

**DETAILED INVITATION FOR EXPRESSION OF INTEREST FOR TARUN REALTORS PRIVATE  
LIMITED DATED NOVEMBER 30, 2025**

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## INVITATION FOR EXPRESSION OF INTEREST FOR SUBMISSION OF RESOLUTION PLAN FOR TARUN REALTORS PRIVATE LIMITED - DATED NOVEMBER 30, 2025

### 1. **INTRODUCTION**

Tarun Realtors Private Limited (hereinafter “**TRPL**” or “**Corporate Debtor**” or “**Company**”), is a company incorporated under the Companies Act, 1956 on 06 December 2004, having its registered office at No 41 Vittal Malya Road, Bangalore, Karnataka, India, 560001.

#### SNAPSHOT OF RELEVANT INFORMATION ABOUT THE COMPANY

<b>Name</b>	Tarun Realtors Private Limited
<b>ROC Code</b>	RoC-Bangalore
<b>CIN</b>	U07010KA2004PTC035166
<b>Date of Incorporation</b>	06 <sup>th</sup> December 2004
<b>Class of Company</b>	Private
<b>Whether listed or not</b>	Unlisted
<b>Industry</b>	Real Estate
<b>Registered Office</b>	No 41 Vittal Malya Road, Bangalore, Karnataka, India, 560001
<b>Corporate Office</b>	No 41 Vittal Malya Road, Bangalore, Karnataka, India, 560001
<b>Authorized Capital</b>	INR 1,00,00,000
<b>Paid-up Capital</b>	INR 37,58,400
<b>Activities</b>	Development of Real Estate properties

The Corporate Debtor is a private limited company involved in the business of developing real estate projects. Currently the company has built a retail mall by the name of “Mantri Arena” located at Kanakpura Main Road, Bengaluru. The Mall is currently non-operational.

### 2. **BACKGROUND**

Ace Enviro Tech Private Limited, an operational creditor to the Corporate Debtor, filed an application under Section 9 of the Insolvency and Bankruptcy Code, 2016 (“**IBC**” / “**Code**”) for initiation of corporate insolvency resolution process (“**CIRP**”) of the Corporate Debtor before the National Company Law Tribunal, Bengaluru Bench (“**Adjudicating Authority**”). By way of its order dated 20<sup>th</sup> July 2023 received on 25<sup>th</sup> July 2023, the Adjudicating Authority admitted the Section 9 application and the CIRP of the Corporate Debtor commenced under the provisions of the IBC. Pursuant to the order of the Adjudicating Authority dated 20<sup>th</sup> July 2023, Mr. Venkata Subbarao Kalva, having IBBI registration number: IBBI/IPA-001/IP-P01004/2017-2018/11655 was appointed as the interim resolution professional (“**IRP**”) of the Corporate Debtor by the Adjudicating Authority, for conducting the CIRP of the Corporate Debtor.

On December 5, 2024, at the second meeting of the committee of creditors (“**CoC**”) of the Corporate Debtor, the CoC had approved the eligibility criteria under Section 25(2)(h) of the Code, for the purposes of issuance of the detailed invitation for expressions of interest. Accordingly, on December 9, 2024, the IRP published Form G in various newspapers, wherein the last date for submission of expressions of interest (“**EOI**,” for plural use, “**EOIs**”) by interested and eligible prospective resolution applicants (“**PRAs**,” and for singular use, “**PRA**”) was January 3, 2025. On the same date, i.e., December 9, 2024, the IRP also issued the detailed invitation for expressions of interest (“**Earlier Invitation**”).

Subsequently, in terms of the order dated December 9, 2024, passed by the Adjudicating Authority, in Interlocutory Application No. 916 of 2024 in Company Petition (I.B.) No. 72 of 2021, Mr. Ravi Sankar Devarakonda’s (IBBI Reg. No.: IBBI/IPA-001/IP-00095/2017-18/10195) appointment as the resolution professional of the Corporate Debtor was confirmed, replacing the IRP (“**Erstwhile RP**”). In light on the replacement of the IRP with the Erstwhile RP, an addendum was carried out to the Earlier Invitation, by the erstwhile RP, to reflect his appointment by the Adjudicating Authority, and his contact details, for the benefit of all PRAs.

Subsequently, in terms of the order dated November 13, 2025 (received on November 19, 2025), in Interlocutory Application No. 949 of 2025 in Company Petition (I.B.) No. 72 of 2021, the Adjudicating Authority confirmed the appointment of Mr. Bhuvan Madan (IBBI Reg. No. IBBI/IPA-001/IP-P01004/2017-2018/11655) as the resolution professional of the Corporate Debtor (“**RP**”), replacing the Erstwhile RP,

subject to submission of the RP's AFA details. The RP's AFA details were, subsequently, submitted with the Adjudicating Authority; thereby confirming his appointment. In accordance with Section 17(1)(b) read with Section 23(2) of the IBC, the powers of the board of directors of the Company are suspended and such powers are vested with the RP.

At the sixteenth meeting of the CoC held on November 27, 2025, the CoC, resolved to annul the Resolution Plan Process (as defined in the Request for Resolution Plans dated February 13, 2025), the Earlier Invitation, and re-issue Form G and invitation for expression of interest.

Accordingly, Mr. Bhuvan Madan, in his capacity as the resolution professional of the Corporate Debtor, hereby under the provisions of Section 25(2)(h) of the IBC and Regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution for Corporate Persons) Regulations, 2016, as amended ("**CIRP Regulations**"), invites EOIs from eligible PRAs for submission of resolution plans in respect of the Corporate Debtor. This detailed version of the invitation for EOI ("**IEOI**"), referred in Regulations 36A(3) and 36A(4) of the CIRP Regulations, corresponds to the brief particulars published in Form G in Financial Express (All India Edition) and Vijayavani (Karnataka Edition) in English and Kannada respectively ("**Advertisement**") and updated on the website of Insolvency and Bankruptcy Board of India ("**IBBI**") and the Corporate Debtor at [www.tarunrealtorscirp.in](http://www.tarunrealtorscirp.in).

This IEOI shall be considered as the invitation for expressions of interest from interested and eligible PRAs. The timelines stated in this IEOI remain subject to modification and extension/exclusion to the timelines for completion of CIRP of the Corporate Debtor under the Code read-with the CIRP Regulations.

### 3. **ELIGIBILITY CRITERIA UNDER SECTION 25 (2)(h)**

Pursuant to the provisions of Section 25(2)(h) of the IBC along with Regulation 36A of the CIRP Regulations, the RP hereby issues this IEOI inviting EOIs from the PRAs who fulfils such eligibility criteria, as set out below.

#### **Submission for EOI for Corporate Debtor as a going concern**

All PRAs are invited to submit EOIs for submitting a resolution plan for the Corporate Debtor as a going concern. EOIs for selective for selective assets will not be accepted.

#### **A. Corporates, partnerships, trusts, government organizations, limited liability partnerships (LLPs) and Individuals (Category I)**

The Prospective Resolution Applicant should have:

- a) A minimum Tangible Net Worth of **INR 500 crore** or more as per the latest available audited financial statements which shall not be earlier than March 31, 2025 along with a certificate of a Chartered Accountant that the said TNW of the entity or Individual has not eroded below the minimum eligibility criteria as on September 30, 2025;
- b) The PRA must also have minimum real-estate-sector experience of development of at least 1 (one) million square feet of retail real estate.
- c) In the event the bid is made by a special purpose vehicle or a subsidiary of a holding company, the net worth criteria must be satisfied by either the bidder or its Controlling company.

#### **B. Financial Investors (Category II)**

- a) "**Financial Investors**" shall include mutual funds, private equity / venture capital funds, domestic / foreign investment institutions, non-banking finance companies, asset reconstruction companies ("**ARC**"), banks and similar entities, who are registered and permitted to be a PRA under applicable law.
- b) The PRA should have total assets under management ("**AUM**") / loan portfolio of at least **INR 2,500 crore** as per latest audited financial statements which shall not be earlier than March 31, 2025; or Minimum Committed Funds available for investment/deployment in

Indian Companies or Indian assets of **INR 2,500 crore** or more as per the latest available audited financial statements which shall not be earlier than March 31, 2025. Additionally, the PRA, under this category, must issue a declaration that the same AUM has not eroded below the minimum eligibility criteria as on September 30, 2025.

- c) Financial Investors may rely on the credentials of a Controlling entity/Group entity for demonstrating their eligibility under Clauses 3(B)(b).
- d) Financial Investors must have experience of managing AUM of retail real-estate projects of at least 1 million square feet.
- e) Additionally, in case of an ARC they shall be eligible to be a resolution applicant under the Code only upon satisfaction of the criteria prescribed by the Reserve Bank of India for this purpose, including as mentioned in clause 27 of the Reserve Bank of India's Master Circular on Asset Reconstruction Companies dated April 3, 2023 ("**ARC Master Circular**"):
  - (i) The ARC has a minimum net owned fund (as computed in accordance with the ARC Master Circular) of INR 1,000 crore which shall not be earlier than 31 March 2025.
  - (ii) The ARC shall have a Board-approved policy regarding taking up the role of resolution applicant which may inter alia include the scope of activities, internal limit for sectoral exposures, etc.
  - (iii) A committee comprising of a majority of independent directors shall be constituted to take decisions on the proposals of submission of resolution plan under the Code.
  - (iv) The ARC shall explore the possibility of preparing a panel of sector-specific management firms/ individuals having expertise in running firms/ companies which may be considered for managing the firms/ companies, if needed.
  - (v) In respect of a specific CIRP, the ARCs shall not retain any significant influence or control over the corporate debtor after five years from the date of approval of the resolution plan by the Adjudicating Authority under the Code. In case of non-compliance with this condition, the ARCs shall not be allowed to submit any fresh resolution plans under the Code either as a resolution applicant or a resolution co-applicant.
  - (vi) The ARC shall make additional disclosures in the financial statements with respect to assets acquired under the Code in addition to the existing disclosure requirements. These would include the type and value of assets acquired under the Code, the sector-wise distribution based on business of the corporate debtor, etc.
  - (vii) The ARC shall disclose the implementation status of the resolution plans approved by the AA on a quarterly basis in their financial statements.
- f) In the event a bid is made by a special purpose vehicle or a subsidiary of a holding company, the net worth and turnover criteria/AUM must be satisfied by either the bidder or its Controlling company.

