

***IN THE NATIONAL COMPANY LAW TRIBUNAL,  
PRINCIPAL BENCH, NEW DELHI***

***AND***

***IN THE MATTER OF: IA 1613 OF 2020 IN CP(IB) No 510(PB)  
OF 2019] under Insolvency & Bankruptcy Code, 2016***

***AND***

***IN THE MATTER OF: M/S ROYAL WOOD PRIVATE LIMITED (IN  
LIQUIDATION)***

# **TENDER DOCUMENT**

---

**E-Auction for sale of Trade Receivables**  
**Tender Document No: SRPL/21-22/RWPL/002**

***19<sup>th</sup> January, 2022***

**Liquidator**

***Prawin Charan Dwary***

***Reg. No.: IBBI/IPA-002/1P-N00331/2017-2018/10937***

***Corr. Address: 9/B, Vardan Tower, Nr. Vimal House,  
Lakhudi Circle, Navrangpura, Ahmedabad – 380014***

***Contact no.: 079-26566577 / 9426742700***

***Email id: cirp.royal@gmail.com***

**DISCLAIMER**

1. This "Tender Document" is issued by Prawin Charan Dwary, the Liquidator appointed by Honorable NCLT, Principal bench, New Delhi in the matter of Royal Wood Private Limited(In Liquidation) for general information purposes only.
2. The purpose of this document is to lay out the process for submitting the E-Auction Bids for the Assets of Royal Wood Private Limited(in liquidation) (the "Company") in accordance with the Insolvency and Bankruptcy Code, 2016 ('IBC').
3. It is to be noted that no information being provided in this "Tender Document" claims to be comprehensive, independent due diligence of the intended user of this document or the bidder is highly recommended.
4. This "Tender Document" and information contained herein or disclosed should not be printed, reproduced, transmitted, sold, distributed, or published by the recipient, without prior written approval from the Liquidator.
5. Neither the Liquidator or Associates, etc. shall be liable for any damages, whether direct or indirect, including loss of revenue or profits that may arise from or in connection with the use of this "Tender Document" including for the E-Auction Participant not being selected as a Successful Auction Participant or on account of any decision taken by the Liquidator.
6. Further, apart from the provisions set out in this "Tender Document" the E-Auction process applicant shall be responsible for fully satisfying the requirements and Provisions of the Insolvency and Bankruptcy Code and of the Insolvency and Bankruptcy Board of India's (Liquidation Process) Regulations as well as all laws in force that are or may be applicable to the applicant or the sale process and for obtaining requisite regulatory.
7. It is to be noted that by procuring a copy of this "Tender Document" the recipient accepts the terms of this disclaimer, which forms an integral part of this Tender Document and part of all the other terms and conditions of this Tender Document.
8. Under no circumstances shall the E-Auction Participant make any contact, direct or indirect, by any mode whatsoever, with the Company until the Liquidator gives his Written Permission.
9. The liquidator have right to accept or cancel or extend or modify, etc. any terms and conditions of E-auction (or) the liquidator can cancel E-Auction (or) any item of E-Auction at any time. He has right to reject any of the bid without giving any reasons.
10. The Asset/(s) of the Company are proposed to be sold on "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse" basis and the proposed sale of Asset/(s) of the Company does not entail transfer of any other title, except the title which the Company had on its Asset/(s) as on date of transfer. The Liquidator does not take or assume any responsibility for any shortfall or defect or shortcoming in the Asset/(s) of the Company.

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

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

**Prawin Charan Dwary (Liquidator)**

.....  
**Signature of Bidder**

**INDEX**

| <i>NO</i> | <i>PARTICULARS</i>  | <i>PAGE NO</i> |
|-----------|---|----------------|
| 1.        | <i>INFORMATION MUST BE READ BEFORE BIDDING</i>              | 5-6            |
| 2.        | <i>KEY DEFINITIONS</i>                                      | 7-8            |
| 3.        | <i>INTRODUCTION</i>   | 8              |
| 4.        | <i>TERMS AND CONDITIONS OF E-AUCTION</i>                    | 9-18           |
| 5.        | <i>E-AUCTION SCHEDULE</i>                                   | 19-23          |
| 6.        | <i>FRAUD &amp; CORRUPT PRACTICES</i>                        | 24             |
| 7.        | <i>MISCELLANEOUS</i>  | 25             |
| 8.        | <i>BID APPLICATION FORM ALONG WITH TERM &amp; CONDITION</i> | 26-28          |
| 9.        | <i>DECLARATION BY THE BIDDERS</i>                           | 29-30          |
| 10.       | <i>TECHNICAL TERMS AND CONDITIONS OF E-AUCTION SALE</i>     | 31             |

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

## 1. INFORMATION MUST BE READ BEFORE BIDDING

- 1.1 This “Tender Document” has been issued for the purpose of carrying out electronic auction (e-Auction) of the *Asset/(s) of Royal Wood Private Limited*(in liquidation) (the “Company”) under the provisions of the Insolvency and Bankruptcy Code (IBC), 2016 and the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (Liquidation Process Regulations).
- 1.2 The information provided in this “Tender Document” should be read together with the provisions of the IBC and the Liquidation Process Regulations. In the event of a conflict between this Tender Document and the IBC or the Liquidation Process Regulations, the provisions of the IBC or the Liquidation Process Regulations, as the case may be, shall always prevail.
- 1.3 The information contained in this Tender Document 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 as set out in this Tender Document.
- 1.3.1 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 “Tender Document”
- 1.3.2 The issuance of this “Tender Document” does not imply that the Liquidator is bound to select a Bidder or to appoint the Preferred Bidder as Successful Bidder for the Asset/(s) of the company and the Liquidator reserves the right to reject all or any of the Bidders or bids without assigning any reason whatsoever.
- 1.3.3 Each Bidder shall bear all its costs 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, if any, which may be required by the seller or any other costs incurred in connection with or relating to its bid including EMD
- 1.4 The sale of the Asset/(s) will be conducted in terms of:
- (i) the Order of the National Company Law Tribunal; and
  - (ii) the sections, rules, regulations and guidelines under Insolvency & Bankruptcy Code, 2016
- 1.5 M/s Linkstar Infosys Pvt. Ltd. ([www.eauctions.co.in](http://www.eauctions.co.in)) (“**E-Auction Service Provider**”) has been appointed as the E-Auction Service Provider. The sale of the Asset/(s) will be on an “as is where is and as is what is basis” and shall be undertaken by the Agency 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                                | Prawin Charan Dwary,<br>Liquidator for Royal Wood Private Limited(In Liquidation) |
| Website of E-Auction Service Provider | <a href="http://www.eauctions.co.in">www.eauctions.co.in</a>                      |

