



GANDHI AUCTIONEERS PVT. LTD.

The Liquidator of Neelkanth Township and Construction Private Limited - In Liquidation

**Appointed by National Company Law Tribunal, Mumbai
(Under the provisions of the Insolvency and Bankruptcy Code, 2016)**

TERMS & CONDITIONS FOR E-AUCTION OF AGRICULTURAL & NON-AGRICULTURAL PLOTS AT ALIBAG, DISTRICT RAIGAD

Auction Date	8 th April 2021
Auction Starting Time	12.00 PM to 3.30 PM with unlimited extension of 5 minutes each
Demo e-Auction Date & Time	8 th April 2021 10.30 AM. to 11.30 AM
Site Inspection Date	Before 7 th April 2021. For appointment, please call Mr. Uday V. Shah (Liquidator) at Mob: 9869010243
Venue for Inspection	Vacant Plots at different Survey Nos and Hissa Nos at Village Boris, Gunjis and Kihim at Taluka Alibag, District: Raigad, Maharashtra,
Auction Venue	www.gaplonline.com
Reserve Price	INR 21,39,70,000 (Indian Rupees Twenty One Crores Thirty Nine lakhs Seventy Thousand Only) for Lot No 1 . INR 36,80,81,000 (Indian Rupees Thirty Six Crores Eighty lakhs Eighty One Thousand Only) for Lot No 2 .
Bid Incremental Value	INR 5,00,000 (Indian Rupees Five Lakh only) for lot 1 and Lot 2 .
Refundable Caution Money Deposit (CMD)	To participate in the e-Auction, bidders are required to pay Refundable CMD of INR 2,10,00,000 (Indian Rupees Two Crores Ten lakh only) for LOT No 1 and Refundable CMD of INR 3,68,00,000 (Indian Rupees Three Crore Sixty Eight Lakh) for lot No 2 through RTGS / NEFT only.
CMD should be paid into bank account of “ Neelkanth Township and Construction Private Limited - In Liquidation ”. CMD with fully filled, signed and stamped Annexure “A”, “B”, “Authority Letter” and “Affidavit” to be submitted to the Auctioneer via email on office@gaplonline.com on or before 6th APRIL 2021 by 4 p.m.	
The rate of Goods and Service Tax (GST) or any other statutory duty / stamp duty / tax / levy / cess / transfer charges / registration charges / surcharge etc. will be applicable and payable by the Purchaser in addition to the purchase price at prevailing rates.	
Unsuccessful bidder’s CMD will be refunded within 3 Calendar days following the date of e-Auction confirmation.	
Intending bidders are requested to inspect the site well in advance.	
Assets are sold on “ AS-IS-WHERE-IS ” basis without recourse.	



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PART 1 - DESCRIPTION OF THE ASSET

Lot No1 Comprise of							
Immoveable Property held in the name of Neelkanth Township and Construction Private Limited – In Liquidation							
No	Village	S.No / guntha No	Hissa No	Area (Guntha)	Area (Acre)	Reserve Price (In Rs)	Earnest Money (In Rs)
1	Boris	47	1B	61.9	1.548		
2	Boris	47	2C	31.2	0.780		
3	Boris	54	3	32.4	0.810		
4	Boris	68	2A	22.2	0.555	21,39,70,000	2,10,00,000
5	Boris	69	1	126.5	3.163		
6	Boris	69	8	97.3	2.433		
7	Boris	103	0	315.1	7.878		
8	Boris	59	1A	50.6	1.265		
9	Boris	60	2	208.4	5.210		
10	Boris	67	0	152.8	3.820		
11	Boris	69	9	43.2	1.080		
12	Kihim	767		35.5	0.888		
13	Gunjis	7	1	8.6	0.215		
14	Gunjis	9	1/4	63.1	1.578		
				1248.8	31.220		



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Lot No2 Comprise of
Equity Shares of Subsidiary Company Urban Rupi Infrastructure Private Limited (URIPL) having face value of Rs 10 bearing Distinctive no. 0001 to 10000 comprising of following Immoveable Property held as under:

No	Village	S.No / guntha No	Hissa No	Area (Guntha)	Area (Acre)	Reserve Price	Earnest Money
1	Boris	33	2	5.0	0.125		
2	Boris	34	1(pt)	302.2	7.554		
3	Boris	41	3(pt)	16.8	0.420		
4	Boris	42	3(pt)	42.5	1.063	36,80,81,000	3,68,00,000
5	Boris	43	0	277.7	6.943		
6	Boris	44	2	85.5	2.136		
7	Boris	45	1	246.7	6.168		
8	Boris	46	0	283.0	7.075		
9	Boris	47	1A	38.7	0.968		
10	Boris	47	1E	34.1	0.853		
11	Boris	47	2A	20.0	0.500		
12	Boris	47	2D	50.1	1.253		
13	Boris	49	2	341.0	8.525		
14	Boris	50	1	54.1	1.353		
15	Kihim	754	1	76.0	1.900		
16	Kihim	761		63.7	1.593		
17	Kihim	764		38.2	0.955		
			Total	1975.2	49.380		



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PART 2 - GENERAL TERMS & CONDITIONS OF AUCTION SALE

1. DEFINITIONS:

- (a) “**Auctioneer**” means Gandhi Auctioneers Private Limited having its office at F-21, Moongipa Arcade, D.N. Nagar, Andheri (West), Mumbai- 400053, India.
- (b) “**I&B Code**” means the Insolvency & Bankruptcy Code, 2016 as amended from time to time and rules/ regulations, etc. issued thereunder.
- (c) “**Liquidator**” means Mr. Uday V. Shah, Insolvency Professional registration number IBBI/IPA-001/IP-P00190/2017-18/10369, who is acting as the liquidator of NTCPL under the provisions of the I&B Code.
- (d) “**NCLT**” means National Company Law Tribunal, Mumbai acting as the adjudicating authority under the provisions of the I&B Code.
- (e) “**NTCPL**” means Neelkanth Township and Construction Private Limited - In Liquidation under the provisions of the I&B Code.
- (f) “**Purchaser**” means the successful bidder in whose favour the Liquidator has confirmed the e-auction.

2. INSPECTION:

For inspection of documents, please contact the Liquidator at shahuday.ipa@gmail.com or mobile 9869010243.

3. PAYMENT TERMS:

- 3.1 Refundable Caution Money Deposit (CMD) must be paid into bank account of “**Neelkanth Township and Construction Private Limited - In Liquidation**” and submitted to the Auctioneer by email on office@gaplonline.com along with fully filled, signed and sealed Annexure - “A”, “B”, “Authority Letter” and “Affidavit” attached herewith. Affidavit to be Notarised on Stamp Paper of ₹100/=.
- 3.2 All the payments are to be made to “**Neelkanth Township and Construction Private Limited - In Liquidation**” by RTGS / NEFT as per following details:

Beneficiary Name	“Neelkanth Township and Construction Private Limited - In Liquidation”
Beneficiary’s Bank Name	Canara Bank
Current Account No.	0236201003828
IFSC	CNRB0000236
Bank Branch Address	Ghatkopar East, Mumbai