### **C. Proposals by Consortium of Investors under both (A) and (B) above.**

Proposals can also be made by / with the support of a Consortium of investors subject to the following conditions:

- a) At least one of the members of the Consortium must hold or propose to hold at least 26% total equity participation or economic interest in the Consortium and such member must be designated as the "Lead Partner." The Lead Partner nominated by the Consortium shall be the single point of contact on behalf of the Consortium with the RP and the CoC (and each of their advisors and representatives) for all matters relating to the Consortium, the IEOI, and the resolution plan process in the CIRP of the Corporate Debtor and such Lead Partner shall be duly authorized by each member of the Consortium to bind, represent and take decisions on behalf of the entire Consortium. To clarify, the identity of the Lead Partner must

be communicated at the time of submission of the EOI. Further, the Lead Partner of the Consortium cannot be replaced post submission of EOI, without approval of the CoC. The members in the consortium cannot exceed more than 5 (five) members.

- b) All members/constituents of the Consortium would need to have a minimum stake of 10% in the total equity participation or economic interest in the Consortium.
- c) EOI is being submitted by a Consortium, the EOI, along with all undertakings submitted pursuant to this IEOI, shall be signed by each member of the Consortium and where the EOI is submitted under the single signature of the Lead Partner (duly authorized by all other constituents of the Consortium), all the requisite undertakings in terms this IEOI must be separately provided by each member of the Consortium.
- d) Additionally, the lead applicant of consortium must individually satisfy the above-mentioned criteria applicable to Category I or Category II, as the case may be, and should be eligible as per other requirements of the Code.
- e) Each member of the Consortium will need to fulfill the criteria above, as applicable to them, in proportion to their voting/profit share, whether in Category I or Category II, as the case may be. These criteria will continue to apply till the resolution plan is implemented, post approval by the Adjudicating Authority.
- f) The TNW / AUM / Committed Funds requirement for the lead applicant of the successful resolution applicant will continue to be applicable until the resolution plan is implemented by successful resolution applicant post approval by the Adjudicating Authority. All the members of the Consortium shall be jointly and severally responsible for legal compliance and compliance with the terms of the IEOI, the Request for Resolution Plans (“**RFRP**”) and the relevant resolution plan.
- g) Applicants who have individually submitted an EOI can form a Consortium later to submit a resolution plan subject to adherence to eligibility conditions. The consortium cannot be constituted to include members who have not submitted EOI, unless otherwise permitted by the CoC/RP.
- h) If a person submitting an EOI is desirous of forming consortium after submission of EOI but before submission of resolution plan, request has to be made to the RP in writing and the RP shall place such request before the CoC and the CoC can accept or reject such request at its sole discretion.
- i) If one member is a part of any other category or any other consortium which is submitting Expression of Interest herein then that member cannot be a part of another group of consortium or category which is also submitting EOI for the Corporate Debtor.
- j) No change of members of the Consortium shall be permitted post submission of the EOI, except with prior approval of the CoC of the Corporate Debtor, subject to fulfilment of the mandatory eligibility conditions prescribed under this IEOI, the Code and the CIRP Regulations and upon submission of such documents and fulfillment of such conditions as may be required by the RP and/or CoC (to their satisfaction) in that regard.
- k) All members of the Consortium shall be jointly and severally responsible for compliance with the Code and CIRP Regulations (as amended from time to time), terms of the IEOI, RFRP, obligations under the EOI and undertaking given to the RP, and the process thereafter.
- l) Each member of the Consortium shall be eligible under Section 29A of the Code (as amended from time to time). If any one member of the Consortium is disqualified under Section 29A of the Code or terms of this IEOI, then the entire Consortium, i.e., all the members of such Consortium shall stand disqualified, except as otherwise permitted by the CoC.
- m) The EOI along with all undertakings submitted pursuant to this Invitation to EOI shall be signed by the Lead Partner of the Consortium.

- n) The Consortium shall submit the copy of duly notarized consortium agreement/memorandum of understanding, if any, entered into between the Consortium members, setting out the respective obligations of the Consortium members and such Consortium agreement should not be in violation of the terms of the IEOT and subsequent RFRP and the process.
- o) No dispute between the members of the Consortium (including the lead member), shall affect the obligations of the Consortium and/or the members of the Consortium under the IEOT, RFRP, or the resolution plan submitted by the Consortium

#### 4. **NOTES**

A. For the purpose of this Invitation for EOI, please note the following definitions:

- a) **“Group”** shall mean and include (i) an entity which, directly or indirectly, holds 26% (twenty six percent) or more of the share capital of the Prospective Resolution Applicant or (ii) an entity in which the Prospective Resolution Applicant, directly or indirectly, holds 26% (twenty six percent) or more of the share capital or (iii) an entity in which the Prospective Resolution Applicant, directly or indirectly, has the power to direct or cause to be directed the management and policies of such entity whether through the ownership of securities or agreement or any other arrangement or otherwise or (iv) an entity which, directly or indirectly, has the power to direct or cause to be directed the management and policies of the Prospective Resolution Applicant whether through the ownership of securities or agreement or any other arrangement or otherwise or (v) an entity which is under common Control with the Prospective Resolution Applicant.
- b) **“Committed Funds”** shall mean the demonstrated, available liquid funds available with the PRA, which can be immediately invested;
- c) **“Consortium”** shall mean any person acting together with another person as a consortium/joint bidder or joint venture (whether incorporated or not) for the purpose of submission of the EOI and resolution plan for the Corporate Debtor;
- d) **“Control”** shall mean a company holding more than 50% (fifty percent) of the voting share capital of another company or the ability to appoint majority of the directors on the board of another company or the ability of a company to direct or cause direction of the management and policies of another company, either directly or indirectly, whether by operation of law or by contract or otherwise. The terms **“Controlling,” “Controlled,”** and **“Controls”** shall be construed accordingly.
- e) **“Tangible Net Worth”** or **“TNW”** shall mean the aggregate value of the paid-up share capital and all reserves created out of the profits and securities premium account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, as per the audited balance sheet. Reserves created due to revaluation of assets, write-back of depreciation and amalgamation will not be considered. Translation loss or gains as well as gain or losses due to “Mark to Market” adjustments shall also not qualify for calculation of tangible net worth.

B. Participation in the resolution process (including any conditions in relation to control/lock-in restrictions etc.) of eligible PRAs shall be solely in accordance with the provisions of law and the RFRP which will be issued in due course in accordance with the Code and CIRP Regulations (as amended from time to time).

C. PRA must be a fit and proper person and must not be under any legal incapacity to submit an EOI or assume any legal or beneficial interest in the Corporate Debtor.

D. PRAs shall promptly submit such additional information as may be if required by the Resolution Professional or the COC of the Corporate Debtor.

E. Calculation of TNW criteria shall be duly certified by statutory auditor/ practicing Chartered

Accountant of the PRA.

- F.** In case PRAs are located outside India, then for the demonstration of the relevant eligibility criteria, the currency conversion rate shall be as per the reference rates published by the Reserve Bank of India on its website for different currencies. Such rate should be of the day immediately preceding the date of EOI, or as near to the date as possible (only in case the rate is unavailable on the preceding date) and the date of which the rates have been used should also be indicated in the EOI.
- G.** Entities with their financial year ending on a date other than March 31, 2025 may demonstrate the eligibility based on the latest audited annual accounts not older than September 30, 2025.
- H.** Any entity which has been barred by the Central/ State Government/or any other relevant regulator, or any entity acting jointly or in concert or controlled by them, from operating or engaging in its business, as on the date of submission of the EOI, would not be eligible to submit the EOI, either individually or as member of a Consortium and its net worth can also not be taken into consideration for the purposes of meeting the eligibility criteria. In case any such prohibition is imposed after the submission of the EOI, then such applicant shall be disqualified. In case the RP or the CoC subsequently becomes aware or is made aware of any disqualification of the PRA, then they shall have a right to disqualify such PRA from the resolution process, and refund the Refundable Deposit.
- I.** It may be noted that eligibility criteria for inviting resolution plans is determined with the approval of COC of the Corporate Debtor and may be amended or changed at any stage. The RP/ COC reserves the right to cancel or modify the process and/or reject / disqualify any interested party/bid/offer at any stage of the resolution process and without any liability.
- J.** The PRA may submit a resolution plan directly or cause its group companies/special purpose vehicle (“SPV”) or affiliate to submit the resolution plan, the PRA may, if they choose so, join in, in such resolution plan. The resolution plan may also provide for investors to partner with the PRA. In each of the above case, the entity/entities submitting the resolution plan shall have to be eligible under Section 29A of the Code.
- K.** The EOI must be unconditional and strictly in the format set out herein.
- L.** EOIs not fulfilling the above conditions and/or as set out under applicable law are liable to be disqualified without any further communication.

## **5. DISQUALIFICATION UNDER SECTION 29A**

Please note that a PRA will not be eligible to submit the EOI if it or any person acting jointly or in concert with it is disqualified under Section 29A of the Code (as amended from time to time, including extant law/ regulations prevailing at the time of evaluation of eligibility criteria or amendments thereafter).

