parcels are registered in the farmers' names from whom land was purchased. However, we have observed that some land parcels are recorded under different names than those mentioned in the sale deeds.
- Most of the land parcels lack proper access roads and are instead reached via unpaved village tracks (cart tracks). None of the land parcels are connected to SEZ notified land.

#### Details of ongoing litigation on the Land-

Enforcement Directorate(“ED”) vide notice dated 29 May 2018 and corrigendum dated 14 June 2018

had provisionally attached land of corporate debtor situated at village Uber, Valipur, Sarod and Vedach. Challenging the said attachment Interim Resolution Professional had filed application with Hon'ble NCLT for release of attachment by ED.

Hon'ble NCLT, Mumbai Bench vide order dated 12.02.2019 held that *“the attachment order dated 29.05.2018 and the Corrigendum dated 14.6.2018 issued by the deputy Director, Directorate of Enforcement, under the provisions of Prevention of Money Laundering Act 2002 (PMLA) which has been confirmed by the Adjudicating Authority under PMLA is a nullity and nonest in law in view of Sections 14(1)(a), 63 and 238 of Insolvency and Bankruptcy Code (IBC) and Resolution Professional can take charge of the properties and deal with them under IBC as if there is no attachment order.”*

Thereafter, ED challenged the order at Hon'ble NCLAT and the court passed an order stating that *“There is no conflict between PMLA and IBC and even if a property has been attached in the PMLA which is belonging to the Corporate Debtor, if CIRP is initiated, the property should become available to fulfil objects of IBC till a resolution takes place or sale of liquidation asset occurs in terms of Section 32A.”*

We understand that ED challenged the order of Hon'ble NCLAT at Hon'ble Supreme Court, however documents of same are not served on the company/Liquidator. The tentative next date of hearing at Supreme Court is 02<sup>nd</sup> August 2024.

**Survey no and Current Status of the land –**

Sr. No.	Block No.	Area - Sq.m.	Name on Village Record form 7 and 12	Current Status	Acre
<b>Land at Vedach, Dist- Bharuch, Gujarat</b>					
1	1095	13,658	Ravjibhai Gordhan and Ors. 03.	UA	3.37
<b>Land at UBER- Dist- Bharuch, Gujarat</b>					
1	1748	24,079	Chandubhai Mohanbhai Padhiyar and Ors. 02	Dense Acacia (Babool)	5.95



2	1209	11,837	Amratben Sursang and Ors. 02	Crop Standing (Castor)	2.92
3	1319	12,141	Nanduben Wd/o Chhatrasang Mansingh and Ors. 03	Crop Standing (Cattle Feed)	3.00
4	1744	17,199	Jesangbhai Sursangbhai Gababhai and Ors. 05	Crop Standing (Cattle Feed)	4.25
5	1320	12,141	Lakhiben D/o Dhurabhai Lavghanbhai	Crop Standing (Cattle Feed)	3.00
6	1576	2,732	Ghanshyambhai Somabhai and Ors. 05	Open Land (Cultivated)	0.68
7	1612	4,553	Madhuben Wd/o. Kantibhai Parsho-ttambhai and Ors. 03	Open Land (Cultivated)	1.13
8	1201	14,771	Chanchalben Devabhai Vaghari and Ors. 10	Open Land and Temple	3.65
9	1196	9,713	Chanchalben Devabhai Vaghari and Ors. 10	Crop Standing (Cotton)	2.40
10	1745	19,324	Balvantsinh Mohansinh Gohil and Ors. 04	Crop Standing (Cattle Feed)	4.78
11	1366	28,429	Jashumatiben Jethabhai Patel and Ors. 02	Dense Acacia (Babool)	7.02
12	1574	4,249	Sureshbhai Mahijibhai Padhiyar and Ors. 02	Open Land (Cultivated)	1.05
13	1589	1,011	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Dense Acacia (Babool)	0.25
	1369/B	5,527		Dense Acacia (Babool)	1.37
	1369/A	2,300		Dense Acacia (Babool)	0.57
	1195	2,124		Crop Standing (Cotton)	0.52
14	1586	15,277	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Dense Acacia (Babool)	3.78
15	1591	7,993	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Dense Acacia (Babool)	1.98
16	1764	16,188	Raiben D/o Shanabhai Harkha and Ors. 03	Crop Standing (Cattle Feed)	4.00
17	1556	7,993	Narsang Udeysing and Ors. 06	Open Land (Cultivated)	1.98
	1541-A	480		Crop Standing (Toor)	0.12
	1541-B	9,974			2.46
18	1592	8,195	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Dense Acacia (Babool)	2.03
19	1613	3,946	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Crop Standing (Cattle Feed)	0.98
20	1183/A	1,132	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Open Land (Cultivated)	0.28
	1185/A	164		Open Land (Cultivated)	0.04