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

|   |  |
|---|--|
| Service Provider                          | Linkstar Infosys Private Limited<br>9-C, Vardan Complex, Near Vimal House, Lakhudi Circle,<br>Navrangpura, Ahmedabad-380014<br>Contact Person: Mr. Dixit Prajapati Mob: +91 78741 38237<br>Support Desk Helpline No: +91 79 26566588<br>Email Id: admin@eauctions.co.in  |
| Website of the E-Auction Service Provider | <a href="http://www.eauctions.co.in">http://www.eauctions.co.in</a>  |
| Annexures                                 | <ol style="list-style-type: none"> <li>1. <b>Annexure 1 - Bid Form</b><br/><b>Instruction:</b> This document is required to be duly filled in by the Bidder. The Bidder will then be required to take a print out of the filled in form, sign the same and thereafter upload it on the Platform.</li> <li>2. <b>Annexure 2 - Declaration by the Bidder</b><br/><b>Instruction:</b> This document is required to be duly filled in and signed by the Bidder. The Bidder will then be required to take a print out of the filled in form, sign the same and thereafter upload it on the Platform at the time of submission of the Online Form.</li> <li>3. <b>Annexure 3 – Technical Terms and Conditions of e-Auction Sale</b></li> </ol> |

1.9 All terms and conditions with respect to the sale of the Asset/(s) shall be governed by the directions of the Liquidator, Hon'ble National Company Law Tribunal and in accordance with the provisions of applicable laws. As mandated by the NCLT, the Liquidator shall exercise all rights with respect to sale of the Asset/(s) and it would be open to the Liquidator of the Corporate Debtor to appoint such experts or other persons, as he might think necessary, in consultation with NCLT, so as to enable the sale of the Asset/(s).

1.10 In this Tender Document, capitalized terms shall, unless repugnant to the meaning or context thereof, have the meanings assigned to such terms in the body of the Tender Document or in the Annexure thereof. Any reference to this "Tender Document" shall mean this tender document including its Annexure, any addenda or amendments to this Tender Document and/or any other document issued pursuant hereto.

1.11 The Annexure to this Tender Document shall form an integral part of this "Tender Document" and this Tender Document shall always be read in conjunction with the Annexure thereto.

1.12 The term "Bidder" or "intending bidder" as used in this "Tender Document" shall mean any person who has successfully submitted an expression of interest in response to the notices dated 20-01-2022 issued by the Liquidator (Hereinafter collectively referred to as the "Sale Notice").

---

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

## 2. KEY DEFINATION

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

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

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

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

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

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

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

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

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

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

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

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

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

---

### 3. INTRODUCTION

1. The Company’s Liquidation Process has been initiated under the provisions of the IBC and the Liquidation Process Regulations by an order of the Hon’ble NCLT with effect from 12<sup>th</sup> February, 2021. As per the said order, Prawin Charan Dwary has been appointed as the Liquidator.
  2. It is the endeavor of the Liquidator to sell the Asset/(s) comprising the liquidation estate of the Company 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 NCLT in respect of the liquidation process of the Company and in the manner specified in this Tender Document.
  3. The E-Auction would be conducted in the manner specified in the Schedule I, as provided under Regulation 33 and Regulation 37A of the Liquidation Process Regulations, any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Process Regulations, as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Company and in the manner specified in this Tender Document.
  4. The E-Auction Participants are encouraged to make themselves acquainted with the provisions of the IBC and the Liquidation Process Regulations and any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Process Regulations, as the case maybe.
- 

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder



#### 4. TERMS AND CONDITIONS OF THE E-AUCTION

The sale of the Asset/(s) mentioned in this Tender Document and the Notice of Sale dated **20-01-2022** (“**E-AUCTION SALE NOTICE**”) published by the Seller pursuant to the appointment by NCLT, shall be subject to the following conditions and the conditions set out in **Annexure 3**:

##### 4.1 Nature and Object of the e-Auction

- (a) The online e-auction sale is with the object of facilitating a free, fair and transparent sale of the Asset/(s) and for achieving best-possible recovery of assets of the Corporate Debtor.
- (b) The sale of the Asset/(s) will be conducted in terms of and in compliance with the provisions, rules, regulations and guidelines provided in Insolvency & Bankruptcy Code and guidelines provided by IBBI.
- (c) All conditions of sale of the Asset/(s) shall be governed by the directions of the National Company Law Tribunal and in accordance with applicable provisions of law.

##### 4.2 Cautions to the Bidders

- (a) The Asset/(s) are being sold strictly on an **“as is where is, what is there is, whatever there is and non-recourse”** basis.
- (b) The liquidator has right to accept or cancel or extend or modify, etc. any terms and conditions of E-auction (or) the liquidator can cancel E-Auction (or) any item of E-Auction at any time. He has right to reject any of the bid without giving any reasons.
- (c) **No documents relating to the past transaction, loan and advances, sale or purchase including invoices, work order, receipt or payment or agreement, or loan documents, if any, are available.**
- (d) Liquidator shall be responsible to provide only ledger of receivable.
- (e) Liquidator does not gives any surety, assurance, or guarantee of any receipt against these asset/ receivables.
- (f) Bidders are advised to go through all the terms and conditions of sale given in this Tender Document and also in the Notice of Sale before participating in the online bidding/auction.
- (g) Bidders are advised to undertake make their own complete due diligence of the available information before participating in the bid, as the Successful Bidder shall not be allowed to default in payment of sale consideration within stipulated time on any ground including any shortfall, defect, attachment on the asset or its title.
- (h) The e-auction shall entitle the Successful Bidder to all the rights of the incumbent holder in respect of the Asset/(s). Details of the Asset/(s) as stated in the Notice of Sale and under this Tender Document are as per the details available with the Seller and

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

neither the Seller nor the Agency shall, in any way, be responsible for any variation in the extent of the Asset/(s) due to any reason.

#### 4.3 Inspection of the Asset/(s) or Buyers Beware

- (a) Bidders are requested to inspect the List of Parties as per the Clause 5.1 of the Tender document including verification, accuracy and confirmation of amounts on their end prior to submission of their online bids. All costs incurred in connection with such inspection shall be borne by the Bidders. Further, the area of the Asset/(s) in the title deeds provided shall prevail over what has been presented in the Notice of Sale or this Tender Document and the same must be inspected and verified by the Bidders before participating in the e-auction.
- (b) Bidders are advised/ cautioned to verify with the sub-registrar's office as well as obtain and analyze the revenue records with respect to the Asset/(s) and to satisfy themselves regarding the existence, title, nature, description, condition, existing encumbrances, liens, charges, statutory dues, etc. over the Asset/(s) before submitting their bids.
- (c) The Agency/the Seller shall not be responsible for rendering any assistance to the Bidder in connection with its independent inspection of the Asset/(s).
- (d) Bidders are bound by the principle of caveat emptor (buyer beware).
- (e) Bidders are requested to submit their bids only after conducting their own independent due diligence exercise with respect to the veracity to the Asset/(s).