The PRA shall provide an undertaking in relation to Section 29A of the Code as set out in **Annexure ‘A,’** and an affidavit in the form set out in **Annexure ‘F.’** In case of a Consortium each member of the Consortium shall submit such undertaking in relation to Section 29A of the Code.

In case of an EOI by a Consortium, no member of the Consortium should be ineligible under Section 29A of the Code. Each PRA, along with EOI, is required to furnish an undertaking as per Regulation 36A(7)(c) of the CIRP Regulations in the forms as set out in **Annexures ‘A’ and ‘F’** hereof confirming that it is not ineligible under Section 29A of the Code. If any one member of the consortium is disqualified under Section 29A of the Code, then the entire consortium, i.e., all the members of such Consortium shall stand disqualified.

## **6. LAST DATE OF SUBMISSION OF EOI**

6.1. The last date for submission of EOI (strictly in the format prescribed herein) is 6:00 PM December 15, 2025, Monday (“**Last Date**”). Provided that the RP may extend the Last Date, with the consent/approval/ratification of the CoC (at its sole discretion). Provided further, that the RP (with CoC

consent/approval/ratification) has the right to accept or reject any EOI submitted after the Last Date.

6.2. In case the Last Date happens to be a holiday in Bengaluru, the next working day will be deemed as the Last Date.

6.3. All the EOIs received on or before the Last Date will be reviewed by the RP.

6.4. The qualified and shortlisted PRAs appearing in the final list shall be required to submit their resolution plan, in accordance with the provisions of the IBC and the CIRP Regulations and in accordance with the provisions set out in the RFRP, on or before the date as may be communicated to the PRAs.

## **7. REFUNDABLE DEPOSIT**

Each PRA is required to provide a non-interest-bearing refundable deposit of INR 5,00,00,000/- (Indian Rupee Five Crores Only) along with the EOI by way of either (i) demand draft; or (ii) NEFT/ RTGS (the details of the Bank Account can be sought from the Resolution Professional prior to last date for submission of the IEOL) ("**Refundable Deposit**").

In case of submission of Refundable Deposit by way of a demand draft, the demand draft shall be issued in favor of TARUN REALTORS PRIVATE LIMITED, payable at Bengaluru, Karnataka.

No PRA shall be entitled to interest on the refundable deposit.

Unless forfeited or except as decided otherwise by the CoC, the Refundable Deposit of the PRAs shall be returned/ refunded (without interest) within 30 (thirty) days from any of the following events:

- Rejection of EOI of such PRA and/or non-inclusion of the PRA in the final list of eligible PRAs;
- Withdrawal of the PRA from the resolution plan process (where such withdrawal is notified to the RP in writing) before submission of resolution plan;
- PRA failing to submit the resolution plan by the respective due date, as specified by the RP for submission of the resolution plan
- Submission of resolution plan by the PRA, unless the Refundable Deposit is adjusted against any deposit/ guarantee provided/ to be provided at the time of submission of the resolution plan with the approval of the RP (acting on the instructions of CoC).

The Refundable Deposit shall be forfeited/invoked at any time, upon the PRA being disqualified on any of the grounds as mentioned hereunder:

- The PRA is found to be ineligible in terms of Section 29A of the Code;
- The PRA is found to have made a false or misleading declaration of eligibility as per the conditions set out in Section 29A of the Code (as amended from time to time);
- There is found to be any misrepresentation in the EOI;
- The PRA fails to renew/extend the Refundable Deposit within 7 (seven) days from the request for such renewal/extension received from the RP; or
- The RP (in consultation with the CoC) determines that the PRA has not satisfied the eligibility criteria provided in this IEOL.
- In case the PRA breaches any terms of the Confidentiality Undertaking.

It is clarified that any such forfeiture of the Refundable Deposit shall not limit any other rights or remedies that the RP or the CoC may have under applicable law or otherwise, against the PRA.

## **8. SUBMISSION OF EOI**

8.1. Any PRA submitting the EOI should meet the applicable eligibility criteria as set out in this IEOL. The EOI shall be submitted in the prescribed format as set out in **Annexure 'B,'** alongwith (i) "Details of PRA," as set out in the format attached as **Annexure 'E.'** It should be accompanied with the following documents/ information, as applicable:

### **A. For all Bidders**



- a) Profile of PRA including subsidiary (wholly-owned subsidiary and partly-owned subsidiary if any), promoter and promoter group, parent company and ultimate parent company, key managerial personnel and board of directors;
- b) Proof of address along with copies of Certificate of Incorporation/ Registration and Constitutional Documents (MoA, AoA) or other equivalent organizational documents. Copy of PAN card, GST number or equivalent documents;
- c) Audited financial statements of the last three years, and/or its promoter/promoter group or any other group company as per eligibility criteria;
- d) A notarized declaration from the PRA in order to demonstrate that the promoter/promoter Group or any other Group company are part of the same group, in case the interested party is using such entities for meeting the eligibility criteria. Please note that the PRA shall provide all relevant documents for its promoter/promoter Group or any other Group company, if required to meet the eligibility criteria;
- e) A certificate from statutory auditor or chartered accountant certifying AUM or Tangible Net Worth, as the case may be;
- f) An Undertaking under Section 29A of the IBC in the format attached as **Annexure ‘A,’** and Affidavit regarding Section 29A of the IBC in the format attached as **Annexure ‘F’**;
- g) An Undertaking in the format attached as **Annexure ‘C’**;
- h) A Confidentiality Undertaking in the format attached as **Annexure ‘D’**;
- i) A list of connected persons of the PRAs (including of each member of the Consortium), as defined under Section 29A of the Code;
- j) A statement showing how the PRA meets the conditions laid down in the eligibility criteria along-with documents to substantiate the same;
- k) A statement giving details if the PRA or any of its related parties has withdrawn from or failed to implement or contributed to the failure of implementation of any other resolution plan; and
- l) Any additional document/information asked by RP or COC must be furnished by PRA.

**B. For Consortium / Joint Investors**

- a) In case of a Consortium, the relevant documents will need to be provided by each member of the Consortium;
- b) person cannot be part of more than 1 (one) Consortium submitting the EOI for the Company. Further a Person shall submit only 1 (one) EOI, either individually as a PRA or as a constituent of a Consortium;
- c) the Consortium shall submit the copy of consortium agreement/MOU, if any, entered into between the Consortium members;
- d) Each member of the Consortium shall nominate and authorize the Lead Partner to represent and act on behalf of the members of the Consortium. Such Lead Partner shall have authority to bind, represent and take decisions on behalf of the consortium and shall be the single point of contact on behalf of the Consortium with the Resolution Professional and the COC, their representative and advisors in connection with all matters pertaining to the Consortium;
- e) the members of the Consortium shall be jointly and severally liable in respect of obligations

under the EOI/ undertakings/ resolution plan submitted to the Resolution Professional;

- f) if any 1 (one) member of the Consortium is disqualified under Section 29A of the Code, then the entire Consortium; i.e., all the members of such Consortium shall stand disqualified [except as otherwise permitted by the COC in which case the COC may permit the Lead Member or Lead Member and other members of the Consortium (who are not disqualified) to continue to participate in the process];
- g) The EOI must detail the members of the Consortium, the Lead Partner and the holding/ proposed percentage holding of each member;
- h) In case any EOI applicant wishes to add/remove members to form or change a Consortium, the same shall be allowed subject to consent / approval of the COC.
- i) no dispute amongst the constituents of the Consortium (including the Lead Member), shall affect the obligations of the Consortium and/ or the members of the Consortium under the EOI, request for resolution plan or the resolution plan submitted by the Consortium.

**C. EOI shall be submitted in the following manner:**

- a) EOI is invited through email and hard copy (in a sealed cover), in the format, as set out in Annexure B.
- b) Email has to be sent to tarunrealtors.ip@gmail.com
- c) Subject of email should be “**Expression of Interest (“EOI”) for submitting of Resolution Plan for TARUN REALTORS PRIVATE LIMITED (“TRPL”) undergoing Corporate Insolvency Resolution Process (“CIRP”)**”
- d) Applicants should meet the Eligibility Criteria as set out above in point 3 and shall not attract any ineligibility under point 5 above.
- e) Applicants should submit the EOI along with the supporting documents determining eligibility as mentioned in point 3 and point 7 above.

Hard copy of the EOI shall be submitted to following address: 3rd Floor, Wing A, Worldmark 1, Aero City, Near IGI Airport, Opposite Holiday Inn, Mahipalpur, New Delhi, Delhi, 110037

**9. IMPORTANT NOTES REGARDING SUBMISSION OF EOI**

- a) The EOI submitted by the PRA should be unconditional and should be submitted in the format attached as **Annexure ‘B.’**
- b) For the purposes of demonstrating the satisfaction of the eligibility criteria, financial strength of the Ultimate Parent/Parent/Affiliate of the PRA can be used in line with the generally accepted accounting principles in India. Provided that such PRA may prove its eligibility at Ultimate Parent/Parent/Affiliate’s level only if such Ultimate Parent/Parent/Affiliate has provided a board resolution or similar authorization agreeing for use of its credentials to evidence eligibility of such PRA.
- c) The following terms shall have the meaning as provided hereunder:
  - “**Affiliate**” with respect to any person means any other person which, directly or indirectly:
    - (i) Controls such person; or
    - (ii) is Controlled by such person; or
    - (iii) is Controlled by the same person who, directly or indirectly Controls such person.

“**Control**” has the meaning ascribed to the term under Section 2(27) of the Companies Act 2013 and the term “**Controlled**” shall be construed accordingly.

