

PROCESS MEMORANDUM

Invitation for bids for auction of assets of Lanco Solar Private Limited - In Liquidation under the provisions of the Insolvency and Bankruptcy Code, 2016 ("Code") by an order of the Hon'ble National Company Law Tribunal, Hyderabad Bench.

September 21, 2022

Issued by

Huzefa Fakhri Sitabkhan

Liquidator

Lanco Solar Private Limited - In Liquidation

(A Company under Liquidation Process vide the Hon'ble NCLT, Hyderabad Order)

Huzefa Fakhri Sitabkhan has been granted a certificate of registration and also holds the requisite Authorization for Assignment Certificate to act as an Insolvency Professional by the Insolvency and Bankruptcy Board of India, his Registration No. is IBBI/IPA-001/IP-P00031/2017-18/10115. The affairs, business and property of Lanco Solar Private Limited - In Liquidation ("LSPL") are being managed by Huzefa Fakhri Sitabkhan, being the Liquidator of LSPL, who acts as agent of LSPL only and without personal liability.

IP Registration details as under:

IBBI Reg. No: IBBI/IPA-001/IP-P00031/2017-18/10115

Think Capital Insolvency Professionals LLP

1011-1012, Dalamal Tower, Free Press Journal Road,

211, Nariman Point, Mumbai - 400 021.

Email: lq.lspl@gmail.com, huzefa.sitabkhan@gmail.com

Issued to All Prospective Bidders

Terms and conditions, deadlines, etc. for participating in the electronic auction are provided in the Process Memorandum. Process Memorandum is non-transferable.

Timelines, notifications, updates and other details for the e-auction process are available on the website of the Company, i.e., <http://www.lancogroup.com/DynTestform.aspx?pageid=139> and on the following link www.eauctions.co.in.

Bidders desirous to submit their bid have to submit Bids on E-Auction Portal www.eauctions.co.in.

DISCLAIMER

This document is issued by Mr. Huzefa Fakhri Sitabkhan, the Liquidator, Lanco Solar Private Limited - In Liquidation (the “Corporate Debtor”, the “Company” or “LSPL”) 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 document is to set out the process for submitting auction bids for the assets of the Company in accordance with the Insolvency and Bankruptcy Code, 2016 (“IBC” / “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 auction process participant shall be deemed to have acknowledged that it has not relied upon any representation and warranty made by the Liquidator. This document has not been filed, registered or approved and will or may not be filed, registered, reviewed or approved by any statutory or regulatory authority in India or any other jurisdiction.

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 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, 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 Auction Process Participant not being selected as a Successful Auction Participant 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 auction process applicant. 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.

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

The auction process participant shall take note of the fact that the land parcel of the Corporate Debtor situated in Pullanayakkanpatti, Dist. Virudhunagar, Tamil Nadu, is situated in a remote area. Further, it is the responsibility of the auction process participant to take adequate precautions and proper measures to commute to the site and to deal with any untoward situation, if the same arises, whether at the site or in the vicinity of the site, at any point of time during the entire auction process including, but not limited to, at the time of inspection of assets and handover of the assets. Accordingly, the auction process participant is aware of situation at the site and its vicinity and consents to proceed with this auction process.

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 auction process participant shall be titled 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 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.

In no circumstances shall the auction process participant 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 assets of the Company are proposed to be sold on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “No recourse basis” and the proposed sale of 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. The Liquidator does not take or assume any responsibility for any shortfall or defect or shortcoming in the moveable / immoveable assets of the Company.

The 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 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. This Process Memorandum is not directly or indirectly transferable or assignable under any circumstances whatsoever.

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1. IMPORTANT INFORMATION

- 1.1 This Process Memorandum has been issued with the intent to carry out e-auction (**E-Auction**) of the assets of Lanco Solar Private Limited - In Liquidation (the "**Corporate Debtor**", the "**Company**" or "**LSPL**") under the provisions of the Insolvency and Bankruptcy Code, 2016 ("**IBC**" / "**Code**") and the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("**Liquidation Regulations**").
- 1.2 All information provided in this Process Memorandum should be read together with the provisions of the IBC and the Liquidation Process Regulations. In the event of a conflict between this Process Memorandum and the IBC or the Liquidation Process Regulations, the provisions of the IBC or the Liquidation Process Regulations, as the case may be, shall prevail.
- 1.3 The information contained in this Process Memorandum or subsequently provided to Bidders, whether verbally or in documentary or any other form by or on behalf of the Liquidator, is provided to Bidders 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 prospective Bidders or any other person. The purpose of this Process Memorandum is to provide interested parties 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 Bidders 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 anyway from participation in this auction process.
- 1.7 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, assess mentor 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 assets of the Company and the Liquidator reserves the right to reject all or any of the Bidders or bids without assigning any reason whatsoever.
- 1.10. 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. Linkstar Infosys Private Limited (“E-Auction Service Provider”) has been appointed as the E-Auction Service Provider. The sale of the Properties 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	Lanco Solar Private Limited - In Liquidation Through its Liquidator Mr. Huzefa Fakhri Sitabkhan
Website of E-Auction Service Provider	www.eauctions.co.in
E-Auction Service Provider	Linkstar Infosys Private Limited, 9-C, Vardan Exclusive, Near Vitthalbhai Patel Colony, Near Lakhudi Talavadi, Navrangpura, Ahmedabad - 380 014 Contact Person - Mr. Dixit Prajapati Email id - admin@eauctions.co.in
Annexures	1. Annexure I - Bid Form (to be duly filled in and signed by the Bidder and uploaded) 2. Annexure II - Declaration by the Bidder (to be duly filled in and signed by the Bidder and uploaded along with the Bid form) 3. Annexure III - Technical Terms and Conditions of E-Auction
Special Instructions	This bidding is a serious matter dependent on various technical components 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.