#### 4.4 Submission of the Online Form and Earnest Money Deposit

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

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

3. It is clarified that in the case of an HUF, the karta of the HUF would have to upload his own passport/ voter ID/ driving license/ aadhaar card/photo identity card issued by Govt. / PSU.
- (ii) **Non-Resident Indian(s)** would be required to upload the following documents:
1. their passport and residence visa copies duly attested by foreign offices or notary public or the Indian embassy;
- &
2. a copy of the PAN card and in case the copy of the PAN card is not available with the Bidder, an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs. 100 (Rupees One Hundred only) in lieu of the PAN card shall be submitted.
- (iii) **Proprietary concerns** shall upload any two documents evidencing the identity and address proof of the proprietor and proprietorship concern. The proprietor should also provide a copy of the permanent account number (“**PAN**”) card and in case the copy of the PAN card is not available, an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs. 100 (Rupees One Hundred only) in lieu of the PAN card shall be submitted.
- (iv) **Partnership firms** and limited liability partnerships (**LLPs**) shall be required to submit any two documents providing the identity and address proof of the partnership or limited liability partnership, as applicable, any 2 (two) documents evidencing the identity and address proof the partner authorized to act on behalf of the partnership or limited liability partnership, as the case may be, & the following documents:
1. Registration certificate or incorporation certificate, if any, as applicable;
  2. Partnership deed or limited liability partnership agreement, as applicable;
  3. An officially valid document in respect of the person holding a power of attorney to transact on behalf of the partnership or copy of the resolution passed by the partners of the limited liability partnership or other valid document evidencing authority of the designated partner to transact on behalf of the limited liability partnership; And
  4. Copy of the permanent account number (“**PAN**”) card of the partnership firm/ limited liability partnership and in case the copy of the PAN card is not available, an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs. 100 (Rupees One Hundred only) in lieu of the PAN card shall be submitted.
- (v) **Companies** shall be required to submit any two documents evidencing the identity and address proof of the company and the following documents:
1. Certificate of incorporation;
  2. A resolution from the shareholders/ Board of Directors granted to its managers, officers or employees to transact on its behalf with respect to the matters contemplated herein; **And**
  3. Copy of the permanent account number (“**PAN**”) card of the company and in case the copy of the PAN card is not available, an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs. 100 (Rupees One Hundred only) in lieu of the PAN card shall be submitted.
  4. It is clarified that no power of attorney would be accepted and the person authorized to act on behalf of a company must be so authorized only by means of a resolution of the board or shareholders of the company.

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

- (d) Upon submitting the relevant documents in accordance with Clause 4.4(c) above, the intending bidders are required to fill up the online form / physical form as per the format prescribed in **Annexure 1** with respect to asset for which the intending bidder proposes to submit a bid and take a **print out** of the filled form, **sign the same** and thereafter upload it on the Platform/ mail to liquidator and/ or send the **original copy** at the correspondence address of the liquidator in a sealed envelope along with (i) a scanned copy of the duly signed print out of this Tender Document; and (ii) a duly signed declaration as per the format set out in **Annexure 2**, preferably on or before the last date and time given in the Notice of Sale/Tender Document. The intending bidder would also be required to make payment of the EMD in accordance with Clause 4.6 prior to uploading the Online Form. The Online Form should be duly filled in and complete with all the relevant details.
- (e) Intending bidders are also required to furnish duly executed Affidavit towards eligibility under section 29A of the Code.
- (f) Any **queries** can be addressed to Liquidator at, 9-B, Vardan Complex, Near Vimal House, Lakhudi Circle, Navrangpura, Ahmedabad - 380014 Email-id: cirp.royal@gmail.com or Phone No: 079-26566577 / 9426742700 or Mr. Dixit Prajapati c/o M/s Linkstar Infosys Private Limited. Helpline No: +91-7874138237; Helpline Email: admin@eauctions.co.in
- (g) Bidders can participate in the e-auction from anywhere. Therefore, any intending Bidder who is an individual/Non-Resident Indian or Karta of HUF, shall participate in the e-auction on his own behalf and shall not be allowed to participate in the e-auction through any third party such as an authorized agent/ representative.
- (h) Amount written/ mentioned by the bidder in Bid Application Form i.e. Annexure 1 as Bid Price Offered shall be considered as first online bid or first bid of the Bidder in online platform, unless, they entered a higher bid amount in the online Platform.

#### 4.5 Online Bidding

- (a) Bidding will be through the Platform.
- (b) Bidders are cautioned to be careful while entering their bid amount
- (c) Amount written/ mentioned by the bidder in Bid Application Form i.e. Annexure 1 as Bid Price Offered shall not be considered as first online bid or first bid of the Bidder in online platform, unless, they entered a bid amount in online Platform.
- (d) The Seller and the Agency shall not have any liability towards Bidders for any interruption or delay in access to the Platform irrespective of the cause, issues relating to the Platform, failure of internet connection, server problems, etc.
- (e) Any dispute arising out of the e-auction sale of the Asset/(s) shall be decided by the Seller, whose decision shall be final and binding.
- (f) A training manual has been uploaded on the website of the E-Auction Service Provider at [www.eauctions.co.in](http://www.eauctions.co.in) and [www.sunresolution.in](http://www.sunresolution.in) intending bidders may avail online training/ demonstration on the e-auction process from the E-Auction Service Provider.

#### 4.6 Earnest Money Deposit and intimation of Eligible Bidders

- (a) The non-interest bearing earnest money deposit (EMD) to be paid by the Bidder prior to uploading the Online Form shall be an amount as prescribed. The EMD shall be submitted

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

in accordance with the timelines set out and shall be paid by either mode as specified below:

(b) As under:

(i) through RTGS/ NEFT to the account number provided below:

|                         |   |                           |
|-------------------------|---|---------------------------|
| <b>Account Number</b>   | : | 78200200002550            |
| <b>Beneficiary Name</b> | : | Royalwood Private Limited |
| <b>Bank Name</b>        | : | Bank of Baroda            |
| <b>Branch</b>           | : | Gandhidham Branch         |
| <b>IFSC Code</b>        | : | BARB0GANKUT               |

The details of any remittances made in this regard shall be entered in the Online Form submitted by the Bidder. The entire EMD amount shall be remitted by the Bidders from one bank account only and the bank account from which the EMD is remitted should be owned by the Bidder; **OR**

(ii) by way of Demand Draft or Cheque (subject to clearance before the date and time of auction) in name of Royal Wood Private Limited

(c) Bidders shall not disclose remittance details of EMD, UTR Code, etc. to anyone else, to safeguard its secrecy.

(d) Bidders shall preserve the remittance challan and shall produce the same as and when demanded.

(e) All details regarding remittance of the EMD shall be entered in the bid application Form. Incomplete/unsigned Online Forms will be summarily rejected.

(f) EMD and other amounts paid by the Bidders/ Eligible Bidders/ Successful Bidder are liable to forfeiture in case of any default or misrepresentation on the part of the Bidder/ Eligible Bidders/ Successful Bidder. -

(g) All the payments made by the Bidder/ Eligible Bidders/ Successful Bidder under the e-auction shall be intimated to the Liquidator at [cirp.royal@gmail.com](mailto:cirp.royal@gmail.com) **and** [admin@eauctions.co.in](mailto:admin@eauctions.co.in) immediately.

(h) The Liquidator shall (i) verify the details mentioned in the Online Forms based on the documents submitted/uploaded pursuant to Clause 4.4(c) and Clause 4.4(d); and (ii) ascertain submission of the EMD, and also the adherence of timelines specified in Clause 4.4. Pursuant to such verification, the Agency shall notify the Bidders (via email) regarding their eligibility to participate in the e-auction for the sale of Asset/(s) and such Bidders shall hereinafter be referred to as the “**Eligible Bidders**”.

(i) The Seller shall have the right to forfeit the EMD and any other monies of the Bidders in the event that any of the documents uploaded on the Platform pursuant to Clause 4.4(c) and Clause 4.4(d) is found to be incorrect or in the event that the Agency/ the Seller has, pursuant to its verification of such documents, discovered any misrepresentation on the part of the Bidder.