“**Parent**” means a company which Controls the Applicant, either directly or indirectly.

“**Ultimate Parent**” means a person which Controls, either directly or indirectly the Parent Company of the Prospective Resolution Applicant.

- d) The EOI and other concerned documents shall be signed by the authorized signatory of the PRA, supported by evidence of authority of such person (such as board resolution or resolution of any of any sub-committee of the board (if so authorized by the board) or power of attorney, authorizing such person to execute the EOI) and appropriately stamped / company seal (if any) affixed by the authorized representative of the PRA. Further, the annexures need to be executed on the stamp paper of adequate amount as applicable to the place of execution.
- e) Further detailed information about the process, access to the Information Memorandum, evaluation matrix, virtual data room, process document for resolution plan process/RFRP, will be provided to the shortlisted PRAs who are found to be eligible as per the eligibility criteria prescribed herein and upon the submission of the documents, as required to be submitted with the EOI.
- f) All PRAs who are desirous of submitting a resolution plan pursuant to the submission of the EOI in respect of the Corporate Debtor must read, understand, and comply with all the requirements of the RFRP, the Code, the CIRP Regulations, and any other applicable laws for resolution plans and all matters under, in pursuant to, in furtherance of or in relation to, this IEOI.

#### 10. **IMPORTANT NOTICES**

- a) The COC or the RP (acting on instructions of the COC) reserve the right to cancel, amend, withdraw or modify or withdraw the process of invitation of EOI (including the timelines) or resolution plans without assigning any reason and without any liability. This is not an offer document and is issued with no commitment.
- b) COC or RP (acting on instructions of the COC) has the right to issue clarifications, amendments, addendum, and modifications to the IEOI or to waive or relax any term or condition or its application, generally or in any particular case, in each case as they may deem fit in their sole discretion without assigning any reason and without any liability. The RP and the COC also have the right to issue further supplements to the IEOI and retain the right to require additional documents from the PRAs without assigning any reason and without any liability. Any modifications or clarifications to this IEOI, in writing by the RP, shall be binding on the PRAs and shall be deemed to form a part of the IEOI, and shall not entitle the PRAs to seek any extension of timeline for submission of EOI. For the avoidance of doubt, it is clarified that any clarification on IEOI, as may be issued by the and the COC, shall not be considered as modification to the IEOI in terms of CIRP Regulations. PRAs are requested to regularly visit the Company’s web site at <https://www.tarunrealtorscirp.in/> (under tab “Corporate Insolvency Resolution Process”) to keep themselves updated regarding clarifications/ amendments/ time-extensions, if any.
- c) The Resolution Professional (with the consent/ approval/ ratification of COC) reserves the right to accept any EOI submitted after the Last Date or any EOI that deviates from the requirements set out herein, and no other PRA shall have the right to object to such acceptance.
- d) The last date for submission of EOIs may be extended from time to time in accordance with applicable laws with the prior approval of the RP and the COC (acting in its sole discretion) and such an extension shall not be considered as a modification or fresh issuance of the IEOI for the purpose of the CIRP Regulations.
- e) The RP with approval of the COC (at its sole discretion), reserves the right to accept the EOIs submitted after the Last Date or any EOI that deviates from the requirements set out herein, and no other PRAs shall have the right to object to such acceptance.
- f) The COC reserves the right to stipulate such condition as they may deem fit in relation to the submission of the resolution plan in the interest of achieving the objectives of the IBC including but not limited to maximization of value of the assets of the Corporate Debtor.

- g) It may be noted that EOIs of only those interested parties who meet the eligibility and other criteria specified herein shall be considered for the purposes of inclusion in the provisional and final lists to be issued under the CIRP Regulations. The fulfilment of the eligibility conditions or criteria in this IEOI does not automatically entitle the PRAs to participate in the CIRP, which will be subject to applicable laws and further conditions which may be stipulated by the RP and/or the CoC, in their sole discretion, including those in relation to access to the VDR or as may be stipulated under the RFRP. Without prejudice to the generality of the above provisions, the RP/CoC reserves their right (without being bound to do so) to reject the EOI of any PRA and not include them in the provisional or the final list of eligible PRAs, in the following events (including but not limited to):
- (i) If the EOI is submitted after the last date of submission of the EOI;
  - (ii) The PRA does not meet the eligibility criteria set out herein;
  - (iii) If the EOI submitted by the PRA is incomplete or the PRA does not submit the documents as required under this IEOI or does not submit such further documents or information as requested by the RP for conducting due diligence on the PRA;
  - (iv) If any information/record provided is false, incorrect, inaccurate or misleading;
  - (v) If in the opinion of the COC, the PRA is undesirable or not credible or if the PRA fails to provide information, if requested, to establish its credibility, eligibility or ability to implement a resolution plan.
  - (vi) If the PRA has or any of its related parties has withdrawn from or failed to implement or contributed to the failure of implementation of any other resolution plan approved by the Adjudicating Authority at any time in the past.
- h) It is hereby clarified that subject to approval of the CoC:
- (i) A resolution plan may be submitted and/or implemented by Ultimate Parent/Parent/Affiliate/subsidiary/special purpose vehicle/group entity of the PRA; and
  - (ii) PRA may also submit a resolution plan along with a co-investor which may be identified at a later stage (but prior to approval of a resolution plan by the CoC in accordance with the provisions of the IBC) or along with any financial strategic partner as it may deem fit;
- Provided that in each such case, the RP and the CoC shall have the right to require submission of additional documentation/ undertakings as they may deem fit to ensure compliance with the provisions of the IBC, CIRP Regulations, this IEOI and the undertakings annexed hereto and the request for resolution plans.
- Notwithstanding the above, the PRA and/or any other entity as specified in paragraphs 11(h)(i) and 11(h)(ii) above should not be ineligible to submit a resolution plan as per the IBC and shall be jointly and severally liable for all their duties, liabilities and obligations.
- i) The fulfilment of eligibility conditions in the EOI does not automatically entitle the applicant to participate in the CIRP which will be subject to applicable laws and further conditions stipulated by RP or COC, in their sole discretion, including those in relation to access to Virtual Data Room or as may be stipulated under the Request for Resolution Plan document. Further, RP and CoC reserve the right to issue clarifications, amendments and modification to the EOI document or to waive or relax any term or condition or its application in any particular case, in each case as they may deem fit in their sole discretion. The RP and CoC reserve the right to reject any and all applications in their sole discretion without assigning any reasons.
  - j) The PRA who has submitted the EOI may submit or implement the Resolution Plan either itself or through any of its Group entities, subject to compliance with the requirements of the IBC (including Section 29A), this IEOI, and RFRP. Notwithstanding the above, the PRA and such other entity of the Group shall be jointly and severally liable for all their duties, liabilities and obligations.

- k) The RP/ CoC reserves the right to stipulate such conditions as they may deem fit in relation to the submission of a resolution plan in the interest of achieving the objectives of the Code including but not limited to the maximization of the value of the assets of the Company.
- l) No oral conversations or agreements with the Resolution Professional or any official, agent or employee of the Resolution Professional, or any member of the CoC, or any official, agent or employee of the Company shall affect or modify any terms of this IEOI.
- m) By virtue of submission of an EOI pursuant to this IEOI, it shall be deemed that PRAs unconditionally acknowledge and agree that neither the PRA nor any of its representatives shall have any vested rights or claims whatsoever against the RP, the Corporate Debtor, any member of the CoC or their respective directors, officials, agents, employees, and advisors, arising out of or relating to or in connection with this IEOI or in the CIRP of the Corporate Debtor in any manner whatsoever.
- n) By submitting its EOI, each PRA shall be deemed to acknowledge that it has carefully read the entire IEOI and has fully informed itself as to all existing conditions and limitations. Ignorance of law/s will not be treated as any excuse.
- o) The PRA acknowledges that the investment in the Company shall be made by the PRA on an “as in, where is” basis and the RP or the CoC will not be providing any representations, warranties or indemnities for and on behalf of the Company.
- p) All the EOIs received will be reviewed by RP in consultation with its advisors and COC and COC’s advisors and a provisional list of eligible Potential Resolution Applicants shall be shared in accordance with IBC and CIRP Regulations.
- q) A provisional list of eligible PRAs shall be shared in accordance with the IBC and CIRP Regulations.
- r) For any details or clarifications on the process of submission of EOI, please contact at tarunrealtors.ip@gmail.com at least three days prior to the last date of submission of EOI.

**Issued by:**

**Bhuvan Madan**

**Resolution Professional of Tarun Realtors Private Limited**

**IBBI Registration No.: IBBI/IPA-001/IP-P01004/2017-2018/11655**

**AFA Certificate No.: AA1/11655/02/311225/108070 Valid till 31 Dec 2025**

Bhuvan Madan has been granted a certificate of registration to act as an Insolvency Professional by the Insolvency & Bankruptcy Board of India and has been appointed as the Resolution Professional by the Hon'ble National Company Law Tribunal vide Order dated November 13, 2025.

