

The Authorised Officer (AO)

of

Axis Trustee Services Limited - Bond Trustee

(Acting as Trustee for credit facility provided by way of subscription to the Senior Redeemable Listed and Rated Non-Convertible Bonds subscribed by the Bond Holders

**(i) Standard Chartered Bank - Singapore
(ii) DB International (Asia) Ltd. – Singapore and
(iii) Deutsche Investments India Private Limited
{(i), (ii) & (iii) COLLECTIVELY, “SECURED CREDITORS”}**

**Axis Bank Limited,
2nd Floor, Plot No. 25,
Pusa Road, Karol Bagh,
New Delhi – 110005**

TENDER DOCUMENT/BID DOCUMENT

For

**Sale of Secured Assets of
IN THE MATTER OF IREO PVT. LTD.**

Under the provisions of

**The Securitisation and Reconstruction of Financial Assets and Enforcement of
Security Interest Act, 2002**

&


The Security Interest (Enforcement) Rules, 2002

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The Public Notice for Sale published in the following newspaper on December 31, 2021:

1. Business Standard –English (Delhi)
2. Business Standard - Hindi (Delhi)

|  | | <h2>E-AUCTION SALE NOTICE FOR SALE OF IMMOVEABLE PROPERTIES</h2> | | | | | | | |
|--|---|--|----------------|------------------------------------|---|---|---|---------------------|--|
| | | <p>AXIS TRUSTEE SERVICES LIMITED, ADDRESS: Registered office at Axis House, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai – 400 025 CIN- U74999MH2008PLC182264</p> | | | | | | | |
| <p>E-Auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(5) read with proviso of Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 to be held on 20.01.2022</p> | | | | | | | | | |
| <p>Notice is hereby given to the public in general and in particular to the Borrower and Guarantors/Mortgagors that the below described immoveable property/ies mortgaged / charged to Axis Trustee Services Limited as Bond Trustee of the Bond Holders, namely, (i) Standard Chartered Bank (Singapore); (ii) DB International (Asia) Limited, Singapore; and (iii) Deutsche Investments India Private Limited (hereinafter collectively referred to as Secured Creditor), the constructive possession of which has been taken by the Authorized Officer of Axis Trustee Services Limited - Bond Trustee for the Secured Creditors, will be sold on "As is where is", "As is what is", and "Whatever there is" and "no recourse basis" on 20.01.2022, for recovery of Rs. 750,37,43,689/- as on 25.09.2020 plus applicable Interest, cost, charges due to the Secured Creditors from the Borrower - IREO Private Limited (formerly Incredible Realcon Private Limited which has been amalgamated with IREO Private Limited pursuant to order dated 07.08.2019 of the National Company Law Tribunal, Special Bench, New Delhi) and its Guarantors as mentioned herein below. The Reserve Price and the Earnest Money Deposit will be as detailed herein below.</p> | | | | | | | | | |
| <h3>SCHEDULE OF SALE OF SECURED ASSETS</h3> | | | | | | | | | |
| Description of secured assets & Name of the Guarantor/ Mortgagor | State of Possession (Physical / Symbolic) | Date of Possession | Reserve Price | Earnest Money Deposit (EMD) Amount | Last Date and Time of deposit of EMD & Bid Document | Details of Account in which EMD is to be deposited through RTGS/NEFT & IFSC Code | Date and Time of Inspection of Property | Bid Increase Amount | Name & Contact No. of Authorised Officer / Nodal Officer |
| <p>LOT-1</p> <p>Land admeasuring 150 Kanal 14 Marla or 18.8375 Acres situated in the revenue estate of villages Ullahwas and Behrampur, Tehsil: Sohna, District Gurgaon, Haryana</p> <p>(Details in Annexure -1)</p> | Symbolic | 10.12.20 | Rs. 416 crores | Rs. 41.60 cr | 18.01.22 by 5 PM | <p>1. Bank: Standard Chartered Bank</p> <p>2. Account No: 53105110439</p> <p>3. IFSC: SCBL0036025</p> | 06.01.2022 | Rs. 10,00,000 | <p>Mr. Subhash Kumar Jha</p> <p>Deputy General Manager, Axis Trustee Services Ltd.</p> <p>Tel: +91-22-62300451</p> |

| | | | | | | | | | |
|---|----------|----------|----------------|---------------|------------------|---|------------|---------------|---|
| | | | | | | | | | Fax: +91 -22- 43253000 |
| <p>LOT-2</p> <p>Land admeasuring 2.656 Acres situated in the revenue estate of Village Ullahawas, Tehsil: Sohna, District Gurgaon, Haryana</p> <p>(Details in Annexure -2)</p> | Symbolic | 10.12.20 | Rs. 79 crores | Rs. 7.9 cr. | 18.01.22 by 5 PM | <p>1. Bank: Standard Chartered Bank</p> <p>2. Account No: 531051104 39</p> <p>3. IFSC: SCBL00360 25</p> | 06.01.2022 | Rs. 10,00,000 | <p>Mr. Subhash Kumar Jha</p> <p>Deputy General Manager, Axis Trustee Services Ltd.</p> <p>Tel: +91-22-62300451</p> <p>Fax: +91 -22-43253000</p> |
| <p>LOT-3</p> <p>Land admeasuring 17.13 Acres (forming part of License bearing No. 63 of 2009 dated 03.11.2009) situated in the revenue estate of village Behrampur, Ullahawas & Ghata, Tehsil Sohna, District Gurgaon, Haryana</p> <p>(Details in Annexure- 3)</p> | Symbolic | 10.12.20 | Rs. 257 crores | Rs. 25.70 cr. | 18.01.22 by 5 PM | <p>1. Bank: Standard Chartered Bank</p> <p>2. Account No: 531051104 39</p> <p>3. IFSC: SCBL00360 25</p> | 06.01.2022 | Rs. 10,00,000 | <p>Mr. Subhash Kumar Jha</p> <p>Deputy General Manager, Axis Trustee Services Ltd.</p> <p>Tel: +91-22-62300451</p> <p>Fax: +91 -22-43253000</p> |
| <p>LOT-4</p> <p>Land admeasuring 33.73 Ares situated in the revenue estate of Village Ullahawas & Behrampur, Tehsil Sohna, District Gurgaon, Haryana</p> <p>(Details in Annexure-4)</p> | Symbolic | 10.12.20 | Rs. 455 crores | Rs. 45.50 cr. | 18.01.22 by 5 PM | <p>1. Bank: Standard Chartered Bank</p> <p>2. Account No: 531051104 39</p> <p>3. IFSC: SCBL00360 25</p> | 06.01.2022 | Rs. 10,00,000 | <p>Mr. Subhash Kumar Jha</p> <p>Deputy General Manager, Axis Trustee Services Ltd.</p> <p>Tel: +91-22-62300451</p> <p>Fax: +91 -22-43253000</p> |

BRIEF TERMS AND CONDITIONS OF E-AUCTION SALE: The sale shall be subject to the Rules and conditions prescribed in the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules 2002. (1) The sale of Secured Assets is on "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse basis" for and on behalf of the Secured Creditors. (2) The sale is strictly subject to the terms and conditions given in the "Bid Document". Bid Document can be obtained from the office of the Axis Trustee Services Limited - Bond Trustee, on all working days or downloaded from Axis Trustee's website i.e., <https://www.www.axistrustee.in> and also at <https://www.matexauctions.com> (3) The sale would be on e-auction platform at website <https://www.matexauctions.com> through e-auction service provider M/s MatexNet Pvt Ltd, contact Mr.K.P Santhosh (santhoshkp@matexnet.com) or Mob.:8939805544or Ph.:044 43437474,OR Mr. Vijay Kumar, Mob: 7305081260 (4) The Authorised Officer reserves the right to accept or reject any or all bids or to postpone / cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. (5) The successful bidder will be required to deposit 25 % of the amount of the sale price immediately on confirmation of the sale, inclusive of earnest money deposited to the Authorised Officer conducting the Sale. The balance amount of sale price is to be paid within 45 days of the confirmation of the sale or such extended period as may be agreed to by the Authorised Officer. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money. (6) In case of default in depositing 25 % of the amount of the sale price (including Earnest Money Deposited) immediately on confirmation of the sale OR default in depositing the balance amount of the purchase price within the prescribed period, the amount already deposited will be forfeited and secured assets will be resold. (7) All statutory dues / attendant charges / other dues including registration charges, stamp duty, taxes extra shall be borne by the purchaser. For further details and complete Terms & Conditions, please visit <https://www.www.axistrustee.in> and/or contact the Authorised Officer mentioned above against the properties

STATUTORY 15 DAYS' SALE NOTICE UNDER RULE 8(5) AND 9(1) READ ALONG WITH ITS PROVISIO FOR CONDUCTING SALE OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

The Borrower and Guarantors/Mortgagors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-auction failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and all costs, charges and expenses.