#### 4.7 Reserve Price and Bid Multiplier

The reserve price for the Asset/(s) shall be as per the details set out in Clause 5.2 hereof. The bids shall be in multiples of amount given in public announcement of the reserve price and the Eligible Bidders shall increase their bids in multiples of that amount or higher than that

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

amount. The Reserve Price of the Assets i.e. the highest offer price, shall be intimated to the buyer at the time of providing the Login Credentials.

#### 4.8 Duration of Auction sale

- (a) The auction will be conducted via an electronic auction platform.
- (b) Online e-auction sale will commence and be carried out as per the timelines set out in clause 5.1.
- (c) The e-Auction shall commence strictly at the scheduled time and at a price equal to reserve price. Auction/bidding time will initially be for a period of 2 (Two) hour and the closing time of the auction is system controlled; the time will get automatically extended by **5 (five) minutes** if any bid is received during the last 5 (five) minutes, i.e. while an active bid is in process and kept open till the auction-sale concludes.
- (d) If any market-leading bid (bid higher than the highest at the point in time) is received within the last 5 (five) minutes of closing time, the bidding time will be extended automatically by 5 (five) minutes and if no bid higher than last quoted highest bid is received within the said extended 5 (five) minutes, the auction sale will automatically get closed at the expiry of the extended 5 (five) minute period. There will thus be an extension of bidding-time, each of 5 (five) minutes duration, till auction is concluded.
- (e) Eligible Bidders are advised to enter their bid accordingly keeping in mind the 5 (five) minute duration as specified above
- (f) No complaint on the time-factor for bidding or paucity of time for bidding will be entertained by the Agency and/ or the Seller.

#### 4.9 Intimation to the Successful Bidder

After the conclusion of the e-auction, the Eligible Bidder submitting the highest bid (“**Successful Bidder**”) shall be informed through a message generated automatically by the Platform, of the outcome of the e-auction. A separate intimation shall also be sent to the Successful Bidder via email (“**Intimation**”) and the results of the e-auction would also be displayed through publication on the Platform. The Platform shall also generate an auction outcome report which will be sent to the Agency and Seller. Date of sending the e-mail will be considered as the date of receipt of Intimation i.e. Date of Intimation. The Sale confirmation advise shall be issued to the successful bidder after due verification of the documents of the successful bidder within 30 days from the date of E- auction.

#### 4.10 Deposit of the purchase price and verification of Documents

- (a) The Liquidator shall verify all documents of the successful bidder and intimate the successful bidder within 30 days from the close of auction. The intimation of confirmation of sale shall be made through E-mail as well as Registered Post.
- (b) The successful bidder shall have to deposit the balance full payment of total bid price within 7 days from the date of confirmation of sale. Notwithstanding anything contained anywhere in this document, the successful bidder shall unconditionally pay the sale consideration within above maximum stipulated period of 7 days. Default in deposit of any amount as envisaged above by the successful bidder would entail forfeiture of the amount already deposited including EMD and Asset/(s) shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of asset/amount.

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

- (c) All the payments of the bid amount made by the Successful Bidders shall be made through Online transfer/RTGS/ NEFT to the Account number mentioned in Clause 4.6(a) above, or by way of Demand Draft / Cheque (Subject to clearance in first time, as and when deposited by liquidator) as mentioned in Clause 4.6(b) and shall be intimated to the Agency immediately together with the MICR No., UTR No. and a challan copy relating to the said payment. The payments of the bid amounts shall be made by the Successful Bidder from the same bank account from which he has made payment of the EMD amounts or from other account, if permitted by liquidator.
- (d) If any amount required to be paid by the Successful Bidder is not paid within the specified time, all amounts paid by the Successful Bidder (inclusive of the EMD) shall be liable for forfeiture.
- (e) The Successful Bidders would be required to provide the Seller, within a period of 15 (Fifteen) days from the date of the auction, all the available documents whose copies they have submitted under Clause 4.4(c) and Clause 4.4(d) above for verification purposes.

#### 4.11 Defaults in Payment

Default of payment of the bid amounts within the stipulated time shall result in an automatic cancellation of the sale without any notice and all amounts paid until then by the Successful Bidder (inclusive of the EMD), shall be liable for forfeiture. Default in payment on any ground, including any defect in title or property shall not be entertained.

#### 4.12 Confirmation of Sale

- (a) The Successful Bidder shall not have any right/title over the Asset/(s) until a sale certificate is issued in his favour by the Seller in accordance with the applicable laws.
- (b) The sale certificate will be issued, within 30 (thirty) days from date of last date of payment of full bid amount subject to compliance of all terms and conditions of sale, unless cancelled by the Seller for any reason as per applicable law.
- (c) The sale certificate will not be issued pending operation of any stay/ injunction/ restraining order passed by the higher authorities/ court against such issuance.
- (d) No request for cancellation of the sale or return of the deposit, either in part or full, will be entertained.
- (e) Representations/objections from the Successful Bidder would not be entertained post issuance of the sale certificate.

#### 4.13 Payment of Stamp Duty, TDS etc.

- (a) The sale attracts stamp duty, registration charges, etc. as per relevant laws.
- (b) The Successful Bidder shall bear all the necessary expenses like applicable stamp duties/ additional stamp duty / transfer charges, registration expenses, fees, etc., for transfer of the Asset/(s) in his / her name.
- (c) The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees, etc., owed by the Company in respect of the Asset/(s), if any, shall be taken care off as per Insolvency and Bankruptcy Code, 2016.

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

- (d) Purchaser has to bear the cess or other applicable tax i.e. GST, TDS, TCS etc

#### 4.14 Sale Certificate

- (a) The sale certificate will be issued by the Seller only in accordance with the applicable laws. The sale certificate will be issued in the name of the Successful Bidders specified in the bidding application form. No request for inclusion/substitution of name, other than those mentioned in the bidding application form, in the sale certificate will be entertained except in exceptional case as per sole discretion of Liquidator.
- (b) Sale certificate shall be collected in person by the Successful Bidder or through an authorized person with submission of appropriate authority.
- (c) In case the purchaser wishes to execute the sale deed/Deed of Assignment in their favour, then the liquidator will execute the sale deed/Deed of Assignment, however, no sale certificate separately issued by the liquidator.

#### 4.15 Return of the EMD

The EMD of the unsuccessful Bidders or the bidder who has not participated on the online platform, will be returned, after successful conclusion of sale of Asset/(s) without any interest through NEFT/RTGS to the same bank account from which the EMD was received and intimated via their e-mail ID.

#### 4.16 Stay/Cancellation of the Sale

- (a) In case of stay of further proceedings by the Competent Authority, the e-auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- (b) Default in payment of the bid amount by the Successful Bidder within the time in Clause 4.10(a) will result in cancellation of sale including forfeiture of the EMD amount.
- (c) The Seller shall also have the right to postpone/ cancel the sale of the Asset/(s), for reasons to be recorded in the proceedings. In case of adjournment of sale for any reason, no fresh notice of sale will be given. However, the new date of sale will be informed through e-mail and/or notified on the website of the Seller to specify website URL and the adjournment dates and time for submission of tenders will also be available on the website of the Seller.