**Address:** A-103, Ashok Vihar Phase-3 (Behind Laxmi Bai College), New Delhi, National Capital Territory of Delhi, 110052

**Registered Email ID:** [madan.bhuvan@gmail.com](mailto:madan.bhuvan@gmail.com)

**Email ID for correspondence:** [tarunrealtors.ip@gmail.com](mailto:tarunrealtors.ip@gmail.com)

**ANNEXURE A**  
**SECTION 29A UNDERTAKING**

This is in relation to the ongoing corporate insolvency process of Tarun Realtors Private Limited

I, [name of the chairman/managing director/director/authorized person of prospective resolution applicant], son of [\_\_\_\_], aged about [\_\_\_\_] years, currently residing at [Address to be inserted] and having Aadhaar / Passport number [\_\_\_\_], on behalf of [name of the prospective resolution applicant] having registered office at [\_\_\_\_] (**"Applicant"**) [pursuant to authorization of the Board of the Applicant dated [\_\_\_\_] (as enclosed herewith)]<sup>1</sup>, do hereby undertake and confirm, represent, warrant and undertake that:

1. That I am duly authorized and competent to make and affirm the instant undertaking for and on behalf of the Applicant in terms of [resolution of its board of directors/ power of attorney dated [\_\_\_\_]]. I hereby unconditionally state, submit and confirm that the document is true, valid and genuine.
2. I hereby unconditionally state, submit and confirm that the Applicant is not disqualified from submitting an expression of interest in respect of the Company, pursuant to the provisions of the Code.
3. I hereby state, submit and declare that neither the (i) Applicant nor (ii) any person acting jointly or in concert with the Applicant nor (iii) any person who is a connected person (as defined under the provisions of the Code) of (a) the Applicant or (b) any person acting jointly or in concert with the Applicant):
  - a. is an undischarged insolvent;
  - b. is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
  - c. as on date, has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of commencement of the corporate insolvency resolution process of the corporate debtor and has failed to make payment of all overdue amounts with interest thereon and charges relating to non-performing asset accounts before submission of expression of interest.<sup>2</sup>
  - d. has been convicted for any offence punishable with imprisonment –
    - i. for two years or more under any Act specified under the Twelfth Schedule of the Code and two years have not passed from the date of release from such imprisonment; or
    - ii. for seven years or more under any law for the time being in force and two years have not passed from the date of release from such imprisonment
  - e. Has been disqualified to act as a director under Companies Act, 2013;
  - f. Is prohibited by the Securities Exchange Board of India from trading in securities or accessing the securities market;

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<sup>1</sup> To be retained only for body corporates.

<sup>2</sup> In the event:

- 1) the Applicant is a financial entity and is not a related party to the Company (For the purposes of this provision, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Company and is a related party of such Corporate Debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the insolvency commencement date of such Corporate Debtor); or
- 2) the Applicant has an account, or is in management or control or is the promoter of a corporate debtor that has an account, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under the Code, and a period of three years has not elapsed since from the date of approval of such resolution plan by the Adjudicating Authority (as defined under the Code),

- g. Has been a promoter or in the management or control of the Company in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under the Code (other than a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction which has taken place prior to the acquisition of the corporate debtor by the Applicant pursuant to a resolution plan approved under the Code or pursuant to a scheme or plan approved by a financial sector regulator or a court, and the Applicant has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction);
  - h. has executed a guarantee in favour of a creditor in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under this Code and such guarantee has been invoked by the creditor and remains unpaid in full or part; and
  - i. is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India;
4. That the Applicant unconditionally and irrevocably represents, warrants and confirms that it is eligible under the terms and provisions of the Code and the rules and regulations thereunder to submit an expression of interest and that it shall provide all documents, representations and information as may be required by the RP or the COC to substantiate to the satisfaction of the RP and the COC that the Applicant is eligible under the Code and the rules and regulations thereunder to submit an expression of interest in respect of the Company.
  5. That the Applicant unconditionally and irrevocably undertakes that it shall provide all data, documents and information as may be required to verify the statements made under this undertaking.
  6. That the Applicant understands that the COC and the RP may evaluate the expression of interest to be submitted by the Applicant or any other person acting jointly with it and such evaluation shall be on the basis of the confirmations, representations and warranties provided by the Applicant under this undertaking.
  7. That the Applicant agrees that each member of the COC and the RP are entitled to rely on the statements and affirmations made in this undertaking for the purposes of determining the eligibility and assessing, agreeing and approving the expression of interest submitted by the Applicant.
  8. That in the event any of the above statements are found to be untrue or incorrect, then the Applicant unconditionally agrees to indemnify and hold harmless the RP and each member of the COC against any losses, claims or damages incurred by the RP and / or the members of the COC on account of such ineligibility of the Applicant.
  9. That the Applicant agrees and undertakes to disclose/inform forthwith, to the RP and the members of the COC, if the Applicant becomes aware of any change in factual information in relation to it or its connected person (as defined under the Code) which would make it ineligible under any of the provisions of Section 29A of the Code at any stage of the corporate insolvency resolution process of the Company, after the submission of this undertaking.
  10. That this undertaking shall be governed in accordance with the laws of India and the courts of Bengaluru shall have the exclusive jurisdiction over any dispute arising under this undertaking.

Yours Sincerely,

On behalf of [Insert the name of the entity submitting the EOI] Signature: \_\_\_\_\_

**Name of Signatory:**

**Designation:**

**Company Seal/Stamp**

**NOTE:**

1. *The Section 29A Undertaking should be stamped on a stamp paper of appropriate amount as per stamp act applicable to the state of execution.*
2. *The person signing the EOI and other supporting documents should be authorized signatory supported by necessary board resolutions/authorization letter.*



**ANNEXURE B**  
**FORMAT OF EXPRESSION OF INTEREST**

[On the Letterhead of the Lead Partner/Prospective Resolution Applicant Submitting the EOI]

Date: [●]

**To,**

**Mr. Bhuvan Madan**

**Resolution Professional**

Tarun Realtors Private Limited

IBBI/IPA-001/IP-P01004/2017-2018/11655

A-103, Ashok Vihar Phase-3 (Behind Laxmi Bai College), New Delhi, National Capital Territory of Delhi, 110052

**Email ID for correspondence:** tarunrealtors.ip@gmail.com

**Registered email ID with IBBI:** [madan.bhuvan@gmail.com](mailto:madan.bhuvan@gmail.com)

**Subject: Expression of Interest (“EOI”) for submitting Resolution Plan for Tarun Realtors Private Limited (“Corporate Debtor” or “Company”) undergoing Corporate Insolvency Resolution Process (“CIRP”)**

Dear Sir,

In response to the invitation for submission of expression of interest dated \_\_\_\_\_ (“**IEOI**”) inviting expression of interest (“**EOI**”) for submission of resolution plans (“**Resolution Plan**”) for the Company as per the provisions of the Insolvency and Bankruptcy Code, 2016 (“**Code**”), we confirm that we have understood the eligibility and other criteria mentioned in the IEOI and meet the necessary threshold and criteria mentioned therein and are submitting our unconditional EOI for submission of a Resolution Plan for the Company.

[We are submitting the EOI as a consortium. The following are the constituents of the consortium:

Sr. No.	Name of consortium member	Type of entity

[ \_\_\_\_\_ ] is the Lead Partner of the consortium.]

**[Note: To be retained only in case of EOI being submitted by a consortium]**

We have attached necessary information requested and further undertake that the information furnished by us in this EOI is true, correct and accurate.

We hereby would like to submit our EOI for the Company, and confirm that we meet the eligibility criteria as mentioned in the IEOI and in the Code (including the criteria specified in accordance with clause (h) of sub-section (2) of section 25 of the Code). Based on this information we understand you would be able to evaluate our preliminary proposal / eligibility to shortlist us for the above-mentioned proposal.

We understand and confirm that:

- a) The fulfillment of eligibility conditions in the EOI does not automatically entitle us to participate in the CIRP of the Corporate Debtor, which will be subject to applicable laws and further conditions stipulated by the RP or the committee of creditors (“**COC**”), in their sole discretion, including those in relation to access to virtual data room (“**VDR**”) or as may be stipulated under the Request for Resolution Plan document. Further, the RP and COC reserve the right to issue clarifications, amendments and modification to the EOI document or to waive or relax any term or condition or its application in any particular case, in each case as they may deem fit in their sole discretion. The RP and CoC reserve the right to reject any EOI in their sole discretion without assigning any reasons;
- b) the EOI will be evaluated by the Resolution Professional of the Corporate Debtor along with the COC,

based on the information provided in this EOI and attached documents to determine whether we qualify to submit the Resolution Plan for the Company;

- c) the RP/ COC reserve the right to determine at their sole discretion, whether or not we qualify for the submission of the Resolution Plan for the Company and may reject the EOI submitted by us without assigning any reason at any point in time whatsoever and not include us in the provisional or final list of eligible prospective resolution applicants or remove our name from final list of post inclusion in provisional list;
- d) the RP/ the COC reserve the right to conduct due-diligence on us and/or request for additional information or clarification from us for the purposes of the EOI and we shall promptly comply with such requirements. Failure to satisfy the queries of RP/ COC may lead to rejection of our EOI;
- e) meeting the qualification criteria set out in IEOI alone does not automatically entitle us to participate in the next stage of the bid process;
- f) We, including any connected persons of ours, singly or jointly, are not ineligible or disqualified in terms of provisions of Section 29A of the Code as amended till date. We also confirm that we are not under any legal incapacity to submit and EOI or assume any legal or beneficial interest in the Corporate Debtor and/or its subsidiaries;
- g) we/ our related parties have not withdrawn from or failed to implement or contributed to the failure of implementation of any other resolution plan approved by the Hon'ble NCLT at any time in the past;
- h) We do fulfil the eligibility criterion as set out in point 3 of detailed the IEOI document, and meeting the qualification criteria set out in IEOI alone does not automatically entitle us to participate in the next stage of the bid process. We further confirm that we will continue to meet the eligibility criteria mentioned therein, and under the Code, and any material adverse change affecting [our eligibility] / [consortium's eligibility or its member(s)' ability] to perform in consortium shall be intimated within 3 (three) business days to the RP;
- i) along with our EOI, we have also enclosed information/documents as required in the IEOI;
- j) we confirm that, pursuant to the resolution dated [●], we have been duly authorized by our [board of directors/governing body] to undertake all such acts and deeds, as may be required or necessary for the purpose of submission of EOI.
- k) [we are authorized to submit this EOI on behalf of [●], [●] (insert the name of members of the Consortium)]. (Applicable only in case EOI is being submitted by a consortium)]

We confirm and declare that every information and records provided in EOI is true and correct and discovery of any false information or record at any time will render us ineligible to submit resolution plan, forfeit any refundable deposit, and attract penal action under the Code.