- 1.12. The auction participant or bidder are hereby being given brief background about the Company, where company petition was filed against the Company under Section 7 of the Insolvency and Bankruptcy Code, 2016. Further, vide Hon’ble National Company Law Tribunal, Hyderabad Bench (“NCLT”) order dated August 04, 2021 (uploaded on August 10, 2021) liquidation proceedings are initiated against the Company.
- 1.13. All terms and conditions with respect to the sale of the Assets shall be governed by the directions of the Liquidator, Hon’ble NCLT and in accordance with the provisions of applicable laws. As mandated by NCLT, the Liquidator shall exercise all rights with respect to sale of the assets 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 properties.
- 1.14 This Process Memorandum is neither transferable nor assignable.
- 1.15 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.
- 1.16. The title documents relating to the properties put up for auction shall be available on request to be made to the Liquidator at lq.lspl@gmail.com.

2. DEFINITIONS

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

“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 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 Process Memorandum or thereafter and each as amended from time to time;

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

“Bid” means, any bid submitted by the Bidders as required in terms of this Process Memorandum and in accordance with the provisions of IBC read together with the Liquidation Regulations and other 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;

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

“Liquidation 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;

“Process Memorandum” 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 there to issued in accordance with the terms hereof.

“Eligible Bidder(s)” shall mean a intending bidder who has submitted the eligibility documents and have been qualified as the eligible bidder after meeting the eligibility criteria as mentioned in the Process Memorandum.

“Qualified Bidder(s)” shall mean a Bidder whose bid fulfills the eligibility criteria listed out in the Process Memorandum

“Successful Bidder” or **“Successful Auction Participant”** means, the Qualified Bidder whose bid is approved and who is declared by the Liquidator at the end of the determined auction phase

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

3. INTRODUCTION

- 3.1 The liquidation process for the Company has been initiated under the provisions of the IBC and the Liquidation Regulations by an order of the Hon'ble NCLT, Hyderabad Bench effective from August 04, 2021. As per the said order, Huzefa Fakhri Sitabkhan has been appointed as the Liquidator.
- 3.2 The Liquidator endeavors to sell the assets 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 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 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 Regulations, any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Regulations, as the case may be, 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 Process Memorandum.
- 3.4 The Bidders are hereby being encouraged and advised to acquaint themselves with the provisions of the IBC and the Liquidation Regulations and any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Regulations, as the case may be.

4. OVERVIEW OF THE COMPANY

4.1 Brief Background:

LSPL is a subsidiary of Lanco Solar Energy Private Limited (LSEPL) which is a subsidiary of Lanco Infratech Limited (LITL), the flagship company of the Lanco Group of Companies. LSPL was a project envisioned as a capacity for manufacturing of polysilicon from metallurgical grade Silicon, Polysilicon wafers and solar PV modules. LSPL has the following fixed asset which is available for sale:

Land Parcel admeasuring 33.62 Acres situated at Pullanayakkanpatti, District Virudhunagar, Tamil Nadu.

4.2 Current Status:

Currently, the Company is under liquidation process. Further, the land parcel situated at Pullanayakkanpatti is vacant with no construction work being carried out.

5. ELIGIBILITY

Pursuant to Section 35 of the IBC, an auction process applicant shall not be eligible to submit a bid for purchase of assets of the Company if it fails to meet the eligibility criteria set out in Section 29 A of the IBC (as amended from time to time).

As on date, as per Section 29 A, a person shall not be eligible to submit a bid, if such person, or any other Person acting jointly or in concert with such person -

- 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. has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act 1949 and at least a period of one year has lapsed from the date of such classification till the date of commencement of the liquidation process of the corporate debtor:

Provided that the person shall be eligible to submit a bid if such person makes payment of all overdue amounts with interest there on and charges relating to non-performing asset accounts before submission of bid;

- d. Has been convicted for any offence punishable with imprisonment-
 - i. for two year 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
- e. is disqualified to act as a director under the Companies Act, 2013;
- f. is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- g. has been a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under the IBC;
- 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 the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- i. has been subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- j. has a connected person not eligible under clauses (a) to (i).

Explanation - For the purposes of this clause, the expression “connected person” means -

- i. Any person who is the promoter or in the management or control of the auction process applicant; or
- ii. Any person who shall be the promoter or in management or control of the assets of the Company pursuant to sale thereof as part of the liquidation process of the Company; 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 this Explanation shall apply to—

- (A) A scheduled bank;
- (B) An investment vehicle, registered foreign institutional investor, registered foreign portfolio investor, or a foreign venture capital investor, other financial sector regulator of a jurisdiction outside India where the terms shall have the meaning assigned to them in regulation 2 Foreign Exchange Management (Transfer or issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999; or
- (C) An asset reconstruction company registered with the Reserve Bank of India under section 3 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002; or
- (D) An Alternate Investment Fund registered with the Securities and Exchange Board of India; or
- (E) Such categories of persons as may be notified by the Central Government.

The following forms, documents and authorizations are required to be submitted by the intending bidder as part of the Auction Plan on or before October 06, 2022 (Thursday):

- a. Composition and Ownership Structure of the Bidder
- b. Authorization
- c. Confidentiality Undertaking by the Prospective Bidder (Format B)
- d. Affidavit and Undertaking by the Bidder (Format C)

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 disqualify the prospective bidder for non-submission of the requested documents within the stipulated period of time. Basis the documents submitted, if the intending bidder meets the eligibility criteria of the auction the he/she/they will be declared as the eligible bidders, within 48 working hours of submission of the above-mentioned documents.

Documents to be submitted by Eligible Bidders

An eligible bidder shall submit the duly filled and signed Bid Application Form attached vide Annexure I, the duly filled and signed Declaration by Bidders attached vide Annexure II and the proof of submission of EMD to participate in the auction.

6. SITE VISIT AND DISCUSSION MEETINGS

The assets mentioned in the **Clause 8** can be inspected only by the eligible bidders at the site by contacting Mr. Nikhil Sharma at +91 88285 76197 and emailing the Liquidator. The inspection or the due diligence of the assets put up for auction can be conducted only after the intending bidder has been declared as the eligible bidder. The last date for inspection or the due diligence process is **October 14, 2022 (Friday)**.

It will be the sole responsibility of the the prospective bidder to visit the site and inspect the assets on his own. No representative from the Liquidator's team will accompany any of the prospective bidders for the purpose of inspection.

Considering the present unprecedented scenario due to the outbreak of COVID 19, the prospective bidders, conducting site visits, are required to follow all the necessary guidelines issued by the central government, state government, district officer and other relevant regulatory and local authorities.