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- 3.3 CMD received by the Auctioneer without the duly filled, signed and stamped Annexure –“A”, “B”, “Authority Letter” and “Affidavit” will not be considered and CMD will be returned back to such party.
- 3.4 The balance payment(s) will be accepted by banking channels (NEFT/ RTGS/ Demand draft) only. Cash payment neither allowed nor will be accepted. Any cash deposit into bank account of Neelkanth will entail fine up to hundred percent of amount deposited.
- 3.5 Result of e-auction will be declared by end of working hours on or before 8th April 2021.
- 3.6 The balance purchase price shall be paid within 15 (fifteen) calendar days following the date of confirmation of e-auction. The Liquidator can allow the extension of 75 days beyond 15 (fifteen) calendar days but it shall attract interest at the rate of 12% (twelve percent) per annum. The e-auction confirmation in favour of the successful bidder shall automatically (without any action on part of either party) be cancelled if the full reserve price with interest, if any, is not received within fifteen days or ninety days, if extension is allowed by the Liquidator.
- 3.7 In the event of the failure of the Purchaser to pay the balance purchase price of the bid within prescribed time as above, the contract will automatically stand terminated and the CMD will stand forfeited as liquidated damages by the Liquidator for the breach of contract by the Purchaser. The lot in question shall be resold by the Liquidator without any further reference to the Purchaser to the second highest bidder, if any.
- 3.8 CMD or the purchase consideration shall bear no interest in any case whatsoever.
- 3.9 The Liquidator shall execute the sale deed /certificate or transfer deed, etc. in favour of the Purchaser within 7 (seven) days from the date of receipt of payment of full purchase price. However, no interest, penalty, damages, loss of profit, whatsoever shall be payable by the Liquidator in case of delay in execution of documents, for any reason whatsoever, in favour of the Purchaser after confirmation of e-auction.
- 3.10 The reserve price is based on the provisions of the I&B Code and if the NCLT decides that the reserve price is incorrect under the I&B Code, the successful bidder shall be required to pay the reserve price as per the I&B Code.
- 3.11 In order to facilitate the Liquidator to complete the transaction within the stipulated time pending at the end of the Liquidator, at least 72 (seventy-two) hours prior notice will be given to the Liquidator for completion of such action on the part of the Liquidator.
4. **DECISION IN CASE OF DISPUTES**



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- 4.1 In case of any dispute / interpretation regarding the contract/e-auction, the decision of the Liquidator shall be final and binding.
- 4.2 NCLT shall have exclusive jurisdiction to deal with any disputes arising out of this contract / bid / e-auction.

5. **RIGHT OF ACCEPTANCE / REJECTION OF OFFER**

- 5.1 The Liquidator reserves the right to withdraw wholly or partially any or all the items set for e-auction at any time without assigning any reasons.
- 5.2 The Liquidator also reserves the right to accept any bid on the basis of “Subject to Verification under the I&B Code” by the Liquidator. In case the bid is accepted on “Subject to Verification under the I&B Code” basis, the Liquidator’s final decision will be informed to the Purchaser within a week.

6. **FORFEITURE OF CAUTION MONEY DEPOSIT**

In case of failure to comply with the prescribed terms and conditions by the bidder, the Liquidator may at its discretion, terminate the contract and forfeit the CMD/ purchase price, as the case may be, and sell the asset to any other buyer at defaulting Purchaser’s risk and also to recover cost of e-auction process from the defaulting Purchaser.

7. **TERMINATION OF CONTRACT/E-AUCTION**

- 7.1 The Liquidator reserves the right to terminate the e-auction / e-auction confirmation letter at any time without any notice or to disqualify a bidder including on the following ground:
 - (a) Unsatisfactory bid or execution or performance of the contract by the Purchaser.
 - (b) For improper behaviour of the Purchaser.
 - (c) Breach of the terms & conditions of the contract by the bidder.
 - (d) Collusion between the bidders.
 - (e) Such other reason as the Liquidator may deem fit and proper.
- 7.2 Decision of the Liquidator to terminate the e-auction / e-auction confirmation shall be final and binding and no claim for damages and compensation shall lie against the Liquidator / Maestros. Provided always that in the event of the bidder / Purchaser or his agent or servant committing or attempting to commit theft, fraud, dishonesty or gross misbehaviour in connection with the subject matter of this contract, the Liquidator will be entitled to terminate the contract forthwith and also to forfeit the CMD at its sole discretion.

8. **PASSING OF THE TITLE TO THE ASSET**

It is expressly made clear that the asset under e-auction will remain that of NTCPL



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and title to the asset will pass on to the Purchaser only when full payment is received by NTCPL. Unless otherwise agreed, the original title deeds will be handed over 15 (fifteen) days after registration of sale deed/ sale certificate in favour of the Purchaser.