For further information/ queries, please contact: \_\_\_\_\_

Yours Sincerely,

On behalf of [Insert the name of the entity submitting the EOI] Signature: \_\_\_\_\_

**Name of Signatory:**

**Designation:**

**Company Seal/Stamp**

**NOTE:** The person signing the EOI and other supporting documents should be authorized signatory supported by necessary board resolutions certified /authorization letter (notarized).

**ANNEXURE C**  
**FORMAT OF UNDERTAKING**

**To,**

**Mr. Bhuvan Madan**

**Resolution Professional**

Tarun Realtors Private Limited

IBBI/IPA-001/IP-P01004/2017-2018/11655

A-103, Ashok Vihar Phase-3 (Behind Laxmi Bai College), New Delhi, National Capital Territory of Delhi, 110052

**Email ID for correspondence:** tarunrealtors.ip@gmail.com

Registered email ID with IBBI: [madan.bhuvan@gmail.com](mailto:madan.bhuvan@gmail.com)

**Subject: Undertaking in relation to submission of the EOI for Tarun Realtors Private Limited (“Corporate Debtor” or “Company”), currently undergoing Corporate Insolvency Resolution Process (“CIRP”)**

Dear Sir,

This is in relation to the ongoing CIRP of Tarun Realtors Private Limited. In terms of Section 25(2)(h) of the Insolvency and Bankruptcy Code, 2016 (“**Code**”) and Regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 (“**CIRP Regulations**”), the resolution professional/ of the Company (“**RP**”) has issued an invitation for expression of interest dated [•] for inviting expressions of interest from prospective resolution applicants. One of the requirements of this invitation is that the prospective resolution applicants are required to submit the undertakings contained herein at the time of submission of the expression of interest.

In furtherance of the foregoing, I, [name of the chairman/managing director/director/authorized person of prospective resolution applicant], son of [\_\_\_\_\_], aged about [\_\_\_\_\_] years, currently residing at [Address to be inserted] and having Aadhaar / Passport number [\_\_\_\_\_], on behalf of [name of the prospective resolution applicant] having registered office at [\_\_\_\_\_] (“**Applicant**”) [pursuant to authorization of the Board of the Applicant dated [\_\_\_\_\_] (as enclosed herewith)]<sup>3</sup>, do hereby undertake and confirm, represent, warrant and undertake that:

- a) the Applicant has understood the eligibility and other criteria mentioned in the Invitation for submission of EOI issued by the Resolution Professional of the Company on [•] (“**IEOI**”);
- b) The Applicant has and meets the necessary threshold and eligibility criteria mentioned in the IEOI;
- c) The Applicant shall provide all documents, representations and information as may be required by the RP or the COC to substantiate to the satisfaction of the RP and the COC that the Applicant is eligible in terms of the eligibility criteria set out in the IEOI and is also eligible under the Code and the rules and regulations thereunder to submit an expression of interest in respect of the Company;
- d) The Applicant is not an ineligible/disqualified person in terms of provisions of Section 29A of the Code;
- e) Neither we nor any of our representatives shall have any claims whatsoever against the Resolution Professional or its advisors or any member of the CoC or any of their directors, officials, agents or employees arising out of or relating to the resolution process or against any action of RP in good faith during CIRP period;
- f) No oral conversations or agreements with the Resolution Professional or any official, agent or employee of the Resolution Professional, or any member of the COC shall affect or modify any terms of this EoI;
- g) The Resolution Professional shall be entitled to reject the EoI submitted after the last date prescribed by the Resolution Professional;

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<sup>3</sup> To be retained only for body corporates.

- h) If, at any time after the submission of expression of interest, the Applicant becomes ineligible to be a resolution applicant as per the provisions of the Code (and in particular Section 29A of the Code), the fact of such ineligibility shall be forthwith brought to the attention of the Resolution Professional and the COC; Section 29A Undertaking (to be provided separately) has to be in the form of an affidavit on a stamp paper of appropriate amount as per the stamp act applicable to the state of execution;
- i) There is no instance or transaction where we or any of our group company had submitted the resolution plan under IBC 2016, which was duly approved by NCLT and we failed to implement it;
- j) All information and records provided by the Applicant to the Resolution Professional in EOI or otherwise, are correct, accurate, complete, and true and no such information, data or statement provided by us is inaccurate or misleading in any manner. The Applicant shall be solely responsible for any errors or omissions therein. Based on this information, the Applicant understands you would be able to evaluate our EOI in order to pre-qualify for the above- mentioned proposal.
- k) The Applicant acknowledges that in case any information/record provided by interest is false, incorrect, inaccurate, or misleading, we shall become ineligible to submit the Resolution Plan and the Applicant shall also attract penal action under the Code.
- l) The Applicant has read and understood the important notices provided in the IEOI and the Applicant confirms their unconditional acceptance thereto.

This undertaking shall be governed in accordance with the laws of India and the courts of Bengaluru shall have the exclusive jurisdiction over any dispute arising under this undertaking.

Yours Sincerely,  
On behalf of [Insert the name of the entity submitting the EOI]

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

Name of Signatory:

**Designation:**

Company Seal/Stamp

**NOTE:**

- (a) *The Undertaking should be stamped on a stamp paper of appropriate value.*
- (b) *The person signing the Undertaking should be an authorized signatory supported by necessary board resolutions (certified) /authorization letter (notarized).*

**ANNEXURE D**  
**FORMAT OF CONFIDENTIALITY**  
**UNDERTAKING**

**CONFIDENTIALITY UNDERTAKING**

THIS CONFIDENTIALITY UNDERTAKING (“**Undertaking**”) is made on this day of \_\_\_\_\_ 2025 by:

\_\_\_\_\_, a company incorporated in [•] and having its registered office at [•] (the “**Recipient**” / “**Prospective Resolution Applicant**” / “**PRA**”, which expression shall, unless excluded by or repugnant to the context or meaning thereof, include its successors, transferees and permitted assigns) in favour Mr. Bhuvan Madan, an insolvency professional having registration no. IBBI/IPA-001/IP-P01004/2017-2018/11655.

**WHEREAS:**

- A. Tarun Realtors Private Limited, a company registered under Companies Act, 1956 (hereinafter referred to as the “**Corporate Debtor**”) is undergoing its Corporate Insolvency Resolution Process (“**CIRP**”) under the Code vide National Company Law Tribunal, Bengaluru Bench (“**NCLT**”) order dated 20 July 2023 (“**Insolvency Commencement Date**”), as per the provisions of Section 9 of the Insolvency and Bankruptcy Code, 2016 (“**Code**”). According to the Order dated November 13, 2025 of the NCLT, Mr. Bhuvan Madan, having IBBI registration number: IBBI/IPA-001/IP-P01004/2017-2018/11655 was appointed as the Resolution Professional.
- B. Vide an invitation for expressions of interest dated \_\_\_\_\_ the RP had invited expressions of interest (“**EOI**”) from prospective resolution applicants for submission of resolution plans for the Company in accordance with the provisions of the Code. The Prospective Resolution Applicant (“**PRA**”), has accordingly, submitted its EOI to the RP on \_\_\_\_\_.
- C. The Resolution Applicant proposes to submit a resolution plan in respect of the Company (“**Resolution Plan**”) to the RP, in accordance with the Code. For the purpose of such preparation, submission and negotiation of the Resolution Plan (“**Purpose**”), the RP may provide the Resolution Applicant with access to relevant information in that respect, provided that the Resolution Applicant provides a confidentiality undertaking to the RP with respect to such information provided (“**Disclosing Party**”).
- D. In view of the above, the RP will be sharing the relevant information, comprising/ containing certain Confidential Information (as defined in Clause 1 below) with the PRA and accordingly the PRA has agreed to provide this Undertaking and be bound by the terms and conditions hereinafter set forth governing, *inter alia*, the disclosure, use and protection of such Confidential Information.

**NOW THEREFORE THIS UNDERTAKING WITNESSETH** that for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the PRA agree as follows:

- 1. “**Confidential Information**” shall mean all relevant information (*as defined under Section 29 of the Code*) whether in a physical or electronic form, all information, whether in written, oral, pictorial, electronic, visual or other form, including information in the virtual data room (“**VDR**”), relating, in any manner whatsoever, to the Company or to any group entity (including any holding, subsidiary, associate, joint venture or related entity) of the Company or in relation to the resolution plan process. Without prejudice to the generality of the foregoing, Confidential Information includes, without limitation:
  - a) any information which relates to the business, sales and marketing, operations, pricing arrangements, suppliers, customers, network, finance, technology, corporate, organisation, management, strategic initiatives and plans, policies and reports, financial position of the Company;
  - b) any drawing, calculation, specification, instruction, diagram, catalogue, manual, data, templates, models, prototypes, samples, presentations, proposals, quotations, computer programs, software, belonging to or vested in the Company or in which Company has an interest of any kind;
  - c) any unpatented invention, formula, procedures, method, belonging to or vested in the Company or in which Company has an interest of any kind;

- d) any unregistered patent, design, copyright, trademark including any pending applications and any intellectual or industrial proprietary right, belonging to or vested in the Company or in which Company has an interest of any kind;
- e) any information belonging to identified third parties with whom the Company has business dealings;
- f) any proposed business deals, contracts or agreements to which Company is party;
- g) any information relating to disputes, litigations, proceedings filed by or against the Company;
- h) the Information Memorandum in respect of the Company prepared under the provisions of the Code by the RP and information contained in VDR;
- i) contents of its Resolution Plan;
- j) particulars of any negotiations conducted with the Committee of Creditors on its Resolution Plan;
- k) financial terms or scores of any other resolution applicant (if disclosed to the Recipient) in the course of or as process of negotiation with the Recipient.