#### 4.17 Delivery of information about receivables

- (a) The Successful Bidder, on receipt of sale certificate, shall contact the Seller for obtaining information about the ledger related to the Asset/(s) as available with the Seller on "AS IS WHERE IS BASIS".
- (b) The Seller shall ensure that available documents are handed over to the Successful Bidder subject post issuance of the sale certificate in accordance with the Order and the Subsequent Orders.

**Prawin Charan Dwary (Liquidator)**

.....  
**Signature of Bidder**



**4.18 Delivery of Assets**

- (a) Transfer of the Asset/(s) sold shall be as per the directions of the authorities, Codes, Rules, Regulation, as the case may be.
- (b) All expenses & incidental charges thereto shall be borne by the Successful Bidder.

**Prawin Charan Dwary (Liquidator)**

.....  
**Signature of Bidder**

**4.19 Other Conditions**

- (a) The bids shall be submitted by the Eligible Bidders and the Asset/(s) shall be acquired by the Successful Bidder in compliance with applicable laws including foreign exchange laws and tax laws, as applicable.
  - (b) No officer or other person having any duty to perform in connection with any sale, either directly or indirectly, can bid for, acquire or attempt to acquire any interest in the Asset/(s) sold.
  - (c) No counter-offer/conditions by the Bidder, Eligible Bidder and/or Successful Bidder will be entertained.
  - (d) The Seller shall have liberty to amend / modify / delete any of the conditions of the Tender Document or Notice of Sale as may be deemed necessary in the light of facts and circumstances of each case.
  - (e) The Seller shall have the right to accept or reject all or any bid or bids as well as to postpone or cancel the sale for reasons to be recorded in the proceedings.
  - (f) Bidders shall be deemed to have read and understood all the conditions of sale, the Tender Document, the Order and the Notice of Sale and are bound by the same.
  - (g) The above terms and conditions are general in nature, subject to change and are in addition to other specific conditions given in the Tender Document and Notice of Sale.
  - (h) Bidders are advised to preserve the EMD documents and documents pertaining to other deposits/ payments made by it and also a copy of the terms and conditions of the application Form downloaded from the portal and other document uploaded by it on the Platform for future reference.
- 

**Prawin Charan Dwary (Liquidator)**

.....  
**Signature of Bidder**

## 5. E – AUCTION SCHEDULE

### 5.1 (a) Description of the Debtors :

| Sr. No. | Party Name                            | O/s Amount (Rs) | O/s since         |
|---------|---------------------------------------|-----------------|-------------------|
| 1       | Aggarwal Overseas Company (Faridabad) | 1,09,06,535.00  | Since Sep 2016    |
| 2       | Anil Timbers                          | 5,23,084.00     | Since Nov 2013    |
| 3       | Assam Wood & Allied Products          | 34,58,899.00    | Since May 2016    |
| 4       | Bansal Syndicate                      | 53,19,698.00    | Before April 2016 |
| 5       | Blosil Labtech Pvt. Ltd.              | 4,33,955.00     | Before April 2016 |
| 6       | Chand Ram Khadi Gram Udyog            | 1,454.00        | Before April 2016 |
| 7       | Crossport Trading                     | 8,01,016.00     | Before April 2016 |
| 8       | Dev Khush Veneers Pvt. Ltd.           | 24,93,981.00    | Before April 2016 |
| 9       | Dhamu Hard Board Industries           | 2,57,071.00     | Since August 2016 |
| 10      | Durga Traders                         | 20,46,367.00    | Since August 2016 |
| 11      | Gokul Enterprises                     | 5,99,914.00     | Before April 2016 |
| 12      | Gopal Krishan Plywood Industry        | 4,64,310.00     | Before April 2016 |
| 13      | Gupta Industries Co.                  | 5,52,252.00     | Before April 2016 |
| 14      | Hindustan Wood Corporation            | 11,27,164.00    | Since May 2016    |
| 15      | Jai Guru Dev Plywood & Hardware       | 54,355.00       | Since April 2016  |
| 16      | Jain Industries                       | 4,11,631.00     | Before April 2016 |
| 17      | Jai Wood Industries                   | 5,96,528.00     | Before April 2016 |
| 18      | Jamuna Industries                     | 5,48,576.00     | Since May 2016    |
| 19      | KUMAR OVERSEAS                        | 8,03,17,305.00  | Since August 2016 |
| 20      | MAA BHAWANI SALES COPORATION          | 3,15,067.00     | Since May 2016    |
| 21      | Mahadev Timber                        | 96,664.00       | Before April 2016 |
| 22      | Mahanaraini Timbers                   | 15,49,544.00    | Before April 2016 |
| 23      | Maha Narayani Wood Industries         | 13,39,833.00    | Before April 2016 |
| 24      | Manoj Singh Jadoun                    | 1,36,168.00     | Since August 2016 |
| 25      | Marsal Plywood Ind.                   | 4,16,330.00     | Before April 2016 |
| 26      | MEWAR PLYWOOD                         | 30,281.00       | Since June 2016   |
| 27      | Naveen Saw Mill                       | 3,26,264.00     | Before April 2016 |
| 28      | New Pragati Plywood Industries        | 5,05,535.00     | Before April 2016 |
| 29      | Om Shanti Traders                     | 1,98,65,371.00  | Since August 2016 |
| 30      | PARTHAM UDYOG                         | 2,36,289.00     | Since July 2016   |
| 31      | PREMIER PLYLAM MARETING COMPANY       | 2,58,208.00     | Since June 2016   |
| 32      | Punjab Plywood Ind. (Sangrur)         | 12,37,819.00    | Before April 2016 |
| 33      | Punjab Plywood Industries             | 8,66,238.00     | Before April 2016 |
| 34      | Punjab Wood Products                  | 7,26,182.00     | Before April 2016 |
| 35      | Purbanchal Lumbers Pvt. Ltd.          | 45,36,573.00    | Since June 2016   |
| 36      | R. K IMPEX                            | 7,48,343.00     | Since May 2016    |
| 37      | Saraswati Plywood Ind.                | 2,61,974.00     | Before April 2016 |

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

|    |                                    |                        |                   |
|----|------------------------------------|------------------------|-------------------|
| 38 | Shree Ganesh Plywood               | 1,68,531.00            | Since July 2016   |
| 39 | SHREE RAM PLY & LAMINATE           | 1,23,150.00            | Since Sept 2016   |
| 40 | Shree Trading Co.                  | 2,58,079.00            | Before April 2016 |
| 41 | Shri Sai Enterprises               | 3,81,433.00            | Before April 2016 |
| 42 | S.N. Distributors                  | 2,58,241.00            | Since Aug 2016    |
| 43 | Star Ply Borads Ltd.               | 4,98,071.00            | Before April 2016 |
| 44 | Sunrise Plywood Industries         | 4,32,479.00            | Before April 2016 |
| 45 | Suresh Kumar Saw Mill              | 91,340.00              | Before April 2016 |
| 46 | Sutra Veneers                      | 8,89,181.00            | Since Sept 2016   |
| 47 | Swayam Shipping Services Pvt. Ltd. | 6,64,809.00            | Since July 2016   |
| 48 | Tide Water Oil Co. (India) Ltd.    | 548.00                 | Before April 2016 |
| 49 | TSK Ply & Veneer Industries        | 1,06,002.00            | Before April 2016 |
| 50 | Vishkarma Saw Mill                 | 18,24,770.00           | Before April 2016 |
| 51 | V.K.INDUSTRIES                     | 3,51,152.00            | Since July 2016   |
|    | <b>Total</b>                       | <b>15,04,14,564.00</b> |                   |