9. GENERAL

- 9.1 The Purchaser or any person employed or engaged by the Purchaser for the purpose of the execution of the contract shall be required to follow the applicable laws.
- 9.2 No offers / bids below reserve price shall be entertained.
- 9.3 Bidder Bidding both the lot will be given preference over a bidder bidding for a Single lot.
- 9.4 The e-auction has been conducted by the Auctioneer under the supervision of the Liquidator. Auctioneer is only an agent providing e-auction platform to the Liquidator. They have no right to take any decision in any matter and shall act only as per instructions of the Liquidator.
- 9.5 All communications sent to the Purchaser shall be deemed to have been received by him/them on expiry of 24 hours from the time of posting if the same are sent at the address given by the Purchaser and immediately upon sending of email by the Liquidator if sent by email.
- 9.6 Re-sale by the Purchaser to a person ineligible under the I&B Code shall be invalid and will entail penalties under the I&B Code.
- 9.7 Bidder can avail training for online bidding from the Auctioneer by prior appointment with them.
- 9.8 The Liquidator is empowered to specify Special Conditions of sale or additional conditions of sale, if any, any time before initiation of e-auction but by giving at least twenty-four hours' notice to bidders who have submitted CMD. In such a case, the bidder shall be free to withdraw their bid without forfeiture of CMD.

PART 3 – SPECIAL CONDITIONS

10. Only those parties who have paid refundable Caution Money Deposit (“CMD”) along with prescribed documents will be allowed to participate in the e-auction sale.
11. The bidder should be eligible to purchase the asset under section 29A of the I&B Code. In case of any doubt, the Liquidator can ask for additional information including further information on affidavit from the bidder at the cost of the bidder. The bidder shall not transfer the asset to any person who is not eligible to purchase the asset of NTCPL under section 29A of the I&B Code.
12. Transfer/change of name will not be allowed under any circumstances and sale deed



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- /certificate or transfer deed, etc. as per requirement of the applicable law will be executed by the Liquidator only in the name of the original Purchaser.
13. The Purchaser can, after payment of full purchase price, start the business operations based on sale deed /certificate or transfer deed, etc. executed by the Liquidator.
 14. The rate of Goods and Service Tax (GST) or any other statutory duty / stamp duty / tax / levy / cess / transfer charges / registration charges / surcharge etc. on sale deed /certificate shall be paid by the Purchaser extra as per prevailing rates.
 15. The sale is strictly on **“AS-IS-WHERE-IS & WITHOUT RECOURSE / NO COMPLAINT”** basis.
 16. Bid once submitted in e-auction cannot be withdrawn. Hence, the bidders should be careful while bidding during the live e-auction.
 17. A person having any pending dispute with Neelkanth Township and Construction Pvt. Ltd.– In Liquidation is not eligible to purchase the asset(s). Participation by such person in e-auction will be deemed as withdrawal of such dispute etc. by such person against Neelkanth Township and Construction Pvt. Ltd.- In Liquidation.
 18. A person who has not paid dues of NTCPL shall not be eligible to participate in e-auction.
 19. No set-off against purchase consideration of the asset under auction is allowed by the Purchaser / bidder for money payable by NTCPL.
 20. The bidder shall carry out its own due diligence of the asset and no special representation / warranties as to title to the asset including indemnity shall be given by the Liquidator.
 21. To the best of knowledge and information of the Liquidator, no encumbrance exists on the asset except those specifically disclosed. However, the intending bidders should make their own independent due diligence / enquiries regarding the encumbrances, title of asset put on e-auction and claims, rights and dues affecting the asset, prior to submitting their bid.
 22. It shall be the responsibility of the bidders to satisfy themselves about the title to the assets before submitting the bid.
 23. The particulars in this catalogue have been stated to the best of the information of the Liquidator. However, the Liquidator/ Auctioneer shall not be responsible or liable for any error or omission.
 24. As per the I&B Code, the due of the government /statutory authorities can be claimed from the Liquidator by filing the claim in prescribed form. However, the Purchaser is required to do his own due diligence with respect to such dues including that of



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electricity board, local municipal taxes or water charges etc. The dues of all the creditors including such government / statutory authorities shall be settled by the liquidator as per section 53 of I&B Code.