2. The Recipient shall at all times observe the following terms:

- i. it shall hold in trust and in confidence the Confidential Information provided to the Recipient by the Disclosing Party;
- ii. it shall not, directly or indirectly use the Confidential Information for any purpose other than for the Purpose or for causing an undue gain or undue loss to itself or any other person;
- iii. it shall not disclose or reveal (or permit the disclosure or revelation of) any Confidential Information to any person or party whatsoever (save and except as provided below) without the prior consent of the Disclosing Party;
- iv. it may disclose the Confidential Information to its employees, advisors, directors and/or its Affiliates (together the **“Representatives”**), strictly on a need to know basis and solely for the Purpose, provided always that, each of these Representatives shall, in the course of their duties be required to receive, observe and consider the confidentiality obligations set out hereunder when working towards the Purpose and shall be bound by confidentiality obligations that are at least as stringent as the obligations set out in this Undertaking. The Recipient acknowledges that any agreement (written or otherwise) entered into between the Recipient and the Representatives would not discharge the Recipient from its confidentiality obligations under this Undertaking. In any event, the Recipient shall remain liable and responsible for any confidentiality breaches by its Representatives and breach by any Representative of the Recipient shall be deemed as breach of this Undertaking by the Recipient. For the purposes of this Undertaking, the term “Affiliate” shall mean, with respect to the Recipient, any person or entity who is directly or indirectly Controlling, or is Controlled by, or is under the direct common Control of the Recipient and the term “Control” means a person who has the power to direct the management and policies of any person or entity, directly or indirectly, whether by ownership of voting securities, board control, by contract or otherwise. The terms **“Controlling”** and **“Controlled by”** or **“under common Control”** shall have corresponding meanings;
- v. it shall use the same degree of care to protect the Confidential Information as the Recipient uses to protect its own confidential information but no less than a reasonable degree of care to prevent the unauthorized access, use, dissemination, copying, theft and/or republication of the Confidential Information;
- vi. it shall at no time, discuss with any person, the Confidential Information or any other matter in connection with, or arising out of, the discussions or negotiations in relation to the Purpose (other than to the extent permitted hereunder);

- vii. it shall immediately, upon the earlier of (a) the conclusion of the Purpose; or (b) termination of this Undertaking as per Clause 10 below; or (c) a notification by the Disclosing Party, surrender and return to the Disclosing Party, all Confidential Information and any notes, memoranda or the like, including any copies or reproductions in its possession, or destroy the same in accordance with the directives of the Disclosing Party, in each case, except to the extent, retention of such Confidential Information is required under applicable law, provided that the Recipient in these cases, shall notify the Disclosing Party of the information that has been retained as a result of such applicable law along with the corresponding details of the applicable law which warranted such retention;
  - viii. it shall not publish any news release or make any announcements or denial or confirmation in any medium concerning this Undertaking or its proposal to prepare/ submit the Resolution Plan or contents of Resolution Plan in any manner nor advertise or publish the same in any medium, without the prior written consent of the Disclosing Party;
  - ix. it shall promptly notify the Disclosing Party of any Confidential Information which has been lost or disclosed or used by any unauthorized third party provided that such notification shall not relieve the Recipient from any liability arising from its breach of this Undertaking;
  - x. it shall protect against any unauthorized disclosure or use, any Confidential Information of the Company that it may have access to in any manner.
3. The Recipient shall not be liable for disclosure or use of the Confidential Information in the event and to the extent that such Confidential Information:
- i. is or becomes available to the public domain without breach of this Undertaking by the Recipient; or
  - ii. is disclosed with the prior written approval of the Disclosing Party; or
  - iii. was in the possession of the Recipient prior to its disclosure to them under this Undertaking from another source not under any obligation of confidentiality to the provider; or
  - iv. is disclosed pursuant to any law or a court order or the stock exchange requirement provided that in the event the Recipient is required to make such disclosure pursuant to a court order / stock exchange announcement, then in that case the Recipient shall only disclose the Confidential Information to the extent required and to the extent permissible, promptly notify the Disclosing Party in advance, so that the Disclosing Party has the opportunity to object to such Disclosure or discuss the extent of disclosure by the Recipient.
4. The Recipient agrees that the Disclosing Party, by the disclosure of the Confidential Information to the Recipient, does not grant, express or implied, any right or license to use the Confidential Information for any purpose other than the Purpose contemplated under this Undertaking or vest any intellectual property rights or legal or beneficial interest in the Confidential Information so disclosed to the Recipient.
5. For the avoidance of doubt, nothing in this Undertaking shall compel the Disclosing Party to disclose to the Recipient, any or all the Confidential Information requested by the Recipient and the Disclosing Party shall, at all times during the subsistence of this Undertaking, reserve the right to determine, in its sole discretion, whether it shall disclose such Confidential Information (in whole or part).
6. The Recipient acknowledges that the Disclosing Party makes no representation, warranty or inducement, whether express or implied, as to the accuracy or completeness of the Confidential Information and is not be liable for any damage arising in any way out of the use of, or termination of the Recipient's right to use the Confidential Information. The Disclosing Party has not verified or audited the information and the information so provided is based on books and records available with the Company. The Disclosing Party does not take any responsibility for any decisions made by Recipient based on the information provided. The Recipient shall exercise its own diligence before making any conclusion or decision.
7. The Recipient acknowledges that the Confidential Information is valuable to the Disclosing Party and that damages (including, without limitation, all legal fees and expenses on a solicitor and client basis) may not be a sufficient remedy for any breach of its obligations under this Undertaking and the Recipient further

acknowledges and agrees that the remedies of specific performance or injunctive relief (as appropriate) without the necessity of posting bond, guarantees or other securities, are appropriate remedies for any breach or threatened breach of its obligations under this Undertaking, in addition to and without prejudice to, any other remedies available to the Disclosing Party at law or in equity.

8. The Recipient shall indemnify and hold harmless the Disclosing Party against all losses, damages and liabilities, including but not limited to all legal fees and expenses, arising from or connected with any breach of this Undertaking, including but not limited to any gross negligence or willful misconduct in respect of the Confidential Information, by the Recipient and/or its Representatives.
9. The Recipient shall not, without prior written consent of the Disclosing Party, engage and advisor, whether professional, legal or otherwise, where a conflict of interest exists with the Company or the Disclosing Party in relation to the corporate insolvency resolution process of the Company.
10. This Undertaking shall be effective and shall stay in force for a period of three (3) years from the date first stated above. Upon expiry of this Undertaking, the confidentiality obligations of the Recipient herein shall cease, provided that payment obligations if any that may arise under this Undertaking (including under the indemnity Clause 8 above) shall survive the termination of this Undertaking.
11. All notices and other communications provided for hereunder shall be: (i) in writing; and (ii) hand - delivered, sent through an overnight courier (if for inland delivery) or international courier (if for overseas delivery) to a party hereto or sent by electronic mail, at its address specified below or at such other address as is designated by such party in a written notice to the other parties hereto.

**For Disclosing Party/IRP**

Contact Person: Mr. Bhuvan Madan

Email: tarunrealtors.ip@gmail.com

Postal address: A-103, Ashok Vihar Phase-3 (Behind Laxmi Bai College), New Delhi, National Capital Territory of Delhi, 110052

**For Recipient/Resolution Applicant**

Postal Address: \_\_\_\_\_  
: \_\_\_\_\_ Contact Person: \_\_\_\_\_ Email : \_\_\_\_\_

All such notices and communications shall be effective: (i) if hand-delivered, when delivered; (ii) if sent by courier, (a) one (1) business day after its deposit with an overnight courier if for inland delivery; and (b) 5 (five) calendar days after it deposit with an international courier if for an overseas delivery; and (c) if sent by registered letter, when the registered letter would, in the ordinary course of post, be delivered whether actually delivered or not; and (iii) if sent by electronic mail, when actually received in readable form.

12. If any provision of this Undertaking is invalid or illegal, then such provision shall be deemed automatically adjusted to conform to the requirements for validity or legality and as so adjusted, shall be deemed a provision of this Undertaking as though originally included. If the provision invalidated is of such a nature that it cannot be so adjusted, the provision shall be deemed deleted from this Undertaking as though the provision had never been included, in either case, the remaining provisions of this Undertaking shall remain in full force and effect.
13. No amendments, changes or modifications of any provision of this Undertaking shall be valid unless made by a written instrument signed by a duly authorised representative of the PRA and agreed to by the Disclosing Party in writing.
14. No failure or delay by any Party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any single or partial exercise thereof preclude any other exercise thereof or the exercise of any other right, power or privilege hereunder.
15. Neither Party may assign or transfer its rights or obligations contained in this Undertaking or any interest therein without the prior written consent of the other Party.
16. This Undertaking shall be governed by and construed in all respects according to the laws of the India and, the PRA hereto agree to submit to the exclusive jurisdiction of the courts of Bengaluru.



17. This Undertaking supersedes and cancels all prior communications, understandings and agreements, if any, between the PRA and the Resolution Professional, whether written or oral, expressed or implied.

**IN WITNESS WHEREOF**, the Parties hereto have caused their duly authorised representatives to set their hands the day and year first above written.