	1185/B	10,063			2.49
21	1183/B	23,238		Open Land (Cultivated)	5.74
22	1358	6,981	Kamlaben Wd/o. Sursang Kabhai and Ors. 02	Crop Standing (Cattle Feed)	1.73
23	1602	15,277	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Crop Standing (Cattle Feed)	3.78
24	1356	11,129	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Crop Standing (Cattle Feed)	2.75
25	1411	7,790	Sima be Bharkumar Patel and Ors. 02	Crop Standing (Cattle Feed)	1.92
26	1760	16,188	Becharbhai Mangalbhai	Crop Standing (Castor)	4.00
27	1753	16,188	Virambhai Umedsang Parmar and Ors. 04	Crop Standing (Cattle Feed)	4.00
28	1601	4,350	Balwantsinh Mohansinh and Ors. 03	Crop Standing (Cattle Feed)	1.07
29	1539	12,646	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Crop Standing (Cattle Feed)	3.12
30	1387	10,603	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Open Land (Cultivated)	2.62
31	1535	29,442	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd. and Ors. 01	Open Land and Borewell	7.28
32	1415	13,456	Naharsang Udesang Parmar	Crop Standing (Cattle Feed)	3.33
33	1399	8,903	Vimlaben Revendas Nathabhai Patel and Ors. 03	Crop Standing (Cattle Feed)	2.20
	1357	9,510		Crop Standing (Cotton and Castor)	2.35
34	1232	6,576	Shardaben D/o Khodabhai Parmar and Ors. 03	Crop Standing (Cotton)	1.62
35	1375	5,868	Icchaben Himmatbhai Ors. 01	Dense Acacia (Babool)	1.45
36	1564	6,171	Kashiben D/o. Mohanbhai Bhaiba	Open Land (Cultivated)	1.52
	1384	10,724		Crop Standing (Toor) and Cabin	2.65
37	1105	2,529	Raisang Ramsang Bapu and Ors. 09	Crop Standing (Cotton)	0.62
	1082	5,362		Open Land (Cultivated)	1.32
	1102	5,565		Crop Standing (Cotton)	1.38
38	1182	14,872	Chhotabhai Jethabhai Thakor and Ors. 08	Open Land (Cultivated)	3.67
39	1585	6,171	Balvantsinh Mohansinh Gohil and Ors. 03	Dense Acacia (Babool)	1.52
	1593	13,153		Dense Acacia (Babool)	3.25

40	1507	7,284	Lakhiben Wd/o. Somabhai Shankarbhai and Ors. 01	Open Land (Cultivated)	1.80
41	1385	6,070	Ambaben D/o. Lallubhai Gababhai	Open Land (Cultivated)	1.50
	1391	5,868	Lallubhai Gababhai and Ors. 01	Crop Standing (Cotton)	1.45
42	1754	16,187	Jasvant Motibhai and Ors. 04	Crop Standing (Cattle Feed)	4.00
	1757	16,188		Crop Standing (Cattle Feed)	4.00
43	1386	9,915	Ganshayambhai Ranchodbhai Bacher and Ors. 03	Open Land (Cultivated)	2.45
44	1763	16,187	Amersang Deshai Sarder and Ors. 01	Open Land (Cultivated)	4.00
45	1103	5,261	Niratbhai Himmatbhai and Ors. 02	Crop Standing (Cotton and Castor)	1.30
46	1520	1,012	Premabhai Samjibhai Parmar	Crop Standing (Toor)	0.25
47	1388	1,821	Baijiben Wd/o. Chhitubhai Fula and Ors. 03	Open Land (Cultivated)	0.45
48	1243-A	101	Dhaniben Wd//o. Dhurabhai Jora and Ors. 06	Open Land (Cultivated)	0.02
	1243-B	1,281		Open Land (Cultivated)	0.32
49	1747	27,417	Pravinbhai Ambalal Parmar and Ors. 02	Crop Standing (Bajra) and Cabin	6.77
50	1169 A & B	12,967	Savarben D/o. Ranchodbhai Bhajji	Open Land (Cultivated)	3.20
51	1759	16,187	Khumansinh Jesang and Ors. 11	Crop Standing (Cattle Feed)	4.00
52	1364	7,487	Mahijibhai Dadabhai	Crop Standing (Cattle Feed)	1.85
53	1167	3,541	Raijibhai Prabhatbhai	Open Land (Cultivated)	0.87
54	1569	4,350	Urmilaben Mohanbhai and Ors. 07	Open Land (Cultivated)	1.07
55	1581	1,518	Kalidas Bhikhabhai and Ors. 03	Open Land (Cultivated)	0.38
56	1519	1,214	Dulabhai Pashabhai Alias Bhura	Crop Standing (Toor)	0.30
	1513	2,023		Dense Acacia (Babool)	0.50
	1527	1,922		Open Land (Cultivated)	0.47
57	1085	8,700	Rameshbhai Nathabhai Veri	Open Land (Cultivated)	2.15
58	1547	22,460	Bhailalbhai Mahijbhai	Crop Standing (Cattle Feed)	5.55
	1230	5,261		Crop Standing (Cattle Feed)	1.30
59	1583	13,962	Chhotabhai Gababhai and Ors.08	Dense Acacia (Babool)	3.45