If requested by the auction process applicant, the Liquidator may arrange a discussion meeting at any time prior to the closure of the auction process. The Liquidator reserves the right to not arrange a discussion meeting for any reason whatsoever, irrespective of the request of the auction process applicant.

If requested by an auction process applicant, the Liquidator may allow a site visit for such applicant at any time prior to the closure of the auction process. The details, terms and conditions with respect to the site visit shall be communicated to the relevant auction process applicant in advance. The Liquidator reserves the right to not allow a site visit for any reason whatsoever, irrespective of the request of the auction process applicant.

7. DUE DILIGENCE

The Liquidator shall provide assistance necessary for the conduct of due diligence by Bidders. The information and documents shall be provided by the Liquidator in good faith. The Bidders may note that the Liquidator would not have verified any of the information, data or documents shared and shall not accept any responsibility or liability, whatsoever, in respect of any statements or omissions contained in the shared data. The last date for inspection or the due diligence process is **October 14, 2022 (Friday)**.

The assets of the Company are proposed to be sold on "**As is where is basis**", "**As is what is basis**", "**Whatever there is basis**" and "**No recourse basis**" and the proposed sale of 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. 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 should be ascertained by the auction process applicant and would be borne by the Successful Bidder.

8. ASSETS TO BE AUCTIONED AND RESERVE PRICE

ASSET	BLOCK	RESERVE PRICE	EARNEST MONEY DEPOSIT	BID INCREMENT AMOUNT
33.62 acres of Land Parcel at Pullanayakanpatti, Dist. Virudhunagar, Tamil Nadu	Block 1	Rs.1,15,00,000/- (Indian Rupees One Crore Fifteen Lakh only)	Rs.11,50,000/- (Indian Rupees Eleven Lakh and Fifty Thousand only)	Rs.5,00,000/- (Indian Rupees Five Lakh only)
Investment in Wholly Owned Subsidiary	Block 2	Rs.52,000/- (Indian Rupees Fifty-Two Thousand only)	Rs.5,200/- (Indian Rupees Five Thousand Two Hundred only)	Rs.5,000/- (Indian Rupees Five Thousand only)

Details of the assets underlying within the block is annexed as separate attachment on www.eauctions.co.in.

Kindly note that the Bidders cannot place a bid for the block of assets at a value below the reserve price.

Cognizance should be taken of the fact that the liquidator does not give any assurance or warranty of the physical condition of assets and their suitability for any sort of operation that the Bidder envisages.

Details of assets within block shall also be uploaded on the auction portal separately. Further, the bidders can increase their Bid by a minimum incremental amount as mentioned in the last column of the above table.

9. EARNEST MONEY

All Auction Process Applicants shall provide, along with or prior to the submission of their auction bids, 10% of the reserve price for the block of asset bid as an Earnest Money, in favour of “Lanco Solar Private Limited - In Liquidation”, to be received in the Designated Bank Account, in one of the following forms:

- i. Direct deposit by way of the real time gross settlement system into the Designated Bank Account maintained by Lanco Solar Private Limited - In Liquidation, the details of which are provided below; or
- ii. Demand Draft issued by any scheduled commercial bank in India in favour of Lanco Solar Private Limited - In Liquidation (“**Earnest Money**”)

The Bidder may request the Liquidator to permit the Bidder to submit the Earnest Money through its Associate Company. Such payment of the Earnest Money by an Associate Company of the Bidder shall be accompanied by a letter in the format as set out in **Format A (Earnest Money by an Associate Company)**. Such Associate Company must also be an Eligible Bidder as per the requirements specified in this Process Memorandum. Provided that, the Liquidator reserves the right to accept such a request at its sole discretion and upon such terms and conditions as it deems fit, including requiring such party to submit any authorization documents or other necessary details / documents.

The non-interest-bearing Earnest Money is to be paid by the Bidder prior to uploading the online bid form. The details of the Designated Bank Account are as under:

Beneficiary Name	Lanco Solar Private Limited - In Liquidation
Account Number	921020036033823
Bank Name	Axis Bank
Branch	Nariman Point Branch, Mumbai
IFSC Code	UTIB0000173

The details of any remittances in this regard shall be entered in the online form submitted by the Bidder. The Bidder(s) shall remit the entire Earnest Money amount from one bank account only and to be owned by the Bidder.

Bidders shall preserve the remittance challan and shall produce the same in front of the Liquidator as and when demanded. All payment made by the Bidder under the e-auction shall be intimated to the Liquidator at lq.lspl@gmail.com. No interest will be paid to the auction process applicant in relation to such amount.

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 Bidder or in case the Bidder is found to have made any misrepresentation; or
- b) if the Bidder is found to be ineligible to submit the bid under Section 29 A of the IBC (as amended from time to time) or is found to have made a false or misleading declaration of eligibility under Section 29 A of the IBC (as amended from time to time); or
- c) if the Bidder is identified as the Successful bidder and it fails to accept the Letter of Intent issued by the Liquidator; or
- d) if the Successful Bidder fails to make the complete payment as per the terms of the Letter of Intent issued by the Liquidator.

Adjustment of Earnest Money of the Successful Bidder

The Earnest Money shall be set-off against or used as part of the consideration that the Successful Bidder proposes to offer in relation to the auction, unless expressly indicated as such by the auction process applicant.

In case the auction fails due to unforeseen circumstances and not on fault of any eligible bidder, then the Earnest Money paid by such eligible Bidder shall be returned (without interest) to such applicant within 30 (Thirty) days of the date of closure of auction process. For successful bidders, a mail confirmation will be given by the Liquidator for being successful bidder at the end of auction on the same day.

However, if a Bidder, who submits the bid and participates in E-Auction but fails to give the highest bid for the asset in the E-Auction and does not emerge to be a Successful Bidder, then the Earnest Money paid by the bidder shall be returned (without interest) within 30 (thirty) days of the date of closure of auction process.

10. LETTER OF INTENT AND TRANSACTION DOCUMENTS

The Successful Bidder shall be required to execute a letter of intent (LOI) provided by the Liquidator within 7 days from the date of e-auction, the terms of which shall be binding on the Successful Bidder.