Date: 04.01.2022

**AUTHORISED OFFICER, AXIS TRUSTEE SERVICES
LIMITED**

II. BRIEF DESCRIPTION OF SECURED ASSETS

| Sr. No. | Description of the secured assets | | | | |
|--|--|----------------------------------|---|--|--|
| 01. | <p><u>LOT - 1</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Survey / Door / Patta/ Khata No.</td> <td>Land admeasuring 150 Kanal 14 Marla or 18.8375 Acres situated in the revenue estate of Villages Ullahawas and Behrampur, Tehsil Sohna, District Gurgaon, Haryana</td> </tr> <tr> <td colspan="2" style="text-align: center;">Details mentioned in ANNEXURE – 1</td> </tr> </table> | Survey / Door / Patta/ Khata No. | Land admeasuring 150 Kanal 14 Marla or 18.8375 Acres situated in the revenue estate of Villages Ullahawas and Behrampur, Tehsil Sohna, District Gurgaon, Haryana | Details mentioned in ANNEXURE – 1 | |
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| Details mentioned in ANNEXURE - 2 | | | | | |
| 03. | <p><u>LOT -3</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Survey / Door / Patta/ Khata No.</td> <td>Land admeasuring 17.13 Acres (forming part of License bearing No.63 of 2009 dated 03/11/2009) situated in the revenue estate of Village Behrampur, Ullahawas & Ghata, Tehsil Sohna, District Gurgaon, Haryana</td> </tr> <tr> <td colspan="2" style="text-align: center;">Details mentioned in ANNEXURE - 3</td> </tr> </table> | Survey / Door / Patta/ Khata No. | Land admeasuring 17.13 Acres (forming part of License bearing No.63 of 2009 dated 03/11/2009) situated in the revenue estate of Village Behrampur, Ullahawas & Ghata, Tehsil Sohna, District Gurgaon, Haryana | Details mentioned in ANNEXURE - 3 | |
| Survey / Door / Patta/ Khata No. | Land admeasuring 17.13 Acres (forming part of License bearing No.63 of 2009 dated 03/11/2009) situated in the revenue estate of Village Behrampur, Ullahawas & Ghata, Tehsil Sohna, District Gurgaon, Haryana | | | | |
| Details mentioned in ANNEXURE - 3 | | | | | |
| 04. | <p><u>LOT - 4</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Survey / Door / Patta/ Khata No.</td> <td>Land admeasuring 33.73 Acres situated in the revenue estate of Village Ullahawas & Behrampur, Tehsil Sohna, District Gurgaon, Haryana</td> </tr> <tr> <td colspan="2" style="text-align: center;">Details mentioned in ANNEXURE - 4</td> </tr> </table> | Survey / Door / Patta/ Khata No. | Land admeasuring 33.73 Acres situated in the revenue estate of Village Ullahawas & Behrampur, Tehsil Sohna, District Gurgaon, Haryana | Details mentioned in ANNEXURE - 4 | |
| Survey / Door / Patta/ Khata No. | Land admeasuring 33.73 Acres situated in the revenue estate of Village Ullahawas & Behrampur, Tehsil Sohna, District Gurgaon, Haryana | | | | |
| Details mentioned in ANNEXURE - 4 | | | | | |

LOT - 1 and LOT - 2 will not be sold individually/separately. LOT - 1 and LOT - 2 are part and parcel of one land only and will only be sold together to any proposed bidder. Authorised officer can cancel/reject any bid submitted individually in this regard without assigning any reason whatsoever, as he deems fit

III. OUTSTANDING DUES OF THE SECURED CREDITORS

IRESO Pvt. Ltd. - as on September 25, 2020

| | |
|--|---|
| <p>Nature of Assistance Senior Redeemable Listed and Rated Non-Convertible Bonds subscribed by Bond Holders (Secured Creditors)</p> | <p>Total Dues - Rs. 750,37,43,689/- plus applicable Interest, cost, charges thereafter</p> |
|--|---|

TOTAL DUES as on September 25, 2020: Rs. Rs. 750,37,43,689/- (Rupees Seven Hundred Fifty Crore Thirty-Seven Lakh Forty Three Thousand Six Hundred Eighty Nine Only) plus Interest, default interest, cost, charges and expenses

IV. TERMS AND CONDITIONS OF SALE

| 1. | <p>The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the secured assets/properties mentioned at item No. II of the Bid Document (hereinafter referred to as the 'Secured Assets'), after taking symbolic possession of the Secured Assets under the provisions of the SARFAESI Act 2002 and the same are being sold on "As is where is", "As is what is", and "Whatever there is" and "no recourse basis".</p> | | | | | | | | | | | | | | | |
|---------|--|---------------|-------------------------|---------------|---------|----------------|--------------|---------|---------------|-------------|---------|----------------|---------------|---------|----------------|---------------|
| 2. | <p><u>Issue of Tender/ Offer / Bid Document</u></p> <p>The Tender/Bid Document along with Offer Form can be obtained from Shri Subhash Kumar Jha, Deputy General Manager, Axis Trustee Services Ltd., Axis Bank Limited, 2nd Floor, Plot No. 25, Pusa Road, Karol Bagh, New Delhi – 110005 from January 5, 2022 to January 17, 2022 from 11 a.m. to 5 p.m. The bid document can also be downloaded from Axis Trustee Services Ltd.'s website (https://www.www.axistrustee.in) and also at and e-auction service provider (https://www.matexauctions.com) - contact Mr. K.P Santhosh (santhoshkp@matexnet.com) or Mob.:8939805544or Ph.:044 43437474,OR Mr. Vijay Kumar, Mob: 7305081260</p> | | | | | | | | | | | | | | | |
| 3. | <p>Reserve Price</p> <table border="1" data-bbox="252 1014 1398 1200"> <thead> <tr> <th>Lot No</th> <th>Reserve Price in Rupees</th> <th>EMD in Rupees</th> </tr> </thead> <tbody> <tr> <td>Lot – 1</td> <td>Rs. 416 crores</td> <td>Rs. 41.60 cr</td> </tr> <tr> <td>Lot - 2</td> <td>Rs. 79 crores</td> <td>Rs. 7.9 cr.</td> </tr> <tr> <td>Lot - 3</td> <td>Rs. 257 crores</td> <td>Rs. 25.70 cr.</td> </tr> <tr> <td>Lot - 4</td> <td>Rs. 455 crores</td> <td>Rs. 45.50 cr.</td> </tr> </tbody> </table> | Lot No | Reserve Price in Rupees | EMD in Rupees | Lot – 1 | Rs. 416 crores | Rs. 41.60 cr | Lot - 2 | Rs. 79 crores | Rs. 7.9 cr. | Lot - 3 | Rs. 257 crores | Rs. 25.70 cr. | Lot - 4 | Rs. 455 crores | Rs. 45.50 cr. |
| Lot No | Reserve Price in Rupees | EMD in Rupees | | | | | | | | | | | | | | |
| Lot – 1 | Rs. 416 crores | Rs. 41.60 cr | | | | | | | | | | | | | | |
| Lot - 2 | Rs. 79 crores | Rs. 7.9 cr. | | | | | | | | | | | | | | |
| Lot - 3 | Rs. 257 crores | Rs. 25.70 cr. | | | | | | | | | | | | | | |
| Lot - 4 | Rs. 455 crores | Rs. 45.50 cr. | | | | | | | | | | | | | | |
| 4. | <p>(i) The sale of Secured Asset is on "<i>As is where is basis</i>", "<i>As is what is basis</i>", <i>whatever there is basis</i>" and "<i>without recourse basis</i>".</p> <p>(ii) To the best of knowledge and information of the Authorised Officer, no other encumbrance exists on the Secured Assets. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Authorised Officer and/or the Secured Creditors. The Secured Assets are being sold with all the existing and future encumbrances whether known or unknown to the Authorised Officer and/or the Secured Creditors. The Authorised Officer/Secured Creditors shall not be responsible in any way for any third-party claims/rights/dues.</p> <p>(iii) The description of the Secured Assets is based on the mortgages created by the Borrower / Guarantors/ Mortgagors with the secured creditors from time to time and the representations made by them. The AO does not take or assume any responsibility for any shortfall in the secured assets or for procuring any permission, from any authority etc. or for the dues of any authority established by law. It is expressly made clear that the AO/secured creditors do not take or assume any responsibility for any</p> | | | | | | | | | | | | | | | |

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| | <p>claim, dues, statutory or otherwise, in relation to the Secured Assets, including such dues that may affect transfer of the assets in the name of the purchaser/s and such dues, if any, will have to be borne/paid by the purchaser/s. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder/s.</p> <p>(iv) The bidder shall specify the choice of the property for which offer is submitted from the list of the secured assets mentioned above. LOT - 1 and LOT - 2 will not be sold individually/separately. LOT - 1 and LOT - 2 are part and parcel of one land only and will only be sold together to any proposed bidder. Authorised officer can cancel/reject any bid submitted individually in this regard without assigning any reason whatsoever, as he deems fit</p> <p>(v) The minimum offer/bid amount cannot be less than the Reserve Price mentioned in the auction notice published in the newspapers.</p> <p>(vi) The interested bidders may give offers either for one or more than one property. In case any bidder bids for more than one property, separate EMD amount will be payable for each property.</p> <p>(vii) The bids submitted without EMD amount shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(viii) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount in the multiple of the Bid Increase Amount mentioned against each property under column “Bid Increase Amount” in Auction Notice. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the Auction notice.</p> <p>(ix) The EMD of unsuccessful bidders will be refunded to their respective bank accounts as per bank details shared by the bidders. The bidders will not be entitled to claim any interest, costs, expenses, and any other charges (if any).</p> <p>(x) The AO is not bound to accept the highest offer and the AO shall have absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditors.</p> |
| 5. | <p><u>Inspection of assets</u></p> <p>The interested parties may inspect the asset at their own cost between 11.00 am to 3:00 p.m. on the assigned date viz. January 06, 2022, in the presence of a representative of the AO available at the site to facilitate the inspection.</p> |
| 6. | <p><u>Due Diligence by the Bidders</u></p> <p>The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the asset, relevant documents, information, etc. whether the bidder inspects or visits or verifies or not.</p> |