60	1156	8,094	Hasmukhbhai Desaibhai	Open Land (Cultivated)	2.00
61	1546	4,148	Bhailalbai Mahijibhai	Crop Standing (Cattle Feed)	1.02
62	1573	5,261	Vajesang Chhatrasang and Ors. 05	Open Land (Cultivated)	1.30
63	1383	9,712	Bhailal Motibhai Himmabhai and Ors. 34	Open Land (Cultivated)	2.40
64	1229	4,249	Hathisang Kabhai and Ors. 04	Crop Standing (Cattle Feed)	1.05
65	1562	9,510	Becharbhai Mangalbai	Open Land (Cultivated)	2.35
66	1600	2,428	Thakorbhai Motibhai Patel	Crop Standing (Cattle Feed)	0.60
67	1368	3,339	Shantaben Wd/o Jasabhai Amin and Ors. 05	Dense Acacia (Babool)	0.83
	1597	8,802		Crop Standing (Cotton)	2.18
68	1434	3,237	Manjulaben Ishwarbhai and Ors. 05	Crop Standing (Castor)	0.80
69	1762	16,188	Ganpat Pratap and Ors. 02	Crop Standing (Cattle Feed)	4.00
70	1525	2,023	Bhikha Kala Gordhanbhai	Crop Standing (Cattle Feed)	0.50
71	1584	13,355	Kalidas Motibhai Himatbhai	Dense Acacia (Babool) and Cabin	3.30
<b>Land at SAROD, Dist- Bharuch, Gujarat</b>					
1	138	2,732	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Open Land (Cultivated)	0.68
	141	21,651		Open Land (Cultivated)	5.35
2	159	10,420	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Open Land (Cultivated)	2.57
3	80	12,343	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Open Land (Cultivated)	3.05
4	146	5,564	Yusuf Ahemadhaji Ishabhai Khandwala	Crop Standing (Cotton)	1.37
	171	6,880		Open Land (Cultivated)	1.70
5	144	11,028	Yusuf Ahemad Haji Ishabhai Khandwala	Open Land (Cultivated)	2.73
6	925	13,254	Yusuf Ahemadhaji Ishabhai Khandwala	Open Land (Cultivated)	3.28
	150	8,600		Open Land (Cultivated)	2.13
7	81	14,368	Salim Abbas May and Ors. 01	Open Land (Cultivated)	3.55
8	97	9,713	Aziz Umarji Godhi and Ors. 16	Open Land (Cultivated)	2.40
9	137	10,927	Ishwarbhai Kalabhai Parmar	Open Land (Cultivated)	2.70