The Successful Bidder would be required to pay the entire sale consideration within 30 (Thirty) days from the date of e-auction. The timeline for payment of entire sale consideration can be extended up to 90 (Ninety) days from the date of e-auction, in terms of the Schedule I of the Liquidation Regulations, however, the payment made after 30 (Thirty) days from the date of e-auction shall attract interest at the rate of 12%. In case, full sale consideration is not paid within 90 (Ninety) days from the date of e-auction, the Liquidator shall forfeit the amount submitted in any form by Successful Bidder till that day.

Upon receipt of the balance sale consideration including the aforesaid interest, if any and execution of the LOI and payment of appropriate stamp duty and other applicable charges by the Successful Bidder, a sale certificate and / or conveyance document and / or transfer documents for the relevant asset / assets shall be issued / executed between Successful Bidder and the Company. Further, the Successful Bidder on the payment of entire sale consideration would be solely responsible for the security of said assets and other expenses / charges related to such assets.

11. DEFAULT BY SUCCESSFUL BIDDER AND IT'S CONSEQUENCES

In the event that the Successful Bidder withdraws his auction application, the Liquidator shall have the right to forfeit the Earnest Money furnished by the Successful Bidder and / or any monies received. The amount received pursuant to the forfeiture of the Earnest Money and / or any monies received, shall be kept in Lanco Solar Private Limited - In Liquidation account. If the Successful Bidder does not execute the LOI within the timelines stipulated, the Liquidator shall have the right to forfeit the Earnest Money submitted by the Successful Bidder as well as reject the bid submitted by it.

In case of withdrawal of auction application by the Successful Bidder or default by the Successful Bidder on any of the conditions mentioned in the process memorandum, the liquidator has right to call the second highest bidder for negotiation and if the second highest bidder matches the price of the highest bidder, he will be called as Successful Bidder and a fresh LOI shall be issued to the second highest bidder to perform as per this process memorandum.

12. HANDOVER OF MATERIAL

After the payment of the entire sale consideration, the Successful Bidder shall be required to take possession of the respective assets and takeover them from the Corporate Debtor at the earliest and without any undue delay.

Notwithstanding anything else contained herein, it is pertinent to note herein that handover of the assets shall commence only after the receipt of the entire sale consideration by the Liquidator from the Successful Bidder and the Liquidator shall issue the Sale Certificate to the Successful Bidder only after the completion of the handover process.

Further, the Successful Bidder will not cause any loss, damage to the other assets, properties (if any) and will indemnify in full to the Company / Liquidator for and against any loss, damages, cost, charges, and expenses of whatever nature which Company may suffer, incur or sustain in any way either directly or indirectly at the time of shifting of assets of the Company.

13. DECLARATION OF SUCCESSFUL BIDDER

The declaration of the Successful Bidder for the asset block shall be done by the Liquidator at the end of the determined auction phase. Determination of the Successful Bidder shall be done on the basis of highest bid received for the asset block by the Liquidator via the auction portal process. In case of withdrawal of auction application by the Successful Bidder or default by the Successful Bidder on any of the conditions mentioned in this process memorandum, the Liquidator has right to call the second highest bidder for negotiation and if the second highest bidder matches the price of the highest bidder, he will be called as Successful Bidder and a fresh LOI shall be issued to the second highest bidder to perform as per this process memorandum.

In case of any dispute / discrepancy, the Liquidator shall assess the auction applications and declare the Successful Bidder offering maximum value for the auctioned assets. This right of selecting and declaring the Successful Bidder shall solely rest with the Liquidator at all times.

14. FRAUDULENT AND CORRUPT PRACTICES

The auction process applicant 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 process applicant, if the Liquidator, at his discretion, determines that the auction process applicant 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 or such amendment thereto. In such an event, the Liquidator may forfeit the Earnest Money, or any monies received, without prejudice to any other right or remedy that may be available to the Liquidator under this Process Memorandum or Applicable Law.

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

“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 the auction process;

“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 the 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 Liquidator or the Company, who is or has been associated or dealt in any manner, directly or indirectly with the auction Process or arising there from, before or after the execution thereof, at anytime 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 the auction Process); or (ii) engaging in any manner whatsoever, during the auction Process or thereafter, any person in respect of any matter relating to the Company, who at anytime has been or is a legal, financial or technical adviser of the Liquidator or the Company, in relation to any matter concerning the auction process;

“fraudulent practice” shall mean a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the auction Process;

“restrictive practice” shall mean forming a cartel or arriving at any understanding or arrangement among the auction process Applicants with the objective of restricting or manipulating a full and fair competition in the auction Process; and

“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 the auction Process; or (ii) having a Conflict of Interest.

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

The 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 asset to any other party. Prior to conduct of due diligence / site visits, the Liquidator may require the Bidder to execute confidentiality agreement with the Company / Liquidator.

15. COSTS, EXPENSES AND TAX IMPLICATIONS

The auction process applicant shall be responsible for all the costs incurred by it on account of its participation in the auction Process, including any costs associated with participation in the discussion Meeting (if any), Site Visit, etc. The Liquidator shall not be responsible in any way for such costs, regardless of the conduct or outcome of the auction Process.

For purpose of abundant clarity, it is hereby clarified that the auction process applicant 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 process Applicant.

The auction process applicant shall not be entitled to receive re-imburement 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.

The Successful Bidder shall also bear all cost required to be incurred to adhere to the necessary guidelines issued by the relevant regulatory and local authorities in relation to the Covid-19 pandemic.

All taxes applicable (including stamp duty implications and registration charges) on sale of assets would be solely borne by the Successful Bidder, which inter alia including but not limited to the following:

- i. The sale attracts stamp duty, registration charges etc. as per relevant laws;
- ii. The Successful Bidder shall bear all the necessary expenses like applicable stamp duties / additional duty / transfer charges, fees, etc. for transfer of property (ies) in his / her name;
- iii. Payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees, etc. owed by LSPL to anybody in respect of the Property(ies) shall be sole responsibility of Successful Bidders;
- iv. Successful Bidder has to bear the cess or other applicable tax, i.e., Excise, VAT, GST, TDS, etc.
- v. The successful bidder 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.