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| 7. | The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the Secured Assets and any other relevant information in respect of the Secured Assets before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself/itself/themselves about the details, descriptions, particulars, quantities, qualities, specifications, areas, measurements, boundaries and abutments of the Secured Assets and that the bidder concurs or otherwise admits the identity of the Secured Assets purchased by him/her/it/them notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the asset/property and its condition. |
| 8. | The Bidders shall not be entitled to receive re-imbusement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out the inspection, due diligence, search of titles to the asset and matters incidental thereto or for any other purpose in connection with purchase of the Secured Assets under reference. |
| 9. | <p><u>Submission of Bid/Offer</u></p> <p>The Bidder shall complete in all respects the Offer form(s) annexed to the Bid Document and furnish the information called for therein and shall sign and mention the date on each of the documents in the space provided therein for the purpose. The Bidder shall sign each page of the Bid/Offer. Offers received for sale and / or accepted are not transferable.</p> <p>The Format for submission of Profile of the bidder are given in Chapter VI & VII respectively of the Bid Document.</p> <p>The format Chapter VI is for Individuals and the format Chapter VII is for Company / Proprietorship / Partnership firms.</p> <p>Bidders may fill in only the form relevant to them.</p> |
| 10. | The Bid/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested. |
| 11. | The Bid/Offer shall contain the full address, Telephone No., Mobile No., Fax No. and e-mail-ID of the Bidder for serving notices required to be given to the Bidder in connection with the Offer. |
| 12. | The Bid/Offer form shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto. |
| 13. | The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained. |
| 14. | <p><u>Last date for submission of Tender/Offer /Bid Document</u></p> <p>The interested parties may submit Tender / Offer / Bid Document duly filled and signed along</p> |

with the required documents to the AO, Shri Subhash Kumar Jha, Deputy General Manager, **Axis Trustee Services Ltd.**, Axis Bank Limited, 2nd Floor, Plot No. 25, Pusa Road, Karol Bagh, New Delhi – 110005, **not later than 5.00 pm on January 18, 2022**, in a sealed cover with one sealed cover containing a Bank Guarantee drawn in favour of “Standard Chartered Bank” **payable at Delhi issued by any Nationalised/ Scheduled Bank as Earnest Money Deposit (EMD) of respective amount according to the particulars of assets as mentioned above in Point 3, which shall be superscripted “EMD for IREO Pvt. Ltd.”** and the other sealed cover containing the Bid/Tender Document superscripted “**Bid/Tender Document – IREO Pvt. Ltd.**”. Interested parties can participate in the e-auction for one or multiple property/Lot, as they desire.

For each Lot of secured assets, separate EMD and separate Tender document/Bid document/Bid Offer is to be submitted by the interested bidder/s in full compliance of the above formalities. However, **LOT 1 and LOT 2 are part and parcel of one land only and will only be sold together to any proposed bidder. Authorised officer can cancel/reject any bid submitted individually in this regard without assigning any reason whatsoever, as he deems fit.**

Remittance of EMD by way of RTGS

Bidder who prefer to submit the EMD by way of RTGS, may remit the EMD amount in favour of Standard Chartered Bank, Account No. 53105110439, IFSC Code: SCBL0036025 Such bidders must **indicate RTGS/UTR No., Amount remitted and date in the appropriate space in the Bid Forms.**

Remittance of EMD by way of Bid/Bank Guarantee

Alternatively, bidders who prefer to submit the EMD by way of Bank guarantee can submit a Bank Guarantee in favour of “Standard Chartered Bank” payable at Delhi issued by any Nationalised/ Scheduled Bank as Earnest Money Deposit (EMD) of respective amount according to the particulars of assets as mentioned above in Point 3.

15. The bidders/representative of whose Tender/ Offer /Bid Document is complete in every respect **and** whose Demand Draft/Pay Order/ Banker’s cheque for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated, well before the cut-off time will be permitted to participate in the e-auction process. AO does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Tender /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD

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|-----|---|
| | submitted by them, will be intimated by e-mail and contact number provided. |
| 16. | <p><u>Registration with E-Auction Service Provider</u></p> <p>a. Axis Trustee Services Ltd. has appointed M/s MatexNet Pvt Ltd as e-Auction Support Provider (e-ASP) for said sale.</p> <p>b. For e-auction support please contact Mr.K.P Santhosh (santhoshkp@matexnet.com) or Mob.:8939805544or Ph.:044 43437474,OR Mr. Vijay Kumar, Mob: 7305081260.</p> <p>c. After the scrutiny of the bids and confirmation of the receipt of EMD as advised, AO would forward names and other details of eligible bidders to M/s MatexNet Pvt Ltd for initiating further process related to auction.</p> <p>d. Eligible bidders are required to be in touch with the M/s MatexNet Pvt Ltd (E auction service Provider) and submit following documents to Mr.K.P Santhosh (santhoshkp@matexnet.com) or Mob.:8939805544or Ph.:044 43437474) :-</p> <ol style="list-style-type: none"> a. Details of EMD i.e. details of RTGS sent to A.O. or DD/PO/Banker's cheques b. Self-Attested copy of Pan Card c. Self-Attested valid Residential Proof (Voter Id card, Passport copy, Ration card, telephone bill, AADHAAR card, electric bill - any one) d. Self-Attested valid e mail id and contact details (with alternate mobile/land line phone numbers) <p>e. After registration and satisfaction of KYC and other norms, M/s MatexNet Pvt Ltd (E auction service Provider) would provide user id and password to the eligible bidders.</p> <p>f. After receiving the user-id / password from M/s MatexNet Pvt Ltd (E auction service Provider), the bidders may request for training for e-Auction.</p> <p>g. After completion of e-Auction process, M/s MatexNet Pvt Ltd (E auction service Provider) would submit list of the bidders along with its bid amount to AO/Secured Creditors.</p> <p>h. Thereafter, AO would intimate the bidders accordingly.</p> <p>i. AO will declare its Opening Price (OP), which shall be visible to all the Bidders during the start of the e-Auction. Please note that the start price of each LOT of property in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-auction, from the start price itself. Hence, the first online bid that comes in the system during the online e-auction can be equal to the auction's start price, or higher start price by multiples of Bid Increase Amount. The second online bid and onwards will have to higher than the H1 bid amount by one Bid Increase Amount or higher than the H1 rate by multiples of the Bid Increase Amount.</p> <p>i. Secured Creditors /AO/ M/s MatexNet Pvt Ltd (E auction service Provider) will not be held responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of e-Auction.</p> |

After receiving the user id / password, in case any bidders feel the need for training / e – auction support, such bidders may please contact Mr.K.P Santhosh (santhoshkp@matexnet.com) or Mob.:8939805544or Ph.:044 43437474,OR Mr. Vijay Kumar, Mob: 7305081260
 For queries during the live auction: Auction Room Ph. No. : Mr.K.P Santhosh (santhoshkp@matexnet.com) or Mob.:8939805544or Ph.:044 43437474

17. **The e- auction day: January 20, 2022 from 2 p.m. to 4.30 p.m.**
 The e-auction would be held from 2.00 p.m. to 4:30 p.m. on **January 20, 2022**. The auction would be held with unlimited extensions of 5 minutes each, beyond 4.30 p.m., if required, on e-auction platform at website: **https://MatexNet Pvt Ltd**. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/terminated.

Increase in Bid Amount:

It may be noted that increase in bid amount Lot wise, if any, during the e-auction period shall be made as under

| Sr. No | Particulars of Asset | Asset Type | Multiples/ Increase in Bid Amount (Rs) |
|--------|----------------------|---|--|
| 1 | LOT - 1 | Immovable Property as described in Annexure - 1 | Rs. 10,000,00/- (Rs. Ten Lakh) |
| 2 | LOT - 2 | Immovable Property as described in Annexure - 2 | Rs. 10,000,00/- (Rs. Ten Lakh) |
| 3 | LOT - 3 | Immovable Property as described in Annexure - 3 | Rs. 10,000,00/- (Rs. Ten Lakh) |
| 4 | LOT - 4 | Immovable Property as described in Annexure - 4 | Rs. 10,000,00/- (Rs. Ten Lakh) |

Increase in bid amount below the above said multiples will be rejected.

First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above for each LOT.

18. AO reserves the right to retain the EMD of top three bidders up to three months from the date of e-auction and **the amount of EMD will not carry any interest**. The Bids so retained will be valid for two months from the date of e-auction or till further extension of time as may be approved by the AO. The EMD of other bidders will be returned within 7 days from the date of e-auction.

19. **Payment of Sale Price**
 The successful bidder would be informed in writing about the acceptance of his/her/its bid/offer by the AO and will be required to deposit 25% of the sale price (less the amount of EMD) immediately i.e. on the same day or not later than next working day from the date of intimating acceptance of his/her/its bid, by way of **RTGS** in favour of Bank: Standard

| | |
|-----|--|
| | <p>Chartered Bank, Account No: 53105110439, IFSC: SCBL003602.</p> <p>The balance amount of the sale price shall have to be paid within 45 days of the date of intimating acceptance of bid way of RTGS in favour of Bank: Standard Chartered Bank, Account No: 53105110439, IFSC: SCBL003602. or such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not extending beyond three months. The TDS may be deducted by the successful bidder, only if any applicable, while making the full payment.</p> |
| 20. | In case the successful bidder fails to deposit 25% of the sale price, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD. |
| 21. | The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold. |
| 22. | In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell the assets to the second/third highest bidder in the above manner, who shall then be treated as the successful bidder. |
| 23. | On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale of immovable assets in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002. |
| 24. | The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO, in any case not extending beyond three months at his sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe keeping of the Secured Assets. In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/her/its favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold. |
| 25. | The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, tax, liability etc. for transfer of assets in his/her/its name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured creditors and it shall be solely the obligation of the successful Bidder, at his/her/its cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities / municipal cess / tax / maintenance charges of housing society/association / electricity / water charges etc. outstanding as on date and yet to fall due, which would be ascertained by the |