Signed by for and on behalf of the Recipient/PRA

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Name:

Designation:

**NOTE:**

- (a) *The Undertaking should be stamped on a stamp paper of appropriate value.*
- (b) *The person signing the Undertaking should be an authorized signatory supported by necessary board resolutions (certified) /authorization letter (notarized).*

## ANNEXURE E

### DETAILS OF PROSPECTIVE RESOLUTION APPLICANT

*[Note: In case of submission of EOI by a consortium, the details set out below are to be provided by each of the members of the consortium]*

**1. Name and Address:**

- a) Name of the Firm/ Company/ Organisation/ Individual:
- b) Address:
- c) Telephone No:
- d) Mobile No:
- e) Fax:
- f) Email:

**2. Date of Establishment / Incorporation:**

**3. Core Area of Expertise:**

**4. In case an EOI is submitted by a consortium, the proposed equity participation/economic interest of each member is to be disclosed, along with the lead partner:**

**5. Contact Person:**

- a) Name:
- b) Designation:
- c) Telephone No:
- d) Mobile No:
- e) Email:

**6. PRA Profile:**

Financial Profile (consolidated / standalone as applicable):

(in Rs Crore)	Category I as per Eligibility Criteria	Category II as per Eligibility Criteria
As on 31 Mar 23	[TNW]	AUM
As on 31 Mar 24	[TNW]	AUM
As on 31 Mar 25	[TNW]	AUM and /or Committed Funds

**7. Names and DIN of directors including Independent Directors**

**8. Experience of the PRA and its group in the relevant sector.**

**9. History, if any, of the PRA, has been declared as a ‘willful defaulter’, ‘non-cooperative borrower’, ‘non-impaired asset’ or ‘non-performing asset’.**

**10. Any other relevant details which would be useful for the IRP/RP to evaluate the bid and help to shortlist for the next stage in the process**

*[In case of a consortium, the above details are to be shared for each of the consortium members.]*

## ANNEXURE F

*[On the stamp paper of adequate amount as applicable for declaration, affidavit and indemnity, in the state where this document is executed with minimum stamp duty being Rs. 100 and notarised]<sup>4</sup>*

*[Note: Foreign companies submitting expression of interest are required to ensure that the documents submitted as part of the expression of interest are appropriately apostilled, and stamp duty is paid as per local laws in India before submission to the Resolution Professional.]*

*The execution of this affidavit must be authorized by a duly passed resolution of the board of directors of the prospective resolution applicant or any sub-committee of the board (if so authorized by the board) in the event the prospective resolution applicant is a company and in case of an LLP / partnership firm / other eligible entity, the authorisation from the body vested with similar powers of management.*

*Each page of the affidavit is required to be signed by the prospective resolution applicant at the bottom of the page and on the execution page, the deponent must affix his/her full signature and additionally affix the rubber stamp seal (if any) of the prospective resolution applicant.*

*Where the resolution applicant is a consortium, the affidavit set out below is to be provided by each member of the consortium.]*

### **AFFIDAVIT REGARDING SECTION 29A OF THE INSOLVENCY AND BANKRUPTCY CODE, 2016**

I, \_\_\_\_\_, [designation] of [●], son/ daughter of [●] having date of birth [●], PAN/AADHAAR/ PASSPORT [●], [Please insert as applicable PAN number, Passport number and AADHAAR number] [under authorization given to me vide resolution of the Board of Directors/ power of attorney of (name of the Applicant) [Please specify the incorporation details including corporate identification number and registered office details in case of companies / identification information in case of any other entity] dated [ ] (“**Applicant**” or “**Prospective Resolution Applicant**”), do hereby solemnly affirm and irrevocably and unconditionally state, in relation to submission by the Applicant of an expression of interest in the corporate insolvency resolution process of TARUN REALTORS PRIVATE LIMITED (“**Corporate Debtor**”), as follows:

1. That I am duly authorised and competent to swear and affirm the instant affidavit for and on behalf of the Applicant in terms of resolution of its board of directors dated [●] (as enclosed herewith). I hereby unconditionally state, submit and confirm that the said document is true, valid, genuine, effective and in force.
2. I say that pursuant to the provisions of Section 25(2)(h) of the Insolvency and Bankruptcy Code, 2016, as amended from time to time (“**IBC**”), Mr. Bhuvan Madan, the Resolution Professional for the Corporate Debtor (the “**Resolution Professional**”) had invited expressions of interest from interested parties/ resolution applicants vide the advertisement dated \_\_\_\_\_ (“**Invitation for EOI**”) for the purposes of seeking resolution plans for Corporate Debtor during the corporate insolvency resolution process (“**CIRP**”) of Corporate Debtor. Pursuant to the above, the Applicant proposes to submit our expression of interest within the timelines prescribed under the Invitation for EOI.
3. I hereby unconditionally state, submit and confirm that the Applicant or any other person acting jointly or in concert with the Applicant or any person who is a ‘connected person’ (as defined in Explanation I to Section 29A(j) of the Code), listed herein in **Annexure I** is not disqualified/ ineligible from submitting a resolution plan in respect of the Corporate Debtor, pursuant to the provisions of Section 29A of the IBC and/or otherwise.
4. I/We say that in terms of Section 29A of IBC, certain persons/category of persons have been specified as ineligible for the purposes of submission of resolution plan.

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<sup>4</sup> The Prospective Resolution Applicants should note that this affidavit is in addition to and not in substitution of the affidavit to be provided, in respect of Section 29A of the IBC, at the time of submission of the resolution plan.

5. In compliance with section 29A of the Code, I hereby state, submit, affirm and declare that none of (a) the Applicant; and (b) any other person acting jointly or in concert with the Applicant:<sup>5</sup>
- a) is an undischarged insolvent;
  - b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India (“**RBI**”) issued under the Banking Regulation Act, 1949 (the “**BR Act**”);
  - c) at the time of submission of the resolution plan, has an account or an account of a corporate debtor which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force and at least a period of 1 (one) year has lapsed from the date of such classification till the date of commencement of CIRP of the corporate debtor;
  - d) has been convicted for any offence punishable with imprisonment:
    - (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC and two years have not passed from the date of release from such imprisonment; or
    - (ii) for 7 (seven) years or more under any law for the time being in force and two years have not passed from the date of release from such imprisonment.
  - e) is disqualified to act as a director under the Companies Act, 2013;
  - f) is prohibited by the Securities and Exchange Board of India (“**SEBI**”) from trading in securities or accessing the securities markets;
  - g) has been a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under the IBC;
  - h) has executed a guarantee in favour of a creditor in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
  - i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India;
  - j) has a connected person<sup>6</sup> not eligible under the abovementioned clauses (a) to (i). A list of all the connected persons is set out in **Annexure I** hereto.
6. I irrevocably and unconditionally submit to the Resolution Professional, that the list of the connected persons set out in **Annexure I** hereto is exhaustive in all respects, and the names of all the connected persons have been set out thereunder without any omission whatsoever.
7. I submit to the Resolution Professional that; the Applicant unconditionally and irrevocably agrees and undertakes that it has made and shall continue to make full disclosure in respect of itself and all its connected persons.
8. I, submit that, till the approval of the resolution plan by National Company Law Tribunal, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by the Applicant/ any other person acting in jointly or in concert with the Applicant/ any connected person set out in **Annexure I** hereto, such an event shall be considered to be a breach of the terms of the Invitation for EOI and hold the Applicant ineligible from participating in the process of CIRP of the Corporate Debtor.

<sup>5</sup> In case any proviso / exclusions / explanations, as stipulated under Section 29A of IBC, are applicable in relation to a Prospective Resolution Applicant, to such extent, the format of this affidavit may be revised by such Prospective Resolution Applicant to provide for the same as indicated in this format.

<sup>6</sup> The meaning of “connected person” is as provided under Section 29A(j).

9. I agree and acknowledge that Resolution Professional and/or the Committee of Creditors of the Corporate Debtor (“COC”) is entitled to rely on the statements and affirmations made in this affidavit for the purposes of determining the eligibility and assessing, agreeing and approving the EOI submitted by the Applicant.
10. I unconditionally and irrevocably represent, warrant and confirm that the Applicant and any other person acting jointly or in concert with the Applicant and all connected person listed herein in **Annexure I** is eligible under the terms and provisions of the IBC and the rules and regulations framed thereunder to submit a resolution plan for the Corporate Debtor. I unconditionally and irrevocably undertake that the Applicant shall promptly provide all data, documents and information as may be required from time to time to verify the statements made under this affidavit, to the satisfaction of the Resolution Professional and COC.
11. I understand and agree that the Resolution Professional and/or the COC of the Corporate Debtor may evaluate the EOI to be submitted by the Applicant or any other person acting jointly with it and such evaluation shall be on the basis of the confirmations, representations and warranties provided under this affidavit.
12. I agree and undertake to promptly disclose/inform forthwith, to the Resolution Professional and/or the COC of the Corporate Debtor, if the Applicant becomes aware of any change in factual information in relation to it or its connected persons which would make it ineligible under any of the provisions of Section 29A of the IBC at any stage of the CIRP, after the submission of this affidavit.
13. I agree that in the event any of the above statements are found to be untrue or incorrect, then the Applicant unconditionally agrees to indemnify and hold harmless the Resolution Professional and/or the COC of the Corporate Debtor against any losses, claims or damages incurred by the Resolution Professional and/or the COC of the Corporate Debtor, as the case may be, on account of such ineligibility of the Applicant.
14. This affidavit shall be governed in accordance with the laws of India and the courts of Mumbai shall have the exclusive jurisdiction over any dispute arising under this affidavit.
15. I submit that, the contents of this Affidavit, as provided above are correct, true, valid and genuine.
16. I submit that, no information/details, have been concealed while signing this Affidavit and there