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.

The auction process applicant shall be responsible for fully satisfying the requirements of the IBC and related Regulations as well as all Applicable Laws that relevant for the sale process. The Successful Bidder shall be responsible for obtaining requisite regulatory or statutory or third-party approvals, no-objections, permission, or consents, if any, that are or may be required under Applicable Law for purchasing the relevant assets.

16. 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 Hyderabad, India.

17. TIMETABLE

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

Sr. No.	Event	Timeline (days)
1.	Public Announcement of Auction	September 21, 2022
2.	Opening of Auction Portal and this Process Memorandum made available on the websites as per Terms and Conditions	September 21, 2022
3.	Submission of Eligibility Documents: KYC Declaration and Declaration Forms	September 21, 2022 to October 06, 2022
4.	Preliminary Due Diligence by Bidders with Site Visits and Request for Preliminary Information	Commencing after submission of documents in Step 3 till October 14, 2022
5	Discussion Meeting (Only for eligible bidders)	Commencing after submission of documents in Step 4 and Step 5 till October 14, 2022
6	Last date to submit the EMD and bid forms	October 15, 2022
6	Bidding on E-auction Portal	October 18, 2022 at 2:00 PM to 3:00 PM
7	Announcement of Successful Bidder	By October 18, 2022
8	Signing of Letter of Intent (LOI)	By October 24, 2022
9	Refund of Earnest Money to Unsuccessful Bidders	By November 16, 2022
10	Payment of Balance Consideration by Successful Bidder (Without Interest)	By November 16, 2022
11	Payment of Balance Consideration by Successful Bidder (With Interest)	By January 15, 2023

Note: The timeline for payment of entire sale consideration can be extended up to January 15, 2023, i.e., 90 (Ninety) days from the date of auction, in terms of the Schedule I of the Liquidation Regulations. However, the payment made after November 16, 2022 i.e., 30 (Thirty) days from the date of auction shall attract interest at the rate of 12%. In case the full sale consideration, including the afore-stated interest, if any, is not paid by January 15, 2023, i.e., 90 (Ninety) days from the date of auction, the Liquidator shall forfeit Earnest Money and / or any amounts received.

**FORMAT A
EARNEST MONEY BY AN ASSOCIATE COMPANY**

Date: _____

To,
Huzefa Fakhri Sitabkhan
Liquidator, Lanco Solar Private Limited - In Liquidation
Think Capital Insolvency Professionals LLP
1011-1012, Dalamal Tower, Free Press Journal Road,
211, Nariman Point, Mumbai - 400 021

[Copy to:]
[Insert name of the Bidder with address]

Dear Sir,

Sub: Payment of the amounts of Earnest Money on behalf of the Bidder in relation to the auction of assets of Lanco Solar Private Limited - In Liquidation.

In light of the bid for assets of Lanco Solar Private Limited - In Liquidation submitted by [Insert name of the Bidder with address] in accordance with and subject to the provisions of the process memorandum dated September 21, 2022 in relation to the captioned transaction ("**Process Memorandum**"), issued by the Liquidator, [Insert name and address of the Associate Company and address of the head office] hereby declares and confirms it is [an / the] [Insert relationship of the Associate Company with the Bidder] of the Bidder ("**Associate Company**"), and the payment of the Earnest Money amount vide [Insert mode of payment] ("**Payment**") is on behalf of the Bidder. The Associate Company acknowledges that such amounts paid as Earnest Money shall be subject to the terms of the Process Memorandum and hereby waives any right to claim any refund or adjustment of the amounts of such Payment in accordance with the terms of the Process Memorandum.

The Associate Company hereby represents and warrants that payment of amounts on behalf of the Bidder is in compliance with Applicable Law.

Capitalised terms used but not defined in this letter shall have the meanings ascribed to such terms in the Process Memorandum.

Thank you.

Yours sincerely,

.....
[Signature and name of the Authorised Officer of the Associate Company]
Rubber stamp / seal of the Associate Company

ACKNOWLEDGMENT

We here by acknowledge and confirm the statements set out above by the Associate Company.
Yours sincerely,

.....
[Signature and name of the Authorised Officer of the Bidder]
Rubber stamp / seal of the Bidder

FORMAT B
CONFIDENTIALITY UNDERTAKING BY THE PROSPECTIVE BIDDER

(To be on non-judicial stamp paper of appropriate stamp duty value relevant to place of execution)

Date: _____

To,
Huzefa Fakhri Sitabkhan,
Liquidator
Lanco Solar Private Limited - In Liquidation
Think Capital Insolvency Professionals LLP,
1011-1012, Dalamal Tower, Free Press Journal Road,
211, Nariman Point, Mumbai - 400 021.

Sub: Confidentiality Undertaking by the Prospective Bidder under the Insolvency and Bankruptcy Code, 2016.

This Confidentiality Undertaking has been signed by _____ [Insert name of the Prospective Bidder] having its office at _____ [Insert address] acting through Mr. _____ [Name of person authorised of Prospective Bidder], the authorized signatory / authorized representative ("**Prospective Bidder**"), which expression shall, unless repugnant to the context, be deemed to include its successors, assigns or legal representative) in favour of Mr. Huzefa Fakhri Sitabkhan, an Insolvency Professional having registration no. IBBI/IPA-001/IP-P00031/2017-18/10115.

WHEREAS Lanco Solar Private Limited - In Liquidation, a company registered under Companies, Act, 1956 (hereafter referred as the "**Corporate Debtor**") is undergoing Liquidation vide Hon'ble NCLT Hyderabad Bench ("**NCLT**") order dated August 04, 2021 ("**Liquidation Order**"). Vide the said Liquidation Order, Mr. Huzefa Fakhri Sitabkhan, an Insolvency Professional registered with Insolvency and Bankruptcy Board of India having Registration No. IBBI/IPA-001/IP-P00031/2017-18/10115 has been appointed as Liquidator ("**Liquidator**") and has been taking appropriate steps and measures for realizing the assets of the Corporate Debtor as articulated in the provisions of the Insolvency and Bankruptcy Code, 2016 ("**Code**") read with Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("**Liquidation Regulations**").