10	106	2,934	Koyabhai Marghabhai Vaghari	Dense Acacia (Babool)	0.73
11	218	12,848	Abbas Hasan Ali Kaduji	Open Land (Cultivated)	3.17
12	204	23,371	Yakub Mahamad Yasuf Alli Patel	Open Land (Cultivated)	5.78
13	139	8,600	Abedaben D/o Abdulla Haji Ibrahim Patel and Ors. 11	Open Land (Cultivated)	2.13
14	116	24,079	Dahiben Wd/o Zaver Haji and Ors. 10	Dense Acacia (Babool)	5.95
15	108	12,849	Yusuf Ahmed Dada Ibrahim and Ors. 47	Open Land (Cultivated)	3.18
16	85	14,771	Jetunaben W/o Yakub Hasan and Ors. 03	Open Land (Cultivated)	3.65
17	209	23,371	Yakub Abbas Yusuf Patel and Ors. 02	Open Land (Cultivated)	5.78
18	202	12,748	Rashid Ahmed Bux	Open Land (Cultivated)	3.15
19	158	10,320	Kasim Yakub Yusuf Bapu	Open Land (Cultivated)	2.55
20	96	8,903	Mahamad Hasan Amiji Bhatta	Open Land (Cultivated)	2.20
21	112	14,771	Gulam Ismail Ibrahim and Ors. 03	Open Land (Cultivated)	3.65
22	120	11,129	Gulam Ismail Ibrahim and Ors. 03	Open Land (Cultivated)	2.75
23	113	5,261	Saiyad Ahemad Ali Daud Bhatta	Open Land (Cultivated)	1.30
24	114-2	16,592	Saiyad Ahemad Ali Daud Bhatta	Open Land (Cultivated)	4.10
25	189	45,123	Mehrunisa Yakub Mohamad Isa Wadiwala and Ors. 01	Open Land (Cultivated)	11.15
<b>Land at VALIPUR, Dist- Bharuch, Gujarat</b>					
1	205	10,643	Hiraben Dahyabhai Hari	Dense Acacia (Babool)	2.63
2	201	7,082	Savitaben Melabhai Solanki and Ors. 01	Dense Acacia (Babool)	1.75
3	211	8,903	Ambubhai Vajabhai and Ors. 02	Crop Standing (Cotton)	2.20
4	208	11,129	Jivabhai Fulabhai Hariya and Ors. 02	Crop Standing (Cotton)	2.75
5	192	12,444	Mahijibhai Fulabhai Harijan	Dense Acacia (Babool)	3.07
6	203	10,117	Dhuriben Zaverbhai and Ors. 03	Dense Acacia (Babool)	2.50
7	187	3,136	Jivabhai Fulabhai Hariya and Ors. 03	Open Land (Cultivated)	0.77
8	210	11,230	Hiraben D/o. Zaverbhai and Ors. 02	Crop Standing (Cotton)	2.77
9	204	14,670	Kala Avchal Vaghari	Dense Acacia (Babool)	3.63
10	202 & 228	12,039	Nandaben Icchabhai and Ors. 01	202 - Dense Acacia (Babool) 228 - Open Land (Cultivated)	2.97
11	209	22,258	Fulabhai Dhanabhai	Crop Standing (Cotton)	5.50

12	226 Paiki 1	1,800	Lalji Maharaj	Crop Standing (Cotton)	0.44
	226 Paiki 2	18,410		Crop Standing (Cotton)	4.55
13	122 Paiki 1	7,657	Lalajibhai Pujari and Ors. 01	Crop Standing (Cotton)	1.89
14	214	17,604	Lalji Maharaj	Crop Standing (Cotton)	4.35
15	113	4,755	Chhaganbhai Lallubhai Patel and Ors. 03	Open Land (Cultivated)	1.17
	110	3,440		Open Land (Cultivated)	0.85
16	259	7,991	Chhaganbhai Lallubhai Patel and Ors. 03	Crop Standing (Castor)	1.97
17	193	12,849	Sarkabhai Sukabhai Vaghela and Ors. 02	Dense Acacia (Babool)	3.18
18	150	5,160	Lalajibhai Pujari and Ors. 01	Crop Standing (Cotton)	1.28
19	104	6,576	Indravadan Chandubhai	Open Land (Cultivated)	1.62

**OPTION B- SALE OF ASSETS OF CORPORATE DEBTOR IN PARCELS**

**Option B.1 Land at Vedach, Dist- Bharuch, Gujarat**

Area – 3.37 Acres

Sr. No.	Block No.	Area - Sq.m.	Name on Village Record form 7 and 12	Current Status	Acre
1	1095	13,658	Ravjibhai Gordhan and Ors. 03.	UA	3.37