| | |
|-----|--|
| | bidder(s) and would be borne by the successful bidder to get the assets transferred in his/ her/ its name. Secured Creditors do not take any responsibility to provide information on the same. |
| 26. | The submission of the Bid/Offer means and implies that the Bidder/Offeror has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein. |
| 27. | The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her/it under these conditions is and shall be deemed to be of the essence. |
| 28. | <p><u>General Terms and Conditions</u></p> <p>The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances without assigning any reason or giving any prior public notice. The AO reserves the right to declare additional terms and conditions, if any, on the spot opening of the tenders or at the time of sale.</p> |
| 29. | The entire procedure of e-auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same. |
| 30. | The AO reserves the right and liberty to accept/reject any or all the Bids/Offerers and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same. |
| 31. | In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of AO/secured creditors shall be final. In such an eventuality, AO/Secured creditors shall in his/its/their sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by AO/secured creditors. For any kind of dispute, bidders are required to contact the AO only. In case all the bids are rejected, AO can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty. |
| 32. | In the event the said sale in favour of the bidder is not confirmed by AO, otherwise than on account of the wilful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be paid any costs, |

| | |
|-----|---|
| | charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by the bidder. |
| 33. | Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons. |
| 34. | If the dues of the secured creditors together with all costs, charges and expenses or part thereof as may be acceptable to secured creditors are tendered by or on behalf of the borrower/guarantors/mortgagors at any time on or before the date fixed for sale , the sale of assets may be cancelled. |
| 35. | <u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Delhi alone shall have jurisdiction to entertain /adjudicate such disputes. |

V. BRIEF DETAILS OF TENDER/OFFER DOCUMENT

TENDER/OFFER FORM FOR PURCHASE OF SECURED ASSETS IN THE MATTER OF IREO PVT. LTD.

| | | | |
|-----------|---|----------|--|
| 1. | Issue of Bid/Offer Document | : | The Tender/Offer Document can be obtained from Shri Subhash Kumar Jha, Deputy General Manager, Axis Trustee Services Ltd. , Axis Bank Limited, 2 nd Floor, Plot No. 25, Pusa Road, Karol Bagh, New Delhi – 110005 from January 5, 2022 to January 17, 2022 from 11 a.m. to 5 p.m. The Tender/Offer/ Document can also be downloaded from Axis Trustee Services Ltd. website (www.https://www.axistrustee.in) and https://www.matexauctions.com (E auction service Provider) |
| 2. | Cost of the Tender/Offer Document | : | Free |
| 3. | Last Date and time for submission of Tender Document together with EMD | : | January 18, 2022 up to 5.00 p.m. |
| 4. | Place, Date and time of E-Auction | : | Place : e-auction platform at website: https://www.matexauctions.com Date: January 20, 2022 from 2 p.m. to 4.30 p.m. With unlimited extensions of 5 minutes each, if required for each LOT. (Lot1 and Lot2 to be bid together) |

**VI. FORMAT FOR SUBMISSION OF
PROFILE OF THE BIDDER- INDIVIDUAL**

For purchase of secured assets/ properties in the matter of IREO Pvt. Ltd. located at Gurgaon (Haryana) being sold in 4 LOTS and described in Annexure 1, Annexure 2, Annexure 3 and Annexure 4 for each LOT respectively.

Tick the assets bid for

| | |
|-------------------------|--|
| LOT- 1 and LOT-2 | |
| LOT – 3 | |
| LOT – 4 | |

(To be filled and submitted by the Bidder/Offerer)

| | | | |
|-----------|--|---|--|
| 1. | a) Full Name of the Bidder/Offerer <i>(in Block letters)</i> | : | |
| | b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc. | : | |
| | c) Mobile Nos. | : | |
| | d) E-mail ID | : | |
| 2. | Brief particulars of business (if any) | : | |
| 3. | Relationship, if any, the Bidder/Offerer has with any employee of Axis Trustee Services Ltd/ Secured Creditors. | : | |
| 4. | Name and particulars of the Company/Firm/Person in whose name the Secured Asset/property is to be purchased | : | |
| 5. | Details of Tender Document | : | |
| | i) Form No. | : | |
| 6. | Details of Earnest Money Deposit | : | |
| | i) Demand Draft No. / Pay Order No. | : | |
| | ii) Date of Demand Draft / Pay Order | : | |
| | iii) Name of the issuing Bank and Branch | : | |
| | Bidders who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., amount remitted and date | | |
| | RTGS UTR NO. | : | |
| | Amount remitted | : | |
| | Date | : | |
| 7. | Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer | : | |
| | <u>Details of Offer</u> | : | |

| | | |
|-----------|---|---|
| 8. | Bank account details(In case of refund) | Account Name: Account Number: IFSC Code: Bank Name & Branch: |
|-----------|---|---|

* Each and every information and documents to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorised Officer or secured creditors responsible for the same and shall not have any claim whatsoever against either of them.

Signature of the duly authorised official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place:

Date:

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase of secured assets/ properties in the matter of IREO Pvt. Ltd. located at Gurgaon (Haryana) being sold in 4 LOTS and described in detail in Annexure 1, Annexure 2, Annexure 3 and Annexure 4 for each LOT respectively.

Tick the assets bid for

| | |
|-------------------------|--|
| LOT- 1 and LOT-2 | |
| LOT - 3 | |
| LOT - 4 | |

(To be filled and submitted by the Bidder/Offerer)

| | | |
|----|--|----|
| 1. | a) Name of the Company/ Firm/ Party <i>(in Block letters)</i> | |
| | b) Complete Registered Address | |
| | c) Complete Correspondence Address with PIN Code, Telephone Nos. Fax Nos. Website, etc. | |
| 2. | Date of Incorporation | |
| 3. | Constitution (Private/Public/Joint) | |
| 4. | Name of Chairman | |
| 5. | Name of Managing Director / Partners | |
| 6. | Board of Directors | a) |
| | | b) |
| | | c) |
| | | d) |
| | | e) |
| | | f) |
| 7. | Income tax PAN No. (attested copy of PAN card of the company to be attached) | |
| 8. | Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate) | |
| 9 | a) Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party <i>(in Block letters)</i> (Original Authority letter to be attached to carry out the e-auction process) | : |
| | b) Complete Postal Address of the Authorised person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc. | : |
| | c) Mobile Nos. | |
| | d) E-mail ID | |
| 10 | Designation of the Authorised Person | : |
| 11 | Relationship, if any, the Bidder/Offerer has with any employee of Axis Trustee Services Ltd. / secured creditors | : |

| | | |
|----|---|--|
| 12 | Details of Tender Document | |
| | i) Form No. | |
| 13 | Details of Earnest Money | |
| | Deposit (EMD) | |
| | ii) Demand Draft No. / Pay Order No. | |
| | iii) Date of Demand Draft / Pay Order | |
| | iv) Name of the issuing Bank and Branch | |
| | Bidders who prefers to submit the EMD by way RTGS, must indicate RTGS UTR No., Amount remitted and date. | |
| | RTGS UTR No. | |
| | Amount Remitted | |
| | Date | |
| | Details of offer | |
| 14 | Income Tax Permanent Account Number(s) (PAN) of the Authorised person | : |
| 15 | Bank Account details (In case of refund) | Account Name: Account Number: Bank Name & Branch: IFSC Code: |

* Each and every information and documents to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorised Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature:

Name of the Authorised Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

VIII. FORM OF DECLARATION BY THE BIDDER

(Note: This forms part of the Bid/Offer)

To,
Shri _____,
Authorised Officer,
Axis Trustee Services Ltd.,
Axis Bank Limited, 2nd Floor,
Plot No. 25, Pusa Road,
Karol Bagh, New Delhi – 110005

Sir,

Sale of Secured Assets / Properties in the matter of IREO Pvt. Ltd.

For purchase of secured assets/ properties in the matter of IREO Pvt. Ltd. located at Gurgaon (Haryana) being sold in 4 LOTS and described in detail in Annexure 1, Annexure 2, Annexure 3 and Annexure 4 for each LOT respectively.

Tick the assets bid for

| | |
|-------------------------|--|
| LOT- 1 and LOT-2 | |
| LOT - 3 | |
| LOT - 4 | |

1. Having fully examined and understood the terms and conditions of the Tender Document and condition and status of the Secured Asset/property, I/We offer to purchase the said Secured Asset strictly in conformity with the terms and conditions of this Tender/Offer Document.

2. I/We understand that if my/our Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/Offer and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited. I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.

I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO, in any case not extended beyond three months at his/her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 30 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe keeping of the secured assets. We further understand that in the event I/We fail

to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the Secured Assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, I/We shall have no claims on the Secured Assets or to any amount /s for which it may be subsequently sold

3. I/We clearly understand and accept that the AO or the secured lenders do not take or assume any responsibility for procuring any permission or payment of any dues, statutory or otherwise, in respect of the Secured Assets/Properties including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.
4. I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re- bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
5. I/We understand that time is the essence for completing the acquisition formalities of the Secured Asset/property and I/we agree and undertake to abide by it.
6. I/We also enclose a Bank Guarantee of value Rs. _____(Lot Wise as applicable) towards Earnest Money Deposit (EMD) in favour of “Standard Chartered Bank”
Or
I/ We have remitted amount Rs. _____(Lot Wise as applicable) towards Earnest Money Deposit (EMD) to _____ Bank Ltd by way of RTGS amount in favour of Standard Chartered Bank, with Account No: 53105110439 and IFSC: SCBL0036025
7. We understand that the EMD will not carry any interest.
8. We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Tender/Offer document can be summarily rejected.

Place:

Dated:

Signature in the capacity of..... Duly Authorised to sign

Bid/Offer for and on behalf of.