WHEREAS the Liquidator has issued sale notice dated September 21, 2022, inviting prospective bidders for the purpose of submission of bid through the e-auction process which is scheduled to be held on October 18, 2022 in respect of sale of assets of the Corporate Debtor which is governed by the provisions of Process Memorandum dated September 21, 2022 ("**Process Memorandum**") and provisions of the Code read with Liquidation Regulations.

WHEREAS the Liquidator is required to share certain data, information, records and documents in relation to the Corporate Debtor and its assets that is put up for auction including but not limited to providing an access at the project site of the Corporate Debtor for site inspection in order to facilitate the prospective bidder in their due diligence. The said information, documents and records including an access at the project site of the Corporate Debtor for site inspection shall be permitted to the prospective bidder only after receiving an undertaking from each of the prospective bidder to the effect that such prospective bidder shall maintain confidentiality of all the information received from the Liquidator or its persons and also during the course of due diligence / auction process 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 Process Memorandum and the provisions of the Code read with Liquidation Regulations.

Therefore, the Prospective Bidder hereby declares and undertakes as follows:

1. The Prospective Bidder shall not involve itself or any of his representatives in price manipulation of any kind directly or indirectly by communicating with other bidders.

2. The Prospective Bidder shall not divulge either his bid or any other details and information provided to him by the Liquidator or other details received during the due diligence process / e-auction process in respect of the assets to any other party.
3. The Prospective Bidder shall not divulge any part of the information, or any other data shared by the Liquidator or its persons during the due diligence process and e-auction process, 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.
4. The Prospective Bidder further unconditionally and irrevocably undertakes and declares that:
 - a) The Confidential Information shall be kept secret and confidential by the Prospective Bidder and shall be strictly used solely for the purpose of due-diligence that is required prior to submission of bid in the E-Auction Process and in accordance with the terms of the Code read with Liquidation Regulations;
 - b) The Prospective Bidder shall not use the Confidential Information to cause any undue gain or undue loss to itself, the Corporate Debtor, Liquidator or any other person;
 - c) The Prospective Bidder shall comply with all provisions of Applicable Law(s) for the time being in force relating to confidentiality and insider information;
 - d) The Confidential Information may only be disclosed to and shared with any employees or its advisors by the Prospective Bidder, in accordance with Applicable Law(s), including in relation to confidentiality and insider information, 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 / e-auction process of the assets of the Corporate Debtor, provided that the Prospective 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.
 - e) The Prospective Bidder 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;
 - f) The Prospective Bidder shall immediately destroy and permanently erase all Confidential Information as provided during the e-auction process/ due-diligence process subsequent to completion of sale of assets or auction process of the Corporate Debtor;
 - g) The Prospective Bidder shall take all necessary steps to safeguard the privacy and confidentiality of the information received through the Liquidator or its persons and shall use its best endeavours to secure that no person acting on its behalf divulges or discloses or uses any part of the Confidential Information;
 - h) The Prospective Bidder 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 Prospective 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 Prospective Bidder or any person acting on its behalf.

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 Prospective Bidder was already in the public domain without violation of any provisions of Applicable Law(s); or
- b) information which, after disclosure to the Prospective Bidder 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 Prospective Bidder prior to its disclosure, as evidenced by the records of the Prospective Bidder.

5. The Prospective Bidder 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 Prospective Bidder during the E-Auction Process and information provided in the Process Memorandum.
6. The Prospective Bidder further agrees and acknowledges that the Liquidator shall not be liable to the Prospective Bidder for any damage arising in any way out of the use of the Confidential Information and further that the Prospective Bidder shall not have any claim against the Liquidator or the Corporate Debtor in relation to any information provided.
7. The terms of this Confidentiality Undertaking may be modified or waived only by a separate instrument in writing signed by the Liquidator that expressly modifies or waives any such term.
8. Damages may not be an adequate remedy for a breach of this Confidentiality Undertaking and 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.
9. Nothing in this Confidentiality Undertaking shall have the effect of limiting or restricting the liability of the Prospective Bidder arising as a result of its fraud or willful default as defined under Applicable Law(s).
10. 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.
11. 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 Hyderabad shall have exclusive jurisdiction over matters arising out of or relating to this Confidentiality Undertaking.

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 Prospective Bidder].

Sign on behalf of

[Insert Name of Prospective Bidder]
by Mr. _____
(Name and Designation)
Authorised Signatory

Date:

Place:

FORMAT C

AFFIDAVIT AND UNDERTAKING BY THE PROSPECTIVE BIDDER

*(To be on non-judicial stamp paper of appropriate stamp duty value relevant to place of execution)
(To be notarized by Public Notary)*

Date: _____

To,
Huzefa Fakhri Sitabkhan
Liquidator
Lanco Solar Private Limited - In Liquidation
Think Capital Insolvency Professionals LLP,
1011-1012, Dalamal Tower, Free Press Journal Road,
211, Nariman Point, Mumbai - 400 021.

Sub: Disclosure and Undertaking on eligibility under Section 35 read with section 29 A of the Insolvency and Bankruptcy Code, 2016.

Dear Sir,

- A. I hereby submit this declaration under Section 35 read with Section 29 A of the Insolvency and Bankruptcy Code, 2016 (“Code”) as inserted by the Insolvency and Bankruptcy Code (Amendment) Act, 2018:

I have understood the provisions of section 29 A of the Code. I confirm that neither _____ [Insert name of the Bidder] nor any person acting jointly with _____ [Insert name of the Bidder] or any person who is a promoter or in the management or control of _____ [Insert name of the Bidder] or any person acting jointly with _____ [Insert name of the Bidder]:

- a. is an un-discharged 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. has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 and at least a period of one year has lapsed from the date of such classification till the date of commencement of the corporate insolvency resolution process of the corporate debtor;
- d. has been convicted for any offence punishable with imprisonment-
 - i. for two year 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
- e. is disqualified to act as a director under the Companies Act, 2013;
- f. is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- g. has been a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under this Code;
- h. has executed 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;
- i. has been subject to any disability, corresponding to clauses (a) to (h) of Section 29 A, under any law in a jurisdiction outside India; or
- j. has a connected person (as defined in Explanation to Section 29 A) who is ineligible under clauses (a) to (i) of Section 29A.