*Note: Operation or activity of corporate debtor was fully closed since first half of FY 2016-17. No document or file or records are available. As reported by suspended management, VAT/GST officers had taken out all the documents after their raid and some of the documents burn in the fire in the office.*

**(b) Description of Loans and Advances :**

| Sr. No. | Party Name                   | O/s Amount(Rs)      | O/s since         |
|---------|------------------------------|---------------------|-------------------|
| 1       | Sunshil Gupta                | 5,00,000.00         | Before April 2016 |
| 2       | Radhika Shipping Services    | 4,00,000.00         | Before April 2016 |
| 3       | Shri Rama Krishna Shipping   | 50,000.00           | Since July 2016   |
| 4       | S P Timber                   | 3,00,000.00         | Since June 2016   |
| 5       | SS SHIPPING SERVICES         | 1,61,300.00         | Since July 2016   |
| 6       | Sudershan Plyboards Pvt Ltd. | 10,50,000.00        | Before April 2016 |
| 7       | SWIFT LOGISHIP SOLUTIONS     | 90,000.00           | Since May 2016    |
| 8       | VIBRANT IMPEX                | 4,50,000.00         | Since July 2016   |
|         | <b>Grand Total</b>           | <b>30,01,300.00</b> |                   |

*\*Note: The above described Sundry debtors may or may not be subject to Avoidance transactions and are Not Readily Realizable Assets (NRRRA) under Regulation 37A of The Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations 2016.*

**Prawin Charan Dwary (Liquidator)**

.....  
**Signature of Bidder**

*\*\*Note: Operation or activity of corporate debtor was fully closed since first half of FY 2016-17. No document or file or records are available. As reported by suspended management, VAT/GST officers had taken out all the documents after their raid and some of the documents burn in the fire in the office.*

5.2 The schedule of the e-auction process pursuant to this Tender Document shall be as per the estimated timelines specified below:

| <b>ACTIVITY</b>  | <b>Last date (in calendar days)</b>   |
|--|---|
| Issuance of Tender Document  | Thursday, 20-01-2022 onwards  |
| Submitting of documents specified in Clause 4.4(c) and Clause 4.4(d) and offer price along with EMD as 10% of the Offer. | Thursday, 27-01-2022 till 08:00 P.M   |
| Issue of Log-in Credentials to the bidders   | Friday, 28-01-2022 till 11:00 A.M   |
| Commencement of e-Auction process  | Saturday, 29-01-2022 at 01.00 PM  |
| Completion of e-Auction process  | Saturday, 29-01-2022 at 03.00 PM or till end bidding  |
| Verification of Documents of successful bidder and intimation of confirmation of sale to the successful bidder           | From 30-01-2022 to 28-02-2022   |
| Reserve Price / EMD/Incremental Bid  | Reserve Price :<br>Highest offer to be received. The Reserve Price of the Assets shall be intimated to the buyer at the time of providing the Log in Credentials.<br><br>EMD :<br>10% of the Offer Price.<br><br>Incremental Bid : 1% of the Offer Price. |
| Balance Payment of bid amount by the Successful Bidders  | The successful bidder shall have to deposit full balance payment of total bid price within <b>7 days</b> from the date of confirmation of sale.   |
| Issuance of Sale Certificate / execution of sale deed  | Within 30 days from the date of full and final Payment of Bid amount.   |

\*Any changes in the above mentioned timelines shall be intimated to the Bidders

5.3 All intending bidders/ Bidders are advised to:

- (a) Comply with all the prevailing laws of Asset/(s), regulations, and rules, as applicable for purchase of Asset/(s) in India.
- (b) Inspect the Asset/(s) and satisfy themselves before taking part in the e-auction and filling the Online Form.

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

- (c) Make their own independent enquiries regarding the encumbrances, title of Asset/(s) put on auction and claims /rights /dues, etc., prior to submitting their EMD/ bid on the e-auction platform.
- (d) Carefully read the terms and conditions of sale before submitting their bids.
- (e) Download and keep a copy of duly filled in uploaded Online Form, terms and conditions of the Online Form as well as the Notice of Sale for their future reference.
- (f) Make the bid and all communications in relation to or concerning the Tender Document and the bid, in the English language.
- (g) Bear all of their own costs associated with the preparation of their bids and their participation in the e-auction process.

#### **5.4 Verification of information by the Bidders**

It shall be deemed that by participating in the e-auction process, the Bidder has:

- (a) made a complete and careful examination of the Tender Document and Notice of Sale and unconditionally and irrevocably accepted the terms thereof;
- (b) familiarized itself with the Order of the Competent Authority;
- (c) reviewed all relevant information provided by the Agency / the Seller, as may be relevant to the e-auction process;
- (d) satisfied itself about all matters regarding the e-auction process required for submitting an informed bid in accordance with this Tender Document and performance of all of its obligations hereunder;
- (e) acknowledged and agreed that inadequacy, lack of completeness or incorrectness of information provided in the Tender Document or ignorance of any of the matters related to the e-auction process or the Asset/(s) shall not be a basis for any claim for compensation, damages, extension of time for performance of its obligations, loss of profits etc., from the Seller/ the Agency; and
- (f) agreed to be bound by the undertakings provided by it under and in terms hereof.

#### **5.5 Verification and Disqualification**

- (a) The Seller reserves the right to verify (in accordance with the provisions of this Tender Document) all statements, information and documents submitted by the Bidder in response to the Tender Document and the Bidder shall, when so required

**Prawin Charan Dwary (Liquidator)**

.....  
**Signature of Bidder**

by the Seller, make available all such information, evidence and documents as may be necessary for such verification. Any such verification or lack of such verification by the Seller shall not relieve the Bidder of its obligations or liabilities hereunder nor will it affect any rights of the Agency/ the Seller thereunder.

- (b) Without prejudice to any other right or remedy that may be available to the Seller under this Tender Document, the Seller reserves the right to disqualify the Bidder, cancel the sale and to appropriate the entire EMD and other amounts paid, if:
- (i) at any time, a misrepresentation on part of the Bidder is made or uncovered;
  - (ii) the Bidder does not provide, within the time specified by the Agency/ the Seller, the supplemental information/ documentation sought by the Agency/ the Seller, or
  - (iii) any act or omission of the Bidder results in violation of or non-compliance with the Tender Document and/ or any other document referred herein or issued pursuant thereto or any applicable law relevant for the e-auction process.
- (c) Any person who participated in E-Auction, if found **disqualified u/s 29A** of Insolvency & Bankruptcy Code, 2016, or regulation thereunder, EMD of such disqualified bidder shall be **forfeited**.