(Name and address of the Bidder/Offerer)

(IN BLOCK CAPITALS)

WITNESS:

Signature:

Name & Address:

Occupation:

IX- BID OFFER FORM

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

1. Name(s) of Bidder (in Capital) :
2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and ID :E-mail
5. Bank Account details to which EMD amount to be returned
 - i) Bank A/c. No. :
 - ii) IFSC Code No. :
 - iii) Branch Name :
6. Date of submission of bid :
7. PAN Number :
8. Property Item No./ LOT No. :
9. Whether EMD remitted : Yes/No.
10. EMD remittance details* : Date of remittance _____
: Name of Bank _____
: Branch _____
: A/c. No. _____
: IFSC Code No. _____
12. Bid Amount quoted/Offered : _____ (Rupees _____

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website [https:// \(E auction website address where Tender document is displayed\)](https://www.matexauctions.com) and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

.....
(Name & Signature of the Bidder(s))

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.matexauctions.com> during the time of submission of the bid.

Confirmation by Bidder Regarding Receipt of Training

To,
The Authorised Officer,
Axis Trustee Services Ltd.,

Sub: Confirmation regarding receipt of e- Auction Training for sale of secured assets in the matter of IREO Pvt. Ltd.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website <https://www.matexauctions.com>

I/We confirm that:

- a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website <https://www.matexauctions.com> and also e-Auction notice published by AO, Axis Trustee Services Ltd. in daily newspapers and unconditionally agree to them.
- b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- c. I/We confirm that the Secured Creditors and **M/s. MatexNet Pvt Ltd (E auction service provider name)**, shall not be liable or responsible in any manner whatsoever for my/our failure to access & 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.
- d. We hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Copy to: _____ (e auction service provider name and address), e-mail ID:

Note: This document is required to be duly filled in and signed by the bidder and thereafter email the scanned copy of that to the Authorised Officer, Axis Trustee Services Ltd. at the email

id mentioned in the Auction Sale Notice just after availing training on e-Auction with a copy to _____ (email of e auction service provider)

Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Axis Trustee Services Ltd.

Sub: Final bid quoted during e- Auction - **Sale of Properties in the matter of IREO Pvt. Ltd.**

Dear Sir,

We confirm that we have quoted the highest bid of Rs. ___/- (In Words____) for the purchase of the Lot-.... property (give description of property _____) during e-Auction of the said property held by M/s MatexNet Pvt Ltd (e-auction service provider) on 20.01.2022.

Yours sincerely,

Signature:

Name of Bidder:

Date:

Copy to: M/s MatexNet Pvt Ltd, (e auction service provider name and address, e-mail ID :

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Axis Trustee Services Ltd. at the email id mentioned in the Auction Sale Notice & copy to Mr.K.P Santhosh (santhoshkp@matexnet.com) immediately on completion of the bidding.

X. Annexure – 1

LOT -1

Description of the Immovable Property

| | |
|----------------------------------|---|
| Survey / Door / Patta/ Khata No. | Land admeasuring 150 Kanal 14 Marla or 18.8375 Acres situated in the revenue estate of Villages Ullahwas and Behrampur, Tehsil Sohna, District Gurgaon, Haryana |
|----------------------------------|---|

| VILLAGE ULLAHWAS AND BEHRAMPUR | | | | | | |
|---------------------------------------|--|-----------|--------|------|----|---------------|
| Sr. No. | Owners | Rectangle | Killa | Area | | Area in Acres |
| | | | | K | M | |
| | Village - Ullahwas | | | | | |
| 1. | Adson Software Pvt. Ltd. | 4 | 1 | 8 | 0 | 1.0 |
| | | | Total | 8 | 0 | |
| 2. | Hardcore Realtors Pvt. Ltd. (1/28 share), Ornamental Realtors Pvt. Ltd. (1/28 share), Golden View Builder Pvt. Ltd. (5/28 share) and Aspirant Builders Pvt. Ltd. (3/4 share) | 4 | 2 | 7 | 7 | 1.618 |
| | | | 3 min. | 5 | 12 | |
| | | | Total | 12 | 19 | |
| 3. | Hardcore Realtors Pvt. Ltd. (1/28 share), Ornamental Realtors Pvt. Ltd. (1/28 share), Golden View Builder Pvt. Ltd. (5/28 share) and Auspicious Infrastructure Pvt. Ltd. (3/4 share) | 5 | 6/1 | 1 | 4 | 0.15 |
| | | | Total | 1 | 4 | |
| 4. | Hardcore Realtors Pvt. Ltd. (1/7 share), Ornamental Realtors Pvt. Ltd. (1/7 share) and Golden View Builder Pvt. Ltd. (5/7 share) | 4 | 4 min. | 2 | 8 | 1.263 |
| | | | 7 | 5 | 18 | |
| | | | 14/1 | 1 | 16 | |
| | | | Total | 10 | 2 | |

| | | | | | | |
|-----|---|---|---------|----|----|-------|
| 5. | Base Exports Pvt. Ltd. (1/2 share), Hardcore Realtors Pvt. Ltd. (1/14 share), Ornamental Realtors Pvt. Ltd. (1/14 share) and Golden View Builder Pvt. Ltd. (5/14 share) | 4 | 8 min. | 5 | 4 | 1.169 |
| | | | 9 min. | 4 | 3 | |
| | | | Total | 9 | 7 | |
| 6. | Hardcore Realtors Pvt. Ltd. (2/7 share), Ornamental Realtors Pvt. Ltd. (1/28 share), Golden View Builder Pvt. Ltd. (5/28 share) and Auspicious Infrastructure Pvt. Ltd. (1/2 share) | 4 | 10 min. | 7 | 14 | 3.368 |
| | | | 11 min. | 4 | 0 | |
| | | | 12 min. | 7 | 5 | |
| | | | 20 | 8 | 0 | |
| | | | Total | 26 | 19 | |
| 7. | Hardcore Realtors Pvt. Ltd. (1/7 share), Ornamental Realtors Pvt. Ltd. (1/7 share) and Golden View Builder Pvt. Ltd. (5/7 share) | 4 | 13 | 8 | 0 | 1.0 |
| | | | Total | 8 | 0 | |
| 8. | Golden View Builder Pvt. Ltd. | 4 | 18 | 8 | 0 | 1.5 |
| | | | 19/1 | 4 | 0 | |
| | | | Total | 12 | 0 | |
| 9. | Base Exports Pvt. Ltd. (1/9 share) and Adson Software Pvt. Ltd. (8/9 share) | 4 | 14/2 | 6 | 8 | 0.8 |
| | | | Total | 6 | 8 | |
| 10. | Auspicious Infrastructure Pvt. Ltd. | 5 | 6/2/1 | 1 | 0 | 1.425 |
| | | | 6/2/2 | 5 | 16 | |
| | | | 15 min. | 4 | 12 | |
| | | | Total | 11 | 8 | |

| | | | | | | |
|-----|---|----|--------------------|--|----|-----------|
| 11. | Hardcore Realtors Pvt. Ltd. | 5 | 14 min. | 7 | 10 | 0.937 |
| | | | Total | 7 | 10 | |
| | Village - Behrampur | | | | | |
| | | | | | | |
| 12. | Golden View Builder Pvt. Ltd. (413/1240 share) and Base Exports Pvt. Ltd. (827/1240 share) | 15 | 1 | 4 | 15 | 1.08125 |
| | | | 9 | 4 | 15 | (- 4K15M) |
| | | | 10/1 | 3 | 18 | |
| | | | Total | 8 | 13 | |
| | | | | | | |
| 13. | Adson Software Pvt. Ltd. (1/4 share), Golden View Builder Pvt. Ltd. (1/4 share) and Regal Green Lands Pvt. Ltd. (1/2 share) | 15 | 10/2 | 2 | 15 | 3.525 |
| | | | 11/1 | 1 | 14 | |
| | | 16 | 6 | 7 | 18 | |
| | | | 7 | 1 | 18 | |
| | | | 15/1 | 2 | 6 | |
| | | 15 | 11/2 | 6 | 4 | |
| | | 16 | 15/2 | 5 | 9 | |
| | | | Total | 28 | 4 | |
| | | | | | | |
| | | | Grand Total | 150 Kanal 14 Marla OR 18.8375 Acres | | |
| | | | | | | |

XI. ANNEXURE – 2

LOT - 2

Description of Immovable property

| | |
|----------------------------------|---|
| Survey / Door / Patta/ Khata No. | Land admeasuring 2.656 Acres situated in the revenue estate of Village Ulhawas, Tehsil Sohna, District Gurgaon, Haryana |
|----------------------------------|---|

| Sr. No. | Owners | Recta ngle No. | Killa No. | Area (in Kanal – Marla | |
|---------|--|----------------------|--------------|---|-------|
| | | | | Kana l | Marla |
| 1. | Hardcore Realtors Pvt. Ltd. (1/28 share), Ornamental Realtors Pvt. Ltd (1/28 share), Golden View Builders Pvt. Ltd. (5/28 share) Aspirant Builders Pvt. Ltd (3/4 share) | 4 | 3 | 1 | 15 |
| 2. | Hardcore Realtors Pvt. Ltd. (1/7 share), Ornamental Realtors Pvt. Ltd (1/7 share), Golden View Builders Pvt. Ltd. (5/7 share) | 4 | 4 | 3 | 18 |
| 3. | Hardcore Realtors Pvt. Ltd. (1/14 share), Ornamental Realtors Pvt. Ltd (1/4 share), Golden View Builders Pvt. Ltd. (5/14 share), Base Exports Pvt. Ltd. (1/2 share) | 4 | 8 | 2 | 16 |
| | | | 9 | 3 | 17 |
| 4. | Hardcore Realtors Pvt. Ltd. (2/7 share), Ornamental Realtors Pvt. Ltd (1/28 share), Golden View Builders Pvt. Ltd. (5/28 share), Auspicious Infrastructure Pvt. Ltd. (1/2 Share) | 4 | 10 | 0 | 6 |
| | | | 11 | 4 | 0 |
| | | | 12 | 0 | 15 |
| 5. | Hardcore Realtors Pvt. Ltd | 5 | 14 | 0 | 10 |
| 6. | Auspicious Infrastructure Pvt. Ltd. | 5 | 15 | 3 | 8 |
| | Total | | | 21 Kanal 5 Marla 2.656 Acres | |