**Option B.2 Land at Uber, Dist- Bharuch, Gujarat**

Area – 210.70 Acres

Sr. No.	Block No.	Area - Sq.m.	Name on Village Record form 7 and 12	Current Status	Acre
1	1748	24,079	Chandubhai Mohanbhai Padhiyar and Ors. 02	Dense Acacia (Babool)	5.95
2	1209	11,837	Amratben Sursang and Ors. 02	Crop Standing (Castor)	2.92
3	1319	12,141	Nanduben Wd/o Chhatrasang Mansingh and Ors. 03	Crop Standing (Cattle Feed)	3.00
4	1744	17,199	Jesangbhai Sursangbhai Gababhai and Ors. 05	Crop Standing (Cattle Feed)	4.25
5	1320	12,141	Lakhiben D/o Dhurabhai Lavghanbhai	Crop Standing (Cattle Feed)	3.00
6	1576	2,732	Ghanshyambhai Somabhai and Ors. 05	Open Land (Cultivated)	0.68
7	1612	4,553	Madhuben Wd/o. Kantibhai Parsho-ttambhai and Ors. 03	Open Land (Cultivated)	1.13
8	1201	14,771	Chanchalben Devabhai Vaghari and Ors. 10	Open Land and Temple	3.65
9	1196	9,713	Chanchalben Devabhai Vaghari and Ors. 10	Crop Standing (Cotton)	2.40
10	1745	19,324	Balvantsinh Mohansinh Gohil and Ors. 04	Crop Standing (Cattle Feed)	4.78
11	1366	28,429	Jashumatiben Jethabhai Patel and Ors. 02	Dense Acacia (Babool)	7.02
12	1574	4,249	Sureshbhai Mahijibhai Padhiyar and Ors. 02	Open Land (Cultivated)	1.05
13	1589	1,011	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Dense Acacia (Babool)	0.25
	1369/B	5,527		Dense Acacia (Babool)	1.37

	1369/A	2,300		Dense Acacia (Babool)	0.57
	1195	2,124		Crop Standing (Cotton)	0.52
14	1586	15,277	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Dense Acacia (Babool)	3.78
15	1591	7,993	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Dense Acacia (Babool)	1.98
16	1764	16,188	Raiben D/o Shanabhai Harkha and Ors. 03	Crop Standing (Cattle Feed)	4.00
17	1556	7,993	Narsang Udeysing and Ors. 06	Open Land (Cultivated)	1.98
	1541-A	480		Crop Standing (Toor)	0.12
	1541-B	9,974			2.46
18	1592	8,195	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Dense Acacia (Babool)	2.03
19	1613	3,946	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Crop Standing (Cattle Feed)	0.98
20	1183/A	1,132	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Open Land (Cultivated)	0.28
	1185/A	164		Open Land (Cultivated)	0.04
	1185/B	10,063			2.49
21	1183/B	23,238		Open Land (Cultivated)	5.74
22	1358	6,981	Kamlaben Wd/o. Sursang Kabhai and Ors. 02	Crop Standing (Cattle Feed)	1.73
23	1602	15,277	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Crop Standing (Cattle Feed)	3.78
24	1356	11,129	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Crop Standing (Cattle Feed)	2.75
25	1411	7,790	Sima be Bhartkumar Patel and Ors. 02	Crop Standing (Cattle Feed)	1.92
26	1760	16,188	Becharbhai Mangalbhai	Crop Standing (Castor)	4.00
27	1753	16,188	Virambhai Umedsang Parmar and Ors. 04	Crop Standing (Cattle Feed)	4.00
28	1601	4,350	Balwantsinh Mohansinh and Ors. 03	Crop Standing (Cattle Feed)	1.07
29	1539	12,646	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Crop Standing (Cattle Feed)	3.12
30	1387	10,603	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Open Land (Cultivated)	2.62
31	1535	29,442	Chetanbhai Jayantilal Sandesara, Director,	Open Land and Borewell	7.28