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

## 6. FRAUD AND CORRUPT PRACTICES

6.1 The Bidders and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the e-auction process. Notwithstanding anything to the contrary contained herein, the Seller/ the Agency may reject a bid without being liable in any manner whatsoever to the Bidder, Eligible Bidder or the Successful Bidder, as the case may be, if the Seller/ the Agency determines that the Bidder, Eligible Bidder or Successful Bidder, as the case may be, has, directly or indirectly or through an agent, engaged in Corrupt Practice, Fraudulent Practice, Coercive Practice, Undesirable Practice or Restrictive Practice in the e-auction process. In such an event, the Seller/ the Agency shall be entitled to forfeit and appropriate the EMD and other amounts paid, as damages, without prejudice to any other right or remedy that may be available to the Seller/ the Agency under this Tender Document or otherwise.

6.2 For the purposes of this Clause 4, the following terms shall have the meaning hereinafter respectively assigned to them:

- (a) **“Corrupt Practice”** means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the e-auction process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Seller who is or has been associated in any manner, directly or indirectly, with the e-auction process or has dealt with matters concerning this Tender Document or arising therefrom, 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 Seller, shall be deemed to constitute influencing the actions of a person connected with the auction process); or (ii) save and except as permitted under this Tender Document, engaging in any manner whatsoever, during the auction process or prior to confirmation of the sale, any person in respect of any matter relating to the e-auction process or confirmation of the sale, who at any time has been or is a legal, financial or technical adviser of the Seller in relation to any matter concerning the auction process;
- (b) **“Fraudulent Practice”** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the auction process;
- (c) **“Coercive Practice”** means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or Asset/(s) to influence any person’s participation or action in the auction process;
- (d) **“Undesirable Practice”** means (i) establishing contact with any person connected with or employed or engaged by the Seller/ the Agency with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the auction process; (ii) having a conflict of interest; or (iii) violating of any applicable law; and
- (e) **“Restrictive Practice”** means forming a cartel or arriving at any understanding or arrangement among Bidders with the objective of restricting or manipulating a full and fair competition in the auction process.

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder



**7. MISCELLANEOUS**

- 7.1 The e-auction process shall be governed by, and construed in accordance with, the laws of India and any dispute arising out of the e-auction sale of the Asset/(s) or this Tender Document shall be decided by the Seller, whose decision shall be final and binding.
- 7.2 The Seller, in its sole discretion and without incurring any obligation or liability, reserves the Right, at any time, to:
- (a) consult with any Bidder in order to receive clarification or further information;
  - (b) retain any information and/ or evidence submitted to the Seller/ the Agency by, on behalf of, and/ or in relation to any Bidder; **and/ or**
  - (c) 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.
- 7.3 It shall be deemed that by submitting the bid, the Bidder agrees and releases the Agency / the Seller, its employees, subsidiaries, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/ or in connection with the e-auction process and waives, to the fullest extent permitted by applicable laws, any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.
- 7.4 **Proprietary data**
- All documents and other information supplied by a Bidder to the Agency/ the Seller shall remain or become the Asset/(s) of the Agency / the Seller. It will not return any bid or any information provided by the Bidder.

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

**ANNEXURE 1**  
**BID APPLICATION FORM**  
**(Part of E-Auction Bid)**

Date:

Dear Sir,

I am desirous in participating the E- Auction announced by you in the newspaper Publication dated \_\_\_\_\_ in \_\_\_\_\_ (Name of the Newspaper):

**Details of Corporate Debtor**

|                              |                                   |
|------------------------------|-----------------------------------|
| Name of the Corporate Debtor | M/s Royalwood Private Limited     |
| Account number               | 78200200002550                    |
| Bank & Branch                | Bank of Baroda, Gandhidham Branch |
| IFSC Code                    | BARB0GANKUT                       |

**Details of Bidder / Bid Price Offered**

|   |  |
|---|--|
| Name of the Bidder  |  |
| Constitution of Bidder  |  |
| Contact No.   |  |
| E-mail ID   |  |
| PAN No.   |  |
| Address   |  |
| Full address of the Police Station under whose jurisdiction the address of the applicant is situated. |  |
| Particulars of Bank draft/PO/UTR /RTGS Details against EMD  | <b>No.</b><br><b>Amount (In Rs.)</b><br><b>Date:</b><br>Issuing Bank & Branch :          |
| Bid price offered   | <b>In figures:</b><br><br><b>In words:</b>   |
| Details of bank account from which DD issued or NEFT / RTGS done                                      | Name of Bank:<br>Branch address:<br>Type of account :<br>Account No :<br>RTGS/NEFT code: |

**Details of Asset(s):**

|   |  |
|---|--|
| Description of Asset<br>(Kindly submit the bid application form for each of the asset separately) |  |
|---|--|

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.

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

Signature: (seal in case of Company / Firm)

Prawin Charan Dwary (Liquidator)

.....  
**Signature of Bidder**

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

- (f) E-Auction is being held on “**AS IS WHERE IS WHATEVER THERE IS WITHOUT RECOURSE BASIS**” and will be conducted “Online”. The auction will be conducted through the approved service provider M/s Linkstar Infosys Private Limited the web portal [www.eauctions.co.in](http://www.eauctions.co.in) E-Auction tender document containing E-Auction bid form, Declaration, General terms and conditions of online auction sales are available in Websites [www.eauctions.co.in](http://www.eauctions.co.in) and [www.sunresolution.in](http://www.sunresolution.in).
- (g) **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 auction proceedings at any stage without assigning any reason there for. No any bidder shall have any right/entitlement/claim with respect to the decision of the liquidator.**
- (h) To the best of knowledge and information of the Liquidator, there is no encumbrance on the Asset/(s). However, the intending Bidders should make their own Independent inquiries regarding the encumbrances, title and claims/rights/dues/ affecting the Asset/(s), prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Asset/(s) is being sold with all the existing and future encumbrances whether known or unknown to the bank. Liquidator / Secured Creditor shall not be responsible in any of way for any third party claims / rights / dues.
- (i) The intending purchasers/bidders are required to deposit **EMD** amount either through **NEFT/RTGS** in the Account of M/s Royal Wood Private Limited having Account No: 78200200002550 with Bank of Baroda, Gandhidham Branch, IFSC Code: BARB0GANKUT or by way of **demand draft / Cheque (subject to clearance before the date and time of auction)** drawn in favor of M/s Royal Wood Private Limited drawn on any nationalized or scheduled bank.
- (j) The intending bidders should submit the evidence for EMD deposit like UTR number along with the Request Letter for participation in E-auction, self- attested copies of
- (i) Proof of identification (KYC) viz. Voter ID card/Driving License/Passport etc., (ii) Current Address-Proof for communication, (iii) PAN card of Bidder, (iv) Valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder etc. to office of Liquidator by **27-01-2022 by 08.00 PM**. Scanned copies of the original of these documents can also be submitted to e-mail ID of Liquidator.
- (k) Name of Eligible Bidders will be identified and conveyed by Liquidator to participate in online e-auction on the portal [www.eauctions.co.in](http://www.eauctions.co.in). E-auction agency will provide User ID & Password after due verification of KYC of the Eligible Bidders.
- (l) It should be the responsibility of the interested bidders to inspect and satisfy themselves about the Asset/(s) before submission of the bid.
- (m) The E-Auction/ Bidding of above Asset/(s) would be conducted exactly on the schedule Date & Time as mentioned against the Asset/(s) by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of amount mentioned under the column “Bid Increment Amount” against the Asset/(s). In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes. The Bidder who submits the highest bid amount (not below the Reserve Price) on closure of e -

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by Liquidator/Secured Creditor.