25. The Liquidator shall issue relevant NOC/ consent for transfer of ownership of the asset in favour of the Purchaser.
26. This is an invitation to offer only and till confirmation of the sale at e-auction, there will not be any contract between the parties.
27. The e-auction is subject to the provisions of the I&B Code and the provisions of the I&B Code forms part of these terms and conditions by reference. In case of any inconsistency between the provisions of this document and the I&B Code, the provisions of the I&B Code shall prevail.
28. The security deposit, etc. of NTCPL lying with any statutory or other authorities or any other persons with respect to the asset under sale shall be paid by the Purchaser additionally.

A. THE COMPANY AND IT'S ASSETS OVERVIEW

Brief Background:

Neelkanth Township and Construction Private Limited (“Corporate Debtor”) was a company owned and a special purpose vehicle for development of project in Alibag with 60 % Stake held by Neelkanth Group (Mr. Rashmi Bhimjyani – 30.20% stake and Mr. Bhavik Bhimjyani – 29.80% stake) and 40 % stake held by Urban Infrastructure Trustee Limited on behalf of Urban Infrastructure Venture Capital Fund.

Neelkanth Group is one of Mumbai's oldest and most prestigious real estate development companies. The group is engaged in the development of wide range of high-end residential apartments, independent villas, commercial spaces, IT parks and integrated townships. The company has executed several residential and commercial real estate projects.

Urban Infrastructure Opportunities Fund (UIOF), is a scheme of Urban Infrastructure Venture Capital Fund (UIVCF), a real estate focused venture capital fund in India. The fund has investments by institutional investors like IL & FS, Oriental Bank of Commerce, SBI, IDFC, ICICI Lombard, Corporation Bank, Syndicate Bank, UCO Bank, Bank of Maharashtra, HDFC Standard Life and Axis Bank. The core investment approach of the fund is to identify developers with growth potential for investments in project specific joint ventures. The cost of the projects wherein UIOF has participated aggregates to more than 2,000 crores.



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The proposed site is located at villages Boris, Gunjis and Kihim, off NH 17 on the Mandva Alibag road about 11.2 Kms from Mandva jetty and 7 Kms from Alibag Town. Currently it takes a 45 minute ferry ride to reach Mandva Jetty from Gateway of India but the same journey can be -completed in 15 minutes by a speed boat. The proposed project is spread over an area of 120 acres and has frontage of 250 meters as on date on the Mandva Alibag main road. The township is proposed to be a Grade-A township with adequate infrastructure and support facilities present inside the township.

Present Status:

Hon'ble National Company Law Tribunal, Mumbai Bench admitted the Corporate Insolvency Resolution Process on 21st April, 2017. Further, vide order dated 01st May, 2017, Hon'ble National Company Law Tribunal appointed, Uday V Shah, as the Interim Resolution Professional for the Company. A separate order passed on 1st May, 2017 by Hon'ble National Company Law Tribunal stayed the operation for a week. On 4th May, 2017, Hon'ble National Company Law Appellate Tribunal stayed the operation of the Insolvency Proceedings and appointment of Insolvency Professional. On 11th August, 2017, National Company Appellate Tribunal squashed the appeal filed against the order of the Hon'ble National Company Law Tribunal and commenced the Corporate Insolvency Resolution Process.

During the Corporate Insolvency resolution Process, one resolution plan was received but the same was rejected by the Committee of Creditors and the company was ordered into liquidation.

Currently, The assets of the company are under the control of the Liquidator.

E-Auction Registration Process:

BIDDING MUST BE AS PER INCREMENTAL VALUE SHOWN IN THE MESSAGE IN AUCTION ROOM.