XII. ANNEXURE – 3

LOT - 3

Description of Immovable property

| | |
|---|--|
| Survey / Door / Patta/ Khata No. | Land admeasuring 17.13 Acres (forming part of License bearing No.63 of 2009 dated 03/11/2009) situated in the revenue estate of Village Behrampur, Ulhawas & Ghata, Tehsil Sohna, District Gurgaon, Haryana |
|---|--|

| Sr. No. | Owner | Village Name | Rect. No | Killa No | Licensed Land | | Sala m/ share | Licensed Area | | Sale Deed No |
|---------|--------------------------|--------------|----------|----------|---------------|--------|---------------|---------------|-------|---|
| | | | | | Kana l | Marl a | | Our Marl a | Acres | |
| 1. | Adson Software Pvt. Ltd. | Behram pur | 32 | 6 | 6 | 4 | 35/41 1 | 11 | 0.07 | 2060/ 10.07.2006 |
| 2. | Adson Software Pvt. Ltd. | Behram pur | 32 | 15 | 8 | - | 35/41 1 | 14 | 0.09 | 2060/ 10.07.2006 |
| 3. | Adson Software Pvt. Ltd. | Behram pur | 32 | 16 | 8 | - | 35/41 1 | 14 | 0.09 | 2060/ 10.07.2006 |
| 4. | Adson Software Pvt. Ltd. | Behram pur | 31 | 10 | 6 | 3 | 35/41 1 | 10 | 0.07 | 2060/ 10.07.2006 |
| 5. | Base Exports Pvt. Ltd. | Behram pur | 32 | 6 | 6 | 4 | 185/9 51 | 24 | 0.15 | 1763/ 27.06.2006 522/ 04.05.2007 |
| 6. | Base Exports Pvt. Ltd. | Behram pur | 32 | 15 | 8 | - | 185/9 51 | 31 | 0.19 | 1763/ 27.06.2006 522/ 04.05.2007 |
| 7. | Base Exports Pvt. Ltd. | Behram pur | 32 | 16 | 8 | - | 185/9 51 | 31 | 0.19 | 1763/ 27.06.2006 522/ 04.05.2007 |
| 8. | Base Exports Pvt. Ltd. | Behram pur | 31 | 10 | 6 | 3 | 185/9 51 | 24 | 0.15 | 1763/ 27.06.2006 522/ 04.05.2007 |
| 9. | Base Exports Pvt. Ltd. | Behram pur | 31 | 20/2 | 5 | 19 | 140/2 37 | 70 | 0.44 | 4921/ 25.11.2005 1492/ 14.06.2006 4873/ 24.11.2005 |

| | | | | | | | | | | |
|-----|--------------------------|------------|----|-------|---|----|-------------|-----|--------|---|
| 10. | Base Exports Pvt. Ltd. | Behram pur | 31 | 11/1 | 5 | 18 | 140/2 37 | 70 | 0.44 | 4921/ 25.11.2005 1492/ 14.06.2006 4873/ 24.11.2005 |
| 11. | BTVS Buildwell Pvt. Ltd. | Ghata | 51 | 22 | 8 | - | 1 | 1 | 160.00 | 2138/ 13.07.2006 |
| 12. | BTVS Buildwell Pvt. Ltd. | Ghata | 51 | 21 | 8 | - | 1 | 1 | 160.00 | 2139/ 13.07.2006 |
| 13. | BTVS Buildwell Pvt. Ltd. | Ghata | 58 | 1 | 8 | - | 1 | 160 | 1.00 | 2139/ 13.07.2006 |
| 14. | BTVS Buildwell Pvt. Ltd. | Ullaha was | 5 | 13/3 | 2 | 1 | 1 | 41 | 0.26 | 7496/ 20.03.2006 7497/ 20.03.2006 |
| 15. | BTVS Buildwell Pvt. Ltd. | Ullaha was | 5 | 18/1 | 2 | 5 | 1 | 45 | 0.28 | 7496/ 20.03.2006 7497/ 20.03.2006 |
| 16. | BTVS Buildwell Pvt. Ltd. | Ullaha was | 5 | 17/1 | - | 17 | 1 | 17 | 0.11 | 7497/ 20.03.2006 |
| 17. | BTVS Buildwell Pvt. Ltd. | Behram pur | 18 | 9/1/1 | 4 | 13 | 1 | 1 | 93.00 | 6541/ 31.01.2006 |
| 18. | BTVS Buildwell Pvt. Ltd. | Behram pur | 32 | 6 | 6 | 4 | 1/6 | 21 | 0.13 | 6649/ 06.02.2006 |
| 19. | BTVS Buildwell Pvt. Ltd. | Behram pur | 32 | 15 | 8 | - | 1/6 | 27 | 0.17 | 6649/ 06.02.2006 |
| 20. | BTVS Buildwell Pvt. Ltd. | Behram pur | 32 | 16 | 8 | - | 1/6 | 27 | 0.17 | 6649/ 06.02.2006 |
| 21. | BTVS Buildwell Pvt. Ltd. | Behram pur | 31 | 10 | 6 | 3 | 1/6 | 21 | 0.13 | 6649/ 06.02.2006 |
| 22. | Bulls Realtors Pvt. Ltd. | Behram pur | 32 | 6 | 6 | 4 | 203/9 83 | 26 | 0.16 | 5413/ 28.11.2006 6743/ 09.02.2007 |
| 23. | Bulls Realtors Pvt. Ltd. | Behram pur | 32 | 15 | 8 | - | 203/9 83 | 33 | 0.21 | 5413/ 28.11.2006 6743/ 09.02.2007 |

| | | | | | | | | | | |
|-----|--------------------------------|------------|----|------|---|----|---------|----|-------|--|
| 24. | Bulls Realtors Pvt. Ltd. | Behram pur | 32 | 16 | 8 | - | 203/983 | 33 | 0.21 | 5413/ 28.11.2006 6743/ 09.02.2007 |
| 25. | Bulls Realtors Pvt. Ltd. | Behram pur | 31 | 10 | 6 | 3 | 203/983 | 25 | 0.16 | 5413/ 28.11.2006 6743/ 09.02.2007 |
| 26. | Bulls Realtors Pvt. Ltd. | Behram pur | 31 | 20/2 | 5 | 19 | 97/237 | 49 | 0.30 | 6156/ 10.01.2007 |
| 27. | Bulls Realtors Pvt. Ltd. | Behram pur | 31 | 11/1 | 5 | 18 | 97/237 | 48 | 0.30 | 6156/ 10.01.2007 |
| 28. | Commander Realtors Pvt. Ltd | Behram pur | 18 | 22/2 | 1 | 7 | 1 | 1 | 27.00 | 6110/ 13.01.2006 |
| 29. | Commander Realtors Pvt. Ltd | Behram pur | 32 | 2 | 1 | 13 | 1 | 33 | 0.21 | 6110/ 13.01.2006 |
| 30. | Commander Realtors Pvt. Ltd | Behram pur | 32 | 9 | 1 | 5 | 1 | 25 | 0.16 | 6110/ 13.01.2006 |
| 31. | Commander Realtors Pvt. Ltd | Behram pur | 32 | 10 | 4 | 1 | 1 | 81 | 0.51 | 6110/ 13.01.2006 |
| 32. | Golden View Builders Pvt. Ltd. | Behram pur | 32 | 25 | 3 | 19 | 1 | 79 | 0.49 | 1851/ 30.06.2006 |
| 33. | Golden View Builders Pvt. Ltd. | Behram pur | 32 | 6 | 6 | 4 | 78/803 | 12 | 0.08 | 6105/ 13.01.2006 |
| 34. | Golden View Builders Pvt. Ltd. | Behram pur | 32 | 15 | 8 | - | 78/803 | 16 | 0.10 | 6105/ 13.01.2006 |
| 35. | Golden View Builders Pvt. Ltd. | Behram pur | 32 | 16 | 8 | - | 78/803 | 16 | 0.10 | 6105/ 13.01.2006 |
| 36. | Golden View Builders Pvt. Ltd. | Behram pur | 31 | 21/1 | 3 | 16 | 1 | 76 | 0.48 | 1842/ 29.06.2006 |
| 37. | Golden View Builders Pvt. Ltd. | Behram pur | 31 | 10 | 6 | 3 | 78/803 | 12 | 0.07 | 6105/ 13.01.2006 |
| 38. | Golden View Builders Pvt. Ltd. | Behram pur | 35 | 1/1 | 4 | 11 | 1 | 1 | 91.00 | 1842/ 29.06.2006 |
| 39. | Golden View Builders Pvt. Ltd. | Behram pur | 34 | 5/1 | 3 | 17 | 1 | 77 | 0.48 | 1851/ 30.06.2006 |
| 40. | Hi Energy Realtors Pvt. Ltd. | Behram pur | 32 | 6 | 6 | 4 | 1/4 | 31 | 0.19 | 6114/ 13.01.2006 |