I therefore, confirm that _____ [Insert name of the Bidder] is eligible under Section 29 A of the Insolvency and Bankruptcy Code, 2016 (“Code”) as inserted by the Insolvency and Bankruptcy Code (Amendment) Act, 2018 to submit it’s Bid for Lanco Solar Private Limited - In Liquidation.

- B. I undertake on behalf of _____[Insert name of the Bidder], that during the Liquidation Process, no person who would be considered as Connected Person and is not eligible to submit a bid under section 29 A of Insolvency and Bankruptcy Code, 2016 shall be engaged in the management and control of corporate debtor.
- C. I declare and undertake that in case _____[Insert name of the Bidder] becomes ineligible at any stage during the Liquidation Process, it would inform the Liquidator forthwith on becoming ineligible.
- D. I also undertake that in case _____[Insert name of the Bidder] becomes ineligible at any time after submission of the Earnest Money, then the Earnest Money would be forfeited and the same would be deposited in the account of Lanco Solar Private Limited - In Liquidation.
- E. I also further undertake that my winning bid Amount will remain binding unless rejected by the Liquidator.
- F. I confirm that the said declaration and disclosure is true and correct.
- G. I am duly authorised to submit this declaration by virtue of my KYC Documents / Board Resolution.

(DEPONENT)

VERIFICATION

I, the deponent above, do hereby solemnly declare and affirm that the above statement given by me is true and correct to the best of my knowledge and belief and nothing stated above is false or misrepresentation or misleading.

(DEPONENT)

**ANNEXURE I
BID APPLICATION FORM**

Date:

To
Huzefa Fakhri Sitabkhan
Liquidator
Lanco Solar Private Limited - In Liquidation
Think Capital Insolvency Professionals LLP,
1011-1012, Dalamal Tower, Free Press Journal Road,
211, Nariman Point, Mumbai - 400 021.

Dear Sir,

I am desirous in participating in the E-Auction announced by you in the newspaper publication dated September 21, 2022 for Block _____.

Details of the Corporate Debtor

Name	Lanco Solar Private Limited - In Liquidation
Account Number	921020036033823
Bank Name	Axis Bank
Branch	Nariman Point Branch, Mumbai
IFSC Code	UTIB0000173

Details of Bidder / Bid Price Offered

Name of the Bidder	
Constitution of Bidder	
Contact No.	
Email ID	
PAN No.	
Address	
Bank Account No.	
Beneficiary Name	
Bank Name	
IFSC Code	
Branch	

I / We / M/s. _____ [Insert Name of the Bidder] 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.

Date:
Place:

Signature
(Seal in case of Company / Firm)

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

In addition to the Process Memorandum, following terms and conditions apply:

1. E-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS” and “WHATEVER THERE IS BASIS”, “WITHOUT RECOURSE BASIS” and will be conducted “Online”. The auction will be conducted through the approved service provider, Linkstar Infosys Private Limited, the web portal www.eauctions.co.in.
2. The Complete E-Auction Process Memorandum containing E-Auction bid form, Declaration by bidders, General terms and conditions of online auction sales are available on the website www.eauctions.co.in. Interested bidders can register, bid and receive confirmation of their bid online.

(On going to the link www.eauctions.co.in, bidders will have to search for the mentioned company by using either one of the two options, (i) Company’s name (LANCO SOLAR PRIVATE LIMITED), or by, (ii) State and property type).

3. The eligible Bidders should make their own Independent inquiries regarding the encumbrances, title of assets put on auction and claims / rights / dues / affecting the assets and should conduct their own due diligence 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 Liquidator. The asset is being sold with all the existing and future encumbrances / claims / dues / demands whether known or unknown to the Liquidator. Liquidator shall not be responsible in any of way for any third-party claims / rights / dues.
4. The intending Bidders should submit the evidence for Earnest Money 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, (vi) Notarised Affidavit and Undertaking by the Prospective Bidders as per Format C, (vii) Board Resolution, in case of Company or Authority Letter in case of Partnership firm or LLP and Address Proof, (viii) Bid Application Form as per Annexure I, (ix) Declaration by the Prospective Bidder as per Annexure II, (x) Confidentiality Undertaking by the Prospective Bidder as per Format B, to the office of Liquidator before the site visit. Scanned copies of the original of these documents can also be submitted to e-mail ID of Liquidator. Interested bidders will have to upload their KYC documents along with the Earnest Money submission details on www.eauctions.co.in by **5 PM on October 15, 2022**. The formats of these Annexures can be downloaded from www.eauctions.co.in.
5. Name of Eligible Bidders will be identified and conveyed by Liquidator to participate in online e-auction on the portal www.eauctions.co.in. “Linkstar Infosys Private Limited” will provide User ID & Password after due verification of KYC of the Eligible Bidders.
6. It should be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
7. Liquidator has right to demand documents from bidder for the process and in case the documents are not provided, the liquidator may disqualify the bid.
8. The e-Auction / bidding of the assets would be conducted on October 18, 2022 from 2:00 PM to 3:00 PM (with unlimited extension of 5 minutes). The bidder may improve their offer in multiple of amount mentioned under the column “Bid Increment Amount” against each property. 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.
9. It is advisable and recommended to bid before end time of extended period to avoid last moment issues like connectivity problem, power cut problem, internet failure and non-submission bid due to any other circumstances. Linkstar Infosys Private Limited shall not be liable for non-submission of last moment bid due to such reason.

10. The Earnest Money of the successful bidder shall be retained towards part sale consideration and the Earnest Money of unsuccessful bidders shall be refunded within 30 working days. The Earnest Money shall not bear any interest. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property / amount.
11. The purchaser / successful bidder shall bear the applicable stamp duties / additional stamp duty / transfer charges, fee, Taxes, GST, VAT, TDS, Excise, etc. and also all the statutory / non statutory dues, taxes, rates assessment charges fees, etc. owing to anybody.
12. 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 property or portion thereof from the auction proceedings at any stage without assigning any reason thereof.
13. The sale certificate will be issued and / or transaction / sale documents executed in the name of purchaser(s) / applicant(s) / successful bidder only and will not be issued in any other name(s).
14. The sale shall be subject to conditions prescribed under the Insolvency & Bankruptcy Code, 2016 and provisions and regulations thereunder and other applicable laws and regulations.
15. The decision of Liquidator on declaration of successful bidder shall be final and binding on all the Bidders.