			Sterling SEZ Pvt. Ltd. and Ors. 01		
32	1415	13,456	Naharsang Udesang Parmar	Crop Standing (Cattle Feed)	3.33
33	1399	8,903	Vimlaben Revendas Nathabhai Patel and Ors.	Crop Standing (Cattle Feed)	2.20
	1357	9,510	03	Crop Standing (Cotton and Castor)	2.35
34	1232	6,576	Shardaben D/o Khodabhai Parmar and Ors. 03	Crop Standing (Cotton)	1.62
35	1375	5,868	Ichhaben Himmatbhai Ors. 01	Dense Acacia (Babool)	1.45
36	1564	6,171	Kashiben D/o. Mohanbhai Bhaiba	Open Land (Cultivated)	1.52
	1384	10,724		Crop Standing (Toor) and Cabin	2.65
37	1105	2,529	Raisang Ramsang Bapu and Ors. 09	Crop Standing (Cotton)	0.62
	1082	5,362		Open Land (Cultivated)	1.32
	1102	5,565		Crop Standing (Cotton)	1.38
38	1182	14,872	Chhotabhai Jethabhai Thakor and Ors. 08	Open Land (Cultivated)	3.67
39	1585	6,171	Balvantsinh Mohansinh Gohil and Ors. 03	Dense Acacia (Babool)	1.52
	1593	13,153		Dense Acacia (Babool)	3.25
40	1507	7,284	Lakhiben Wd/o. Somabhai Shankarbhai and Ors. 01	Open Land (Cultivated)	1.80
41	1385	6,070	Ambaben D/o. Lallubhai Gababhai	Open Land (Cultivated)	1.50
	1391	5,868	Lallubhai Gababhai and Ors. 01	Crop Standing (Cotton)	1.45
42	1754	16,187	Jasvant Motibhai and Ors. 04	Crop Standing (Cattle Feed)	4.00
	1757	16,188		Crop Standing (Cattle Feed)	4.00
43	1386	9,915	Ganshayambhai Ranchodbhai Bacher and Ors. 03	Open Land (Cultivated)	2.45
44	1763	16,187	Amersang Deshai Sarder and Ors. 01	Open Land (Cultivated)	4.00
45	1103	5,261	Niratbhai Himmatbhai and Ors. 02	Crop Standing (Cotton and Castor)	1.30
46	1520	1,012	Premabhai Samjibhai Parmar	Crop Standing (Toor)	0.25
47	1388	1,821	Bajjiben Wd/o. Chhitubhai Fula and Ors. 03	Open Land (Cultivated)	0.45
48	1243-A	101	Dhaniben Wd//o. Dhurabhai Jora and Ors. 06	Open Land (Cultivated)	0.02
	1243-B	1,281		Open Land (Cultivated)	0.32

49	1747	27,417	Pravinbhai Ambalal Parmar and Ors. 02	Crop Standing (Bajra) and Cabin	6.77
50	1169 A & B	12,967	Savarben D/o. Ranchhodbhai Bhaiji	Open Land (Cultivated)	3.20
51	1759	16,187	Khumansinh Jesang and Ors. 11	Crop Standing (Cattle Feed)	4.00
52	1364	7,487	Mahijibhai Dadabhai	Crop Standing (Cattle Feed)	1.85
53	1167	3,541	Raijibhai Prabhatbhai	Open Land (Cultivated)	0.87
54	1569	4,350	Urmilaben Mohanbhai and Ors. 07	Open Land (Cultivated)	1.07
55	1581	1,518	Kalidas Bhikhabhai and Ors. 03	Open Land (Cultivated)	0.38
56	1519	1,214	Dulabhai Pashabhai Alias Bhura	Crop Standing (Toor)	0.30
	1513	2,023		Dense Acacia (Babool)	0.50
	1527	1,922		Open Land (Cultivated)	0.47
57	1085	8,700	Rameshbhai Nathabhai Veri	Open Land (Cultivated)	2.15
58	1547	22,460	Bhailalbhai Mahijbhai	Crop Standing (Cattle Feed)	5.55
	1230	5,261		Crop Standing (Cattle Feed)	1.30
59	1583	13,962	Chhotabhai Gababhai and Ors.08	Dense Acacia (Babool)	3.45
60	1156	8,094	Hasmukhbhai Desaiabhai	Open Land (Cultivated)	2.00
61	1546	4,148	Bhailalbhai Mahijbhai	Crop Standing (Cattle Feed)	1.02
62	1573	5,261	Vajesang Chhatrasang and Ors. 05	Open Land (Cultivated)	1.30
63	1383	9,712	Bhailal Motibhai Himmabhai and Ors. 34	Open Land (Cultivated)	2.40
64	1229	4,249	Hathisang Kabhai and Ors. 04	Crop Standing (Cattle Feed)	1.05
65	1562	9,510	Becharbhai Mangalbhai	Open Land (Cultivated)	2.35
66	1600	2,428	Thakorabhai Motibhai Patel	Crop Standing (Cattle Feed)	0.60
67	1368	3,339	Shantaben Wd/o Jasabhai Amin and Ors. 05	Dense Acacia (Babool)	0.83
	1597	8,802		Crop Standing (Cotton)	2.18
68	1434	3,237	Manjulaben Ishwarbhai and Ors. 05	Crop Standing (Castor)	0.80
69	1762	16,188	Ganpat Pratap and Ors. 02	Crop Standing (Cattle Feed)	4.00
70	1525	2,023	Bhikha Kala Gordhanbhai	Crop Standing (Cattle Feed)	0.50
71	1584	13,355	Kalidas Motibhai Himatbhai	Dense Acacia (Babool) and Cabin	3.30