| | | | | | | | | | | |
|-----|------------------------------------|------------|----|-------|---|----|-----|----|------|---------------------|
| 41. | Hi Energy Realtors Pvt. Ltd. | Behram pur | 32 | 15 | 8 | - | 1/4 | 40 | 0.25 | 6114/ 13.01.2006 |
| 42. | Hi Energy Realtors Pvt. Ltd. | Behram pur | 32 | 16 | 8 | - | 1/4 | 40 | 0.25 | 6114/ 13.01.2006 |
| 43. | Hi Energy Realtors Pvt. Ltd. | Behram pur | 31 | 10 | 6 | 3 | 1/4 | 31 | 0.19 | 6114/ 13.01.2006 |
| 44. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 2/1 | 1 | 4 | 1 | 24 | 0.15 | 2204/ 14.07.2006 |
| 45. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 3/1 | - | 13 | 1 | 13 | 0.08 | 2204/ 14.07.2006 |
| 46. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 4/1/1 | - | 3 | 1 | 3 | 0.02 | 2204/ 14.07.2006 |
| 47. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 3/3 | 4 | 12 | 1 | 92 | 0.58 | 2205/14.07.2006 |
| 48. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 4/1/2 | 1 | 10 | 1 | 30 | 0.19 | 2205/ 14.07.2006 |
| 49. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 8/1 | 1 | 15 | 1 | 35 | 0.22 | 2205/ 14.07.2006 |
| 50. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 2/3 | 3 | 13 | 1 | 73 | 0.46 | 2208/ 14.07.2006 |
| 51. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 9/2 | 4 | 10 | 1 | 90 | 0.56 | 2208/ 14.07.2006 |
| 52. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 2/4 | 1 | 10 | 1 | 30 | 0.19 | 2207/ 14.07.2006 |
| 53. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 3/2 | 2 | 15 | 1 | 55 | 0.34 | 2207/ 14.07.2006 |
| 54. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 8/2 | 2 | 3 | 1 | 43 | 0.27 | 2207/ 14.07.2006 |
| 55. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 9/1 | 1 | 10 | 1 | 30 | 0.19 | 2207/ 14.07.2006 |
| 56. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 2/2 | 1 | 13 | 1 | 33 | 0.21 | 2206/ 14.07.2006 |
| 57. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 9/3 | 3 | 4 | 1 | 64 | 0.40 | 2206/ 14.07.2006 |
| 58. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 10/1 | 1 | 10 | 1 | 30 | 0.19 | 2206/ 14.07.2006 |
| 59. | High Responsible Realtors Pvt.Ltd. | Ghata | 58 | 11/2 | 1 | 9 | 1 | 29 | 0.18 | 2206/ 14.07.2006 |

| | | | | | | | | | | |
|-----|--------------------------------|---------------|---|------|------------|------------|---|--------------|--------------|---------------------|
| 60. | Regal Green Lands Pvt. Ltd. | Ullaha was | 5 | 19/2 | - | 9 | 1 | 9 | 0.06 | 7052/ 28.02.2006 |
| 61. | Regal Green Lands Pvt. Ltd. | Ullaha was | 5 | 19/3 | 4 | 9 | 1 | 89 | 0.56 | 7052/ 28.02.2006 |
| | Total | | | | 270 | 413 | | 2,741 | 17.13 | |

XIII. ANNEXURE – 4**LOT - 4****Description of Immovable property**

| | |
|---|--|
| Survey / Door / Patta/ Khata No. | Land admeasuring 33.73 Acres situated in the revenue estate of Village Ullahawas & Behrampur, Tehsil Sohna, District Gurgaon, Haryana |
|---|--|

| Sr. No | Owner | Village Name | Rec t. No | Kill a No | Licensed Land | | Salam/ share | Licensed Area | | Sale Deed No |
|--------|-----------------------------|--------------|-----------|-----------|---------------|--------|--------------|---------------|-------|------------------------------------|
| | | | | | Kana l | Marl a | | Our Marl a | Acres | |
| 1. | Aspirant Builders Pvt. Ltd. | Behrampur | 14 | 22/1 | 1 | 8 | 31/253 | 3 | 0.02 | 658/08.05.2006 |
| 2. | Aspirant Builders Pvt. Ltd. | Behrampur | 18 | 2/1/1 | - | 2 | 31/253 | 0 | 0.00 | 658/08.05.2006 |
| 3. | Aspirant Builders Pvt. Ltd. | Behrampur | 18 | 19/2 | 4 | 19 | 31/253 | 12 | 0.08 | 658/08.05.2006 |
| 4. | Aspirant Builders Pvt. Ltd. | Behrampur | 18 | 20/2 | 2 | - | 31/253 | 5 | 0.03 | 658/08.05.2006 |
| 5. | Base Exports Pvt. Ltd. | Behrampur | 14 | 22/1 | 1 | 8 | 43/253 | 5 | 0.03 | 4873/24.11.2005 1492/14.06.2006 |
| 6. | Base Exports Pvt. Ltd. | Behrampur | 18 | 2/1/1 | - | 2 | 43/253 | 0 | 0.00 | 4873/24.11.2005 1492/14.06.2006 |
| 7. | Base Exports Pvt. Ltd. | Behrampur | 18 | 19/2 | 4 | 19 | 43/253 | 17 | 0.11 | 4873/24.11.2005 1492/14.06.2006 |
| 8. | Base Exports Pvt. Ltd. | Behrampur | 18 | 20/2 | 2 | - | 43/253 | 7 | 0.04 | 4873/24.11.2005 1492/14.06.2006 |
| 9. | Bulls Realtors Pvt. Ltd. | Behrampur | 14 | 22/1 | 1 | 8 | 2/253 | 0 | 0.00 | 6156/10.01.2007 |
| 10. | Bulls Realtors Pvt. Ltd. | Behrampur | 18 | 2/1/1 | - | 2 | 2/253 | 0 | 0.00 | 6156/10.01.2007 |
| 11. | Bulls Realtors Pvt. Ltd. | Behrampur | 18 | 19/2 | 4 | 19 | 2/253 | 1 | 0.00 | 6156/10.01.2007 |
| 12. | Bulls Realtors Pvt. Ltd. | Behrampur | 18 | 20/2 | 2 | - | 2/253 | 0 | 0.00 | 6156/10.01.2007 |

| | | | | | | | | | | |
|-----|-----------------------------|-----------|----|--------|---|----|---------|-----|------|-----------------|
| 13. | Buzz Hotels Pvt. Ltd. | Behrampur | 14 | 22/1 | 1 | 8 | 177/253 | 20 | 0.12 | 6412/25.01.2006 |
| 14. | Buzz Hotels Pvt. Ltd. | Behrampur | 18 | 2/1/1 | - | 2 | 177/253 | 1 | 0.01 | 6412/25.01.2006 |
| 15. | Buzz Hotels Pvt. Ltd. | Behrampur | 18 | 19/2 | 4 | 19 | 177/253 | 69 | 0.43 | 6412/25.01.2006 |
| 16. | Buzz Hotels Pvt. Ltd. | Behrampur | 18 | 20/2 | 2 | - | 177/253 | 28 | 0.17 | 6412/25.01.2006 |
| 17. | Commander Realtors Pvt. Ltd | Behrampur | 14 | 21/3 | - | 7 | 1 | 7 | 0.04 | 3653/21.08.2012 |
| 18. | Commander Realtors Pvt. Ltd | Behrampur | 14 | 22/2 | 1 | 12 | 1 | 32 | 0.20 | 3653/21.08.2012 |
| 19. | Commander Realtors Pvt. Ltd | Behrampur | 17 | 6/1 | 3 | 12 | 1 | 72 | 0.45 | 3653/21.08.2012 |
| 20. | Commander Realtors Pvt. Ltd | Behrampur | 17 | 15/2/1 | 2 | - | 1 | 40 | 0.25 | 3653/21.08.2012 |
| 21. | Commander Realtors Pvt. Ltd | Behrampur | 18 | 1/2 | 4 | 13 | 1 | 93 | 0.58 | 3653/21.08.2012 |
| 22. | Commander Realtors Pvt. Ltd | Behrampur | 18 | 2/1/2 | - | 6 | 1 | 6 | 0.04 | 3653/21.08.2012 |
| 23. | Commander Realtors Pvt. Ltd | Behrampur | 18 | 2/2 | 4 | - | 1 | 80 | 0.50 | 3653/21.08.2012 |
| 24. | Commander Realtors Pvt. Ltd | Behrampur | 18 | 9/2/1 | 2 | - | 1 | 40 | 0.25 | 3653/21.08.2012 |
| 25. | Commander Realtors Pvt. Ltd | Behrampur | 18 | 12/1/1 | - | 2 | 1 | 2 | 0.01 | 3653/21.08.2012 |
| 26. | Commander Realtors Pvt. Ltd | Behrampur | 18 | 10 | 8 | - | 1 | 160 | 1.00 | 3653/21.08.2012 |
| 27. | Commander Realtors Pvt. Ltd | Behrampur | 32 | 17 | 8 | - | 1 | 160 | 1.00 | 3433/26.10.2009 |
| 28. | Commander Realtors Pvt. Ltd | Behrampur | 32 | 18 | 9 | 18 | 1 | 198 | 1.24 | 3656/21.08.2012 |
| 29. | Commander Realtors Pvt. Ltd | Behrampur | 32 | 23 | 6 | 8 | 1 | 128 | 0.80 | 3656/21.08.2012 |