Huzefa Fakhri Sitabkhan
Liquidator
Lanco Solar Private Limited - In Liquidation
(IP Registration No: IBBI/IPA-001/IP-P00031/2017-18/10115)

Think Capital Insolvency Professionals LLP,
1011-1012, Dalamal Tower,
Free Press Journal Road,
211, Nariman Point, Mumbai - 400 021.
Email: lq.lspl@gmail.com / huzefa.sitabkhan@gmail.com

Date: September 21, 2022
Place: Mumbai

**ANNEXURE II
DECLARATION BY THE BIDDERS**

Date:

To
Huzefa Fakhri Sitabkhan
Liquidator
Lanco Solar Private Limited - In Liquidation
Think Capital Insolvency Professionals LLP,
1011-1012, Dalamal Tower, Free Press Journal Road,
211, Nariman Point, Mumbai - 400 021.

Sir,

1. I / We, the Bidder(s) aforesaid do hereby state that, I / We have read the entire terms and conditions for the sale of property (ies) as specified and have understood them fully. I / We hereby unconditionally agree to confirm with and to be bound by the said terms and conditions and agree to take part in the e-auction process.
2. I / We declare that the Earnest Money and the 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 given by me / us in the online form is true and correct.
3. I / We further understand and agree that if any of the statement / information revealed by me / us is found to be incorrect and / or untrue, the bid submitted by me / us is liable to be cancelled and in such case, the Earnest Money and / or any monies paid by me / us is liable to be forfeited by the Seller ("Liquidator") and the Seller will be at liberty to annul the offer made to me / us at any point of time.
4. I / We also agree that after my / our offer given in my / our bid for purchase of property (ies) 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 fulfill any / all the terms and conditions of the auction and offer letter, the Earnest Money and other monies paid by me / us along with the online form and thereafter, are liable to be forfeited. The timeline for payment of final sale consideration may be extended by sole discretion of the Liquidator, to the extent permissible under the applicable laws and regulations. In case final sale consideration is not paid within timeline, the liquidator shall forfeit Earnest Money and any monies received.
5. I / We understand that the Earnest Money of all Bidders shall be retained by the Liquidator and returned only after the successful conclusion of the sale of property (ies). I / We, state that I / We, have fully understood the terms and conditions therein and agree to be bound by the same.
6. I / We confirm that our participation in the e-auction process, submission of bid or acquisition of the property (ies) pursuant to the provisions of the Process Document will not conflict with, or result in a breach of, or constitute a default under (i) our constitutional documents; or (ii) any applicable laws; or (iii) any authorization or approval of any government agency or body; or (iv) any judgment, order, injunction, decree, or ruling of any court or governmental authority, domestic or foreign binding on me / us; or (v) any agreement to which I am / we are a party or by which I am / we are bound.
7. The decision taken by the Liquidator with respect to the selection of the Successful Bidder and communicated to us shall be binding on me / us.
8. I / We also undertake to abide by the additional conditions if announced during the e-auction including any announcement(s) on correction of and / or additions or deletions to the time of auction portal and property (ies) being offered for sale.

9. I / We confirm that the Seller and his employees, shall not be liable and responsible in any manner whatsoever for my / our failure to access and bid on the e-auction portal due to any unforeseen circumstances, etc. before or during the auction event.
10. I / We hereby undertake and confirm that I / we are aware and it is in our knowledge that the land parcels of the Corporate Debtor situated in Atmakur, Dist. Ananthpur, Andhra Pradesh and Pullanayakkanpatti, Dist. Virudhunagar, Tamil Nadu , which is located in the remote location. Further, it would be solely my / our responsibility to take adequate precaution and proper measures to commute to the site and to deal with any untoward situation, if the same arises, whether at the site or in the vicinity of the site, at any point of time during the entire auction process including, but not limited, at the time of the inspection of assets and handover of the assets. Further, I / we are aware of the situation at the site and it's vicinity, and I / we hereby consent to proceed with this auction process and undertake that neither the Liquidator nor any of his officers / agents / consultants would be held accountable for any such untoward situation, if the same arises.
11. I / We hereby confirm that I / we are eligible to purchase the assets of the Company under Section 29 A of the Insolvency and Bankruptcy Code, 2016.

(Signature)

Name:
Address:
Email Id:
Mobile:

ANNEXURE III
TECHNICAL TERMS & CONDITIONS OF E-AUCTION SALE

1. Intending bidders shall have a valid e-mail ID, valid PAN Card and KYC document to register with the E-Auction Service Provider.
2. Intending bidders have to register with the e-auction service provider.
3. Only upon verification of the Online Form and confirmation of remittance of Earnest Money will the Eligible Bidders be declared and thereafter, permitted to access the Platform for bidding for a particular Property.
4. 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.
5. 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.
6. Bidders are advised to change the password immediately on receipt thereof.
7. The declaration as per the format set out in **Annexure II** must be executed in accordance with applicable law and it must be issued in accordance with the constitutional documents of the Bidder, if applicable, after obtaining all corporate approvals as may be required. The extract of constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of Bidder being an individual, the declaration must be personally signed by the Bidder. In case the Bidder is not an individual, the declaration must be signed by a person who is in fulltime employment of the Bidder and duly authorized to sign the same.
8. All the aforementioned documents are required to be uploaded on the portal and the original physical copies thereof shall be provided by the Successful Bidder to the Seller in accordance with the Process Sale Document.
9. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bid is placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the Earnest Money amount shall be forfeited.
10. The bidder shall have to bid for the entire block(s) of assets and cannot bid for individual assets within a block of assets.
11. The highest 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.
12. After the conclusion of the e-auction for each Property, the Successful Bidder shall be informed through a message generated automatically by the portal, of the outcome of the e-auction. A separate Intimation shall also be sent to the Successful Bidder. Date of sending the e-mail will be considered as the date of receipt of the Intimation, i.e., Date of Intimation.
13. 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.