**Option B.3 Land at Sarod, Dist- Bharuch, Gujarat**

Area – 92.70 Acres

Sr. No.	Block No.	Area - Sq.m.	Name on Village Record form 7 and 12	Current Status	Acre
1	138	2,732	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Open Land (Cultivated)	0.68
	141	21,651		Open Land (Cultivated)	5.35
2	159	10,420	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Open Land (Cultivated)	2.57
3	80	12,343	Chetanbhai Jayantilal Sandesara, Director, Sterling SEZ Pvt. Ltd.	Open Land (Cultivated)	3.05
4	146	5,564	Yusuf Ahemadhaji Ishabhai Khandwala	Crop Standing (Cotton)	1.37
	171	6,880		Open Land (Cultivated)	1.70
5	144	11,028	Yusuf Ahemad Haji Ishabhai Khandwala	Open Land (Cultivated)	2.73
6	925	13,254	Yusuf Ahemadhaji Ishabhai Khandwala	Open Land (Cultivated)	3.28
	150	8,600		Open Land (Cultivated)	2.13
7	81	14,368	Salim Abbas May and Ors. 01	Open Land (Cultivated)	3.55
8	97	9,713	Aziz Umarji Godhi and Ors. 16	Open Land (Cultivated)	2.40
9	137	10,927	Ishwarbhai Kalabhai Parmar	Open Land (Cultivated)	2.70
10	106	2,934	Koyabhai Marghabhai Vaghari	Dense Acacia (Babool)	0.73
11	218	12,848	Abbas Hasan Ali Kaduji	Open Land (Cultivated)	3.17
12	204	23,371	Yakub Mahamad Yasuf Alli Patel	Open Land (Cultivated)	5.78
13	139	8,600	Abedaben D/o Abdulla Haji Ibrahim Patel and Ors. 11	Open Land (Cultivated)	2.13
14	116	24,079	Dahiben Wd/o Zaver Haji and Ors. 10	Dense Acacia (Babool)	5.95
15	108	12,849	Yusuf Ahmed Dada Ibrahim and Ors. 47	Open Land (Cultivated)	3.18
16	85	14,771	Jetunaben W/o Yakub Hasan and Ors. 03	Open Land (Cultivated)	3.65
17	209	23,371	Yakub Abbas Yusuf Patel and Ors. 02	Open Land (Cultivated)	5.78
18	202	12,748	Rashid Ahmed Bux	Open Land (Cultivated)	3.15
19	158	10,320	Kasim Yakub Yusuf Bapu	Open Land (Cultivated)	2.55
20	96	8,903	Mahamad Hasan Amiji Bhatta	Open Land (Cultivated)	2.20
21	112	14,771	Gulam Ismail Ibrahim and Ors. 03	Open Land (Cultivated)	3.65
22	120	11,129	Gulam Ismail Ibrahim and Ors. 03	Open Land (Cultivated)	2.75
23	113	5,261	Saiyad Ahemad Ali Daud Bhatta	Open Land (Cultivated)	1.30
24	114-2	16,592	Saiyad Ahemad Ali Daud Bhatta	Open Land (Cultivated)	4.10
25	189	45,123	Mehrunisa Yakub Mohamad Isa Wadiwala and Ors. 01	Open Land (Cultivated)	11.15