For Example, If starting bid is ₹100000 and Incremental Value is ₹3000, Bidder will place his bid as 103000 in the Box (100000 + 3000= 103000)

Other value will not be accepted by the system

TO PARTICIPATE

1. Refundable Caution Money Deposit (CMD) must be paid into bank account of "Neelkanth Township and Construction Private Limited - In Liquidation" and submitted to the Auctioneer by email on office@gaplonline.com along with fully filled, signed and sealed Annexure - "A", "B", "Authority Letter" and "Affidavit" attached herewith. Affidavit to be Notarised on Stamp Paper of Rs.100



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2. It should be duly signed by the Authorised person.
3. Affix your company's stamp.
4. Take a scan copy of signed and sealed Annexure "A", "B", "Authority Letter" and forward it along with duly signed and stamped "Affidavit" duly Notarised on stamp paper of 100/= to office@gaplonline.com and shahuday.ipa@gmail.com in confirmation of your acceptance of terms and conditions of sale.
5. Please Note that you will not be allowed to participate in the reverse auction, in absence of receipt of duly signed and sealed documents as stated above.
6. You are requested to register your name (Free-of-Charge) on our website www.gaplonline.com
7. If you have already registered your company earlier, please do not register it again and go to Step-II.

Please follow the procedure as under:

STEP - I:

1. Open URL www.gaplonline.com
2. Click on the "REGISTER" button
3. Fill-up the form
4. Note down your User Name and Password in a diary for future reference
5. Upon successful submission, you will receive a verification email within 10 minutes
6. If you have not received the email, check your "SPAM" folder as well
7. Please click on the link given in the email to verify your identity
8. Your login and password will be activated.

STEP - II:

Once registered successfully OR if you are already registered:

1. Open URL www.gaplonline.com
2. Click on the "SIGN IN" button
3. Enter your user name and password.
4. Click on the link of the ESL auction you want to participate in.
5. Click on the "REGISTER TO BID IN AUCTION".
6. Click on the "SUBMIT" button.
7. Log out of your account.
8. At the start time of the auction, sign in to your account.
9. Click on the auction link you are interested in.
10. Click on "BID ON ITEMS".
11. Click on "SUBMIT" button

IMPORTANT POINTS TO BE NOTED:



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- M/S. Gandhi Auctioneers Pvt. Ltd., shall not be liable & responsible in any manner whatsoever for your 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.
- By registering on our website www.gaplonline.com and participating in the reverse auction, you automatically give consent and confirm that I/we have read and understood the Terms and Condition governing the e-Auction as mentioned on the website <https://www.gaplonline.com>
- Please refresh/reload the screen before bidding.
- Do not wait to bid until the last few seconds of scheduled lot closing time but submit your bid at least 2 minutes before the scheduled closing time of the lot

Gandhi Auctioneers Pvt Ltd.

Mob- 9820106675

(From 10 to 5 on Mon-Fri)



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ANNEXURE – “A”
Registration for E-auction

Date:

To
Mr. Uday V. Shah
Liquidator – Neelkanth Township and Construction Private Limited
B10, Jaybandhu, 90 Feet Road, Ghatkopar [E],
Mumbai 400 077, India

Sir,

Subject: Participating in e-Auction of Assets belonging to Neelkanth Township and Construction Pvt. Ltd. (In Liquidation)

I/We wish to participate at the above e-auction. I/We confirm to have read and acquainted myself/ourselves with terms and conditions of the e-auction to be held under instructions from Mr. Uday V. Shah, Liquidator for Neelkanth Township and Construction Private Limited -In Liquidation for e-auction scheduled on 8th April 2021 and hereby agree to abide by the same.

I/We hereby further confirm that I/ We have read and understood the “Instructions to the e-Auction Participants” system. We hereby confirm that we have read and understood the terms & conditions of the e-auction and the same are acceptable to us.

We have registered our company / firm on www.gaplonline.com and you are requested to activate our LOGIN on receipt of attached CMD.

Name of Company / Firm	
Address	
Directors/Partners/Proprietor's name/s	
Name of Contact Person	
Phone Office	
Mobile No	
Fax No	
Email address	
GST No. (Please attach self-attested copy)	
PAN No (company/Individual) Please attach self-attested PAN copy	
CMD Payment details	UTR Number – Bank – Date –



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Yours truly,

Signature of Authorized Signatory with Name and Co. Seal.