- (n) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders/non participating bidder shall be refunded **within 7 Working Days**. The Earnest Money Deposit shall not bear any interest. Those buyers who are not participating in the online E Auction process, their EMD shall be refunded **within 7 Working Days**.
- (o) The successful bidder shall have to deposit balance full payment of the total bid price within 7 days from the date of confirmation of sale. Default in deposit of any amount as envisaged above by the successful bidder would entail forfeiture of the amount already deposited including EMD and Asset/(s) shall be put to re-auction and the defaulting bidder shall have no claim/right in Asset/(s).
- (p) The prospective qualified bidders may avail online training on e-Auction from M/s. Linkstar Infosys Private Limited prior to the date of e-Auction. Neither the Liquidator nor M/s Linkstar Infosys Private 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 interested bidders are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-Auction event.
- (q) The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee, Taxes, GST, etc. and also all the statutory/ non statutory dues, taxes, rates assessment charges fees etc. owing to anybody.
- (r) The sale certificate will be issued in the name of purchaser(s)/ applicant(s) only and will not be issued in any other name(s).
- (s) The sale shall be subject to rules/conditions prescribed under the Insolvency & Bankruptcy Code, 2016 and provisions, rules and regulations thereunder.

Place:  
Date:

Signature:  
(seal in case of Company/ Firm)

**Enclosures:**

- i. Board Resolution authorizing the officials of the company to participate in the auction in case of companies.
- ii. Pan Card (Mandatory) of the Company/ Firm and Liquidator / Representative.
- iii. Any one of the documents namely, Election ID/ Electricity Bill/Passport/ Bank Account Statement/ Aadhar Card / Telephone of the bidder and the authorized official / authorized representative as Address proof.

Notes:

For further details on the proposed sale please refer to the Bid Document published in the website: [www.sunresolution.in](http://www.sunresolution.in) and [www.eauctions.co.in](http://www.eauctions.co.in)

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder

**ANNEXURE 2**  
**Declaration by the Bidders**

Date:

To,

**The Liquidator,  
Royal Wood Private Limited(In Liquidation)**

Sir,

1. I/We, the Bidder/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the sale and the terms and conditions of the Tender Document No. \_\_\_\_\_ (“**Tender Document**”) for sale of the Asset/(s) specified thereunder (“**Asset/(s)**”) and have understood them fully. I/We, hereby unconditionally agree to confirm with and to be bound by the said terms and conditions and agree to take part in the e-auction process.
2. I/We declare that the earnest money deposit and other deposit towards purchase-price have been made by me/us as against my/our bid and that the particulars of remittance and all other information and details given by me/us in the online form is true and correct.
3. I/we declare that we are participating in this bid process based on our my/own due diligence and independent assessment about the Asset/(s) and all the information provided by the liquidator.
4. I/We further declare that the information revealed by me/us in the online form is true and correct. I/We understand and agree that if any of the statement/ information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the earnest money deposit and / or any other monies paid by me/us is liable to be forfeited by the Seller and the Seller will be at liberty to annul the offer made to me/us at any point of time.
5. I/We also agree that after my/our offer given in my/our bid for purchase of the Asset/(s) is accepted by the Seller and if, I/We fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all the terms and conditions of the auction and offer letter / tender document, the earnest money deposit and any other monies paid by me/us along with the online form and thereafter, are liable to be forfeited.
6. I/We understand that the earnest money deposit of all Bidders shall be retained by the Liquidator and returned only after the successful conclusion of the sale of the Asset/(s). I/We state that I/We have fully understood the terms and conditions therein and agree to be bound by the same.
7. I/ We confirm that our participation in the e-auction process, submission of bid or acquisition of the Asset/(s) pursuant to the provisions of the Tender Document will not conflict with, or result in a breach of, or constitute a default under (i) our constitutional documents; or (ii) any applicable laws; or (iii) any authorization or approval of any government agency or body; or (iv) any judgment, order, injunction, decree, or ruling of

Prawin Charan Dwary (Liquidator)

.....  
**Signature of Bidder**

any court or governmental authority, domestic or foreign binding on me/ us; or (v) any agreement to which I am/ we are a party or by which I am/ we are bound.

8. The decision taken by the Liquidator with respect to the selection of the Successful Bidder and communicated to us through the Agency or by the Liquidator shall be binding on me/us.
9. I/ We also undertake to abide by the additional conditions if announced during the e-auction including the any announcement for correction of and/or additions or deletions to the time of the auction and Asset/(s) being offered for sale.
10. I/We also confirm that I/ we have taken training on the on-line bidding/auction and confirm that I am/ we are fully conversant with the functionality and process.
11. I/We confirm that the seller and or his employees, shall not be liable and/ or responsible in any manner whatsoever for my/our failure to access and bid on the e-auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
12. I/ We, hereby confirm that I/ we will honour the bids placed by me/ us during the e-auction process.

\_\_\_\_\_  
**Signature**

**Name: [●]** \_\_\_\_\_

**Address: [●]** \_\_\_\_\_

\_\_\_\_\_

**E-mail ID: [●]** \_\_\_\_\_

**Mobile: [●]** \_\_\_\_\_

**Prawin Charan Dwary (Liquidator)**

.....  
**Signature of Bidder**

### **ANNEXURE 3**

#### **Technical Terms and Conditions of e-Auction Sale**

1. Intending bidders shall have a valid e-mail ID, valid PAN Card (unless exempted in terms of the Tender Document) and KYC document to register with the E-Auction Service Provider.
2. Intending bidders have to register with the E-Auction Service Provider as per the procedure intimated to them via email under Clause 2.1 of the Tender Document.
3. Only upon verification of the Online Form and confirmation of remittance of EMD, the Eligible Bidders will be declared and thereafter, permitted to access the Platform for bidding for the Asset/(s).
4. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy.
5. Bidders are advised to change the password immediately on receipt thereof.
6. The declaration as per the format set out in Annexure 2 must be executed in accordance with applicable law and it must be in issued in accordance with the constitutional documents of the Bidder. if applicable, after obtaining all corporate approvals as may be required. The extract of constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of Bidder being an individual, the declaration must be personally signed by the Bidder. In case the Bidder is not an individual, the declaration must be signed by a person who is in full time employment of the Bidder and duly authorized to sign the same.
7. All the aforementioned documents and those specified in Clause 2.4(c) and Clause 2.4(d) of the Tender Document are required to be uploaded on the Platform and the original physical copies thereof shall be provided by the Successful Bidder to the Agency / Seller in accordance with the Tender Document.
8. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bid is placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
9. The highest and the latest bid on the auction shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer/ bid does not get any right to demand for acceptance of his bid.
10. The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Agency/ the Seller. Hence, Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
11. After the conclusion of the e-auction, the Successful Bidder shall be informed through a message generated automatically by the Platform, of the outcome of the e-auction. A separate Intimation shall also be sent to the Successful Bidder. Date of sending the e-mail will be considered as the date of receipt of the Intimation I.e. Date of Intimation.
12. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/ power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.

Prawin Charan Dwary (Liquidator)

.....  
Signature of Bidder