| | | | | | | | | | | |
|-----|---------------------------------|-----------|----|-------|---|----|--------|-----|------|------------------------------------|
| 30. | Commander Realtors Pvt. Ltd | Behrampur | 32 | 24 | 8 | - | 1 | 160 | 1.00 | 3662/21.08.2012 |
| 31. | Commander Realtors Pvt. Ltd | Behrampur | 34 | 3/1 | 2 | 4 | 1 | 44 | 0.28 | 3656/21.08.2012 |
| 32. | Commander Realtors Pvt. Ltd | Behrampur | 34 | 4/1/1 | 2 | 13 | 1 | 53 | 0.33 | 3656/21.08.2012 |
| 33. | Commander Realtors Pvt. Ltd | Behrampur | 34 | 4/1/2 | 5 | 3 | 1 | 103 | 0.64 | 3662/21.08.2012 |
| 34. | Commander Realtors Pvt. Ltd | Ullahawas | 25 | 8/2/2 | 6 | 3 | 1 | 123 | 0.77 | 3651/21.08.2012 |
| 35. | Commander Realtors Pvt. Ltd | Ullahawas | 25 | 17 | 8 | - | 1 | 160 | 1.00 | 3651/21.08.2012 |
| 36. | Commander Realtors Pvt. Ltd | Ullahawas | 25 | 18 | 8 | - | 1 | 160 | 1.00 | 3874/28.08.2012 |
| 37. | Commander Realtors Pvt. Ltd | Ullahawas | 25 | 23/2 | 4 | 4 | 1 | 84 | 0.53 | 3640/21.08.2012 |
| 38. | Commander Realtors Pvt. Ltd | Ullahawas | 25 | 23/1 | 3 | 16 | 1 | 76 | 0.48 | 3640/21.08.2012 |
| 39. | Commander Realtors Pvt. Ltd | Ullahawas | 25 | 24/1 | 1 | 12 | 1 | 32 | 0.20 | 3640/21.08.2012 |
| 40. | Commander Realtors Pvt. Ltd | Ullahawas | 25 | 24/2 | 6 | 8 | 1 | 128 | 0.80 | 3640/21.08.2012 |
| 41. | Fiverivers Buildcon Pvt. Ltd. | Behrampur | 45 | 7 | 7 | 15 | 1 | 155 | 0.97 | 4685/29.01.2008 |
| 42. | Fiverivers Buildcon Pvt. Ltd. | Behrampur | 45 | 3/2 | 6 | 2 | 65/197 | 40 | 0.25 | 4685/29.01.2008 |
| 43. | Fiverivers Buildcon Pvt. Ltd. | Behrampur | 45 | 4 | 8 | - | 65/197 | 53 | 0.33 | 4685/29.01.2008 |
| 44. | Fiverivers Developers Pvt. Ltd. | Behrampur | 35 | 12/2 | 3 | 11 | 1 | 71 | 0.44 | 1626/06.07.2007 2842/04.10.2007 |
| 45. | Fiverivers Developers Pvt. Ltd. | Behrampur | 35 | 13/1 | 1 | 7 | 1 | 27 | 0.17 | 1626/06.07.2007 2842/04.10.2007 |
| 46. | Fiverivers Developers Pvt. Ltd. | Behrampur | 35 | 17/2 | 6 | - | 1 | 120 | 0.75 | 1626/06.07.2007 2842/04.10.2007 |

| | | | | | | | | | | |
|-----|---------------------------------------|-----------|----|------|---|----|--------|-----|------|------------------------------------|
| 47. | Fiverivers Developers Pvt. Ltd. | Behrampur | 35 | 18/1 | 6 | 16 | 1 | 136 | 0.85 | 1626/06.07.2007 2842/04.10.2007 |
| 48. | Fiverivers Developers Pvt. Ltd. | Behrampur | 35 | 19/1 | 7 | 13 | 1 | 153 | 0.96 | 1626/06.07.2007 2842/04.10.2007 |
| 49. | Fiverivers Developers Pvt. Ltd. | Behrampur | 35 | 20/2 | 1 | 2 | 1 | 22 | 0.14 | 1626/06.07.2007 2842/04.10.2007 |
| 50. | Fiverivers Developers Pvt. Ltd. | Behrampur | 35 | 22/3 | - | 8 | 1 | 8 | 0.05 | 1626/06.07.2007 2842/04.10.2007 |
| 51. | Fiverivers Developers Pvt. Ltd. | Behrampur | 35 | 22/1 | 4 | 9 | 1 | 89 | 0.56 | 1626/06.07.2007 2842/04.10.2007 |
| 52. | Fiverivers Developers Pvt. Ltd. | Behrampur | 35 | 23/2 | 5 | 13 | 1 | 113 | 0.71 | 1626/06.07.2007 2842/04.10.2007 |
| 53. | Fiverivers Developers Pvt. Ltd. | Behrampur | 35 | 24/1 | 6 | - | 1 | 120 | 0.75 | 1626/06.07.2007 2842/04.10.2007 |
| 54. | Fiverivers Developers Pvt. Ltd. | Behrampur | 45 | 3/2 | 6 | 2 | 39/394 | 12 | 0.08 | 1758/17.07.2007 |
| 55. | Fiverivers Developers Pvt. Ltd. | Behrampur | 45 | 4 | 8 | - | 39/394 | 16 | 0.10 | 1758/17.07.2007 |
| 56. | Fiverivers Developers Pvt. Ltd. | Behrampur | 45 | 3/1 | 4 | 13 | 1 | 93 | 0.58 | 1626/06.07.2007 2842/04.10.2007 |
| 57. | Fiverivers Developers Pvt. Ltd. | Behrampur | 14 | 21/2 | 1 | 2 | 1 | 22 | 0.14 | 2203/20.08.2007 2204/20.08.2007 |
| 58. | Fiverivers Developers Pvt. Ltd. | Behrampur | 15 | 25/2 | 5 | 18 | 1 | 118 | 0.74 | 2203/20.08.2007 2204/20.08.2007 |
| 59. | Fiverivers Developers Pvt. Ltd. | Behrampur | 17 | 5 | 7 | 12 | 1 | 152 | 0.95 | 2203/20.08.2007 2204/20.08.2007 |
| 60. | Fiverivers Developers Pvt. Ltd. | Behrampur | 18 | 1/1 | 3 | 4 | 1 | 64 | 0.40 | 2203/20.08.2007 2204/20.08.2007 |

| | | | | | | | | | | |
|-----|---------------------------------------|-----------|----|------------|---|----|-------------|-----|------|--|
| 61. | Fiverivers Developers Pvt. Ltd. | Behrampur | 14 | 6/2 | 1 | 4 | 1 | 24 | 0.15 | 2270/23.08.2007 |
| 62. | Fiverivers Developers Pvt. Ltd. | Behrampur | 14 | 7 | 6 | 12 | 1 | 132 | 0.83 | 2270/23.08.2007 |
| 63. | Fiverivers Developers Pvt. Ltd. | Behrampur | 14 | 14/1 | 3 | 16 | 1 | 76 | 0.48 | 2270/23.08.2007 |
| 64. | Fiverivers Developers Pvt. Ltd. | Behrampur | 14 | 14/3 | 4 | - | 1 | 80 | 0.50 | 2270/23.08.2007 |
| 65. | Fiverivers Developers Pvt. Ltd. | Behrampur | 14 | 15/1 /1 | - | 11 | 1 | 11 | 0.07 | 2270/23.08.2007 |
| 66. | Fiverivers Developers Pvt. Ltd. | Behrampur | 14 | 15/1 /2 | - | 13 | 1 | 13 | 0.08 | 2270/23.08.2007 |
| 67. | Fiverivers Developers Pvt. Ltd. | Behrampur | 14 | 17/1 /1 | 3 | 8 | 1 | 68 | 0.43 | 2270/23.08.2007 |
| 68. | Fiverivers Developers Pvt. Ltd. | Ullahawas | 24 | 6/2 | 6 | 9 | 1 | 129 | 0.81 | 1763/17.07.2007 |
| 69. | Fiverivers Developers Pvt. Ltd. | Ullahawas | 24 | 15/2 | 5 | 14 | 1 | 114 | 0.71 | 1763/17.07.2007 |
| 70. | Fiverivers Township Pvt. Ltd. | Behrampur | 45 | 3/2 | 6 | 2 | 225/39 4 | 70 | 0.44 | 3882/13.12.2007 4148/28.12.2007 4147/28.12.2007 4792/04.02.2008 |
| 71. | Fiverivers Township Pvt. Ltd. | Behrampur | 45 | 4 | 8 | - | 225/39 4 | 91 | 0.57 | 3882/13.12.2007 4148/28.12.2007 4147/28.12.2007 4792/04.02.2008 |
| 72. | Golden View Builders Pvt. Ltd. | Behrampur | 32 | 25 | 4 | 1 | 1 | 81 | 0.51 | 1851/30.06.2006 |
| 73. | Golden View Builders Pvt. Ltd. | Behrampur | 34 | 5/1 | 3 | 19 | 1 | 79 | 0.49 | 1851/30.06.2006 |
| 74. | High Star Builders Pvt. Ltd. | Behrampur | 14 | 17/1 /2 | 4 | 4 | 1 | 84 | 0.53 | 1745/28.03.2006 4652/30.10.2006 |

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|-----|-------------------------------|-----------|----|------|------------|------------|---|--------------|--------------|-----------------|
| 75. | Ornamental Realtors Pvt. Ltd. | Behrampur | 14 | 20 | 9 | 11 | 1 | 191 | 1.19 | 4693/29.01.2008 |
| 76. | Ornamental Realtors Pvt. Ltd. | Behrampur | 14 | 21/1 | 5 | 9 | 1 | 109 | 0.68 | 4693/29.01.2008 |
| 77. | Ornamental Realtors Pvt. Ltd. | Behrampur | 15 | 16 | 6 | 15 | 1 | 135 | 0.84 | 4693/29.01.2008 |
| 78. | Ornamental Realtors Pvt. Ltd. | Behrampur | 15 | 25/1 | - | 17 | 1 | 17 | 0.11 | 4693/29.01.2008 |
| | Total | | | | 295 | 569 | | 5,398 | 33.74 | Acres |