**Option B.4 Land at Valipur, Dist- Bharuch, Gujarat**

Area – 51.86 Acres

Sr. No.	Block No.	Area - Sq.m.	Name on Village Record form 7 and 12	Current Status	Acre
1	205	10,643	Hiraben Dahyabhai Hari	Dense Acacia (Babool)	2.63
2	201	7,082	Savitaben Melabhai Solanki and Ors. 01	Dense Acacia (Babool)	1.75
3	211	8,903	Ambubhai Vajabhai and Ors. 02	Crop Standing (Cotton)	2.20
4	208	11,129	Jivabhai Fulabhai Hariya and Ors. 02	Crop Standing (Cotton)	2.75
5	192	12,444	Mahijibhai Fulabhai Harijan	Dense Acacia (Babool)	3.07
6	203	10,117	Dhuriben Zaverbhai and Ors. 03	Dense Acacia (Babool)	2.50
7	187	3,136	Jivabhai Fulabhai Hariya and Ors. 03	Open Land (Cultivated)	0.77
8	210	11,230	Hiraben D/o. Zaverbhai and Ors. 02	Crop Standing (Cotton)	2.77
9	204	14,670	Kala Avchal Vaghari	Dense Acacia (Babool)	3.63
10	202 & 228	12,039	Nandaben Icchabhai and Ors. 01	202 - Dense Acacia (Babool) 228 - Open Land (Cultivated)	2.97
11	209	22,258	Fulabhai Dhanabhai	Crop Standing (Cotton)	5.50
12	226 Paiki 1	1,800	Lalji Maharaj	Crop Standing (Cotton)	0.44
	226 Paiki 2	18,410		Crop Standing (Cotton)	4.55
13	122 Paiki 1	7,657	Laljibhai Pujari and Ors. 01	Crop Standing (Cotton)	1.89
14	214	17,604	Lalji Maharaj	Crop Standing (Cotton)	4.35
15	113	4,755	Chhaganbhai Lallubhai Patel and Ors. 03	Open Land (Cultivated)	1.17
	110	3,440		Open Land (Cultivated)	0.85
16	259	7,991	Chhaganbhai Lallubhai Patel and Ors. 03	Crop Standing (Castor)	1.97
17	193	12,849	Sarkabhai Sukabhai Vaghela and Ors. 02	Dense Acacia (Babool)	3.18
18	150	5,160	Laljibhai Pujari and Ors. 01	Crop Standing (Cotton)	1.28
19	104	6,576	Indravadan Chandubhai	Open Land (Cultivated)	1.62

## Notes for Land at Option B1 to B4

### 1. Current Status of the land -

- All of the land parcels are occupied by the respective farmers from whom land was purchased.
- Variety of crops are standing on most of the land parcels while others are cultivated post the crop season.
- According to village records (forms 7 and 12), the majority of the land parcels are registered in the farmers' names from whom land was purchased. However, we have observed that some land parcels are recorded under different names than those mentioned in the sale deeds.
- Most of the land parcels lack proper access roads and are instead reached via unpaved village tracks (cart tracks). None of the land parcels are connected to SEZ notified land.

### 2. Details of ongoing litigation on the Land-

Enforcement Directorate(“ED”) vide notice dated 29 May 2018 and corrigendum dated 14 June 2018 had provisionally attached land of corporate debtor situated at village Uber, Valipur, Sarod and Vedach. Challenging the said attachment Interim Resolution Professional had filed application with Hon’ble NCLT for release of attachment by ED.

Hon’ble NCLT, Mumbai Bench vide order dated 12.02.2019 held that *“the attachment order dated 29.05.2018 and the Corrigendum dated 14.6.2018 issued by the deputy Director, Directorate of Enforcement, under the provisions of Prevention of Money Laundering Act2002 (PMLA) which has been confirmed by the Adjudicating Authority under PMLA is a nullity and nonest in law in view of Sections 14(1)(a), 63 and 238 of Insolvency and Bankruptcy Code (IBC) and Resolution Professional can take charge of the properties and deal with them under IBC as if there is no attachment order.”*

Thereafter, ED challenged the order at Hon’ble NCLAT and the court passed an order stating that *“There is no conflict between PMLA and IBC and even if a property has been attached in the PMLA which is belonging to the Corporate Debtor, if CIRP is initiated, the property should become available to fulfil objects of IBC till a resolution takes place or sale of liquidation asset occurs in terms of Section 32A.”*

We understand that ED challenged the order of Hon'ble NCLAT at Hon'ble Supreme Court, however documents of same are not served on the company/Liquidator. The tentative next date of hearing at Supreme Court is 02<sup>nd</sup> August 2024.

**Option B.5 Land at Atladara, Dist- Vadodara, Gujarat**

Area- 0.42 Acre (Non-Agricultural Land)

**Location-** Plot No. 1/A (587 Sqm), 2/A (552 sqm) & 3/A (571 sqm), SurveyNo.1032/B, Village- Atladara.



**Option B.6 3 Vehicles at Atladara Dist- Vadodara, Gujarat**

Description of Assets	Year of Mfg.	Vehicle registration no	Sum of QTY
Honda CRV M/T	March 2008	GJ 06 DG 3690	1



Description of Assets	Year of Mfg.	Vehicle registration no	Sum of QTY
Chevrolet Tavera	2010	GJ 09 DG 7560	1



**Note-** The Vehicle is registered in the name of Chetan Jyantilal Sandesara (Director of Sterling SEZ and Infrastructure Limited).

Description of Assets	Year of Mfg.	Vehicle registration no	Sum of QTY
Ford Endeavour	June 2010	GJ 06 DQ 9522	1





**Note-** The Vehicle is registered in the name of Chetan Jyantilal Sandesara (Director of Sterling SEZ and Infrastructure Limited).