Encl:

1. Self-attested GST Registration copy
2. Self-attested PAN copy
3. Annexure "B" duly signed and stamped
4. Power of Authority Letter on Company's Letter if applicable
5. Affidavit – duly signed and sealed.
6. Copy proof of payment of CMD



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ANNEXURE – “B”

To
Mr. Uday V. Shah
Liquidator – Neelkanth Township and Construction Private Limited – In Liquidation.
B10, Jaybandhu Apartments,
90 Feet Road, Ghatkopar [E],
Mumbai 400 077, India

Subject – Declaration

Sir,

I/we am eligible to participate in the e-auction and I/we hereby undertake and confirm that:

- (a) I/we am eligible to purchase the asset under the provisions of the Insolvency & Bankruptcy Code, 2016. An affidavit to this effect is enclosed.
- (b) We declare that we are not a related party of Mr. Uday V. Shah (Liquidator – Neelkanth Township and Construction Private Limited in Liquidation) or any professional appointed by the Liquidator.
- (c) I/We shall abide by the various terms and conditions of e-auction prescribed by the Liquidator from time to time.
- (d) I/We further declare that the information revealed by me/us in this form is true and correct to the best of my/our knowledge and belief.

I/we hereby also unconditionally undertake to keep NTCPL / Liquidator fully indemnified.

Registration form (Annexure A) is attached herewith.

Yours sincerely,
(To be signed & stamped by Authorised signatory)

The person signing this indemnity on behalf of Partnership Firm or LLP or Pvt Ltd Co. or Ltd Co. shall be responsible to also produce a proper power of attorney (as per draft attached) duly executed in his favour signed by all Partners or Directors, stating that he has been authorised for the firm/Company, to issue such indemnity



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Authority Letter

To
Mr. Uday V. Shah
Liquidator – Neelkanth Township and Construction Private Limited In Liquidation.
B-10, Jaybandhu,
90 Feet Road, Ghatkopar [E],
Mumbai 400 077, India

Sub:- Authority Letter

Re: E-Auction of asset of Neelkanth Township and Construction Pvt. Ltd. (In Liquidation)

Dear sir,

We are the directors / partners of M/s _____ and we hereby authorise Mr/ Ms.. _____ (Director / Partner) one of the Director/ Partner of the Company / firm to sign all e-auction related documents/ formalities on behalf of the Company / firm.

Thanking you.

Yours faithfully,

Authorised Signatory with Stamp.

Following are the signature of Directors/ Partners for authorisation are as under:

Signature of Mr. _____(Director/Partner) _____

Signature of Mr. _____(Director/Partner) _____

Signature of Mr. _____(Director/Partner) _____



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FORMAT OF AFFIDAVIT

(To be Notarised on Stamp Paper of ₹100/=)

**BEFORE THE LIQUIDATOR OF NEELKANTH TOWNSHIP CONSTRUCTION
PRIVATE LIMITED – IN LIQUIDATION**

AFFIDAVIT

I, _____, S/o Mr. _____, aged about _____ years, R/o _____, India do solemnly affirm and state that _____ is eligible to purchase the asset, viz., Lot No: 1 (S. Nos and Hissa Nos. as mentioned in the catalogue) at Alibag, Maharashtra, India or Lot No 2 (Shares Of Urban Rupi Infrastructure Private Limited comprised of 10,000 Shares as mentioned in the catalogue) (Strike of Whiche ever lot is Not applicable) of M/s. Neelkanth Township and Construction Private Limited- In Liquidation (corporate identity number _____) under the provisions of the Insolvency & Bankruptcy Code, 2016.

Solemnly affirmed at _____ on this _____ day of _____ 2021

Signature: _____
Name –
Destination -

VERIFICATION

I solemnly state that the contents of this affidavit are true to the best of my knowledge and belief and that it conceals nothing and that no part of it is false.

Signature: _____
Name –
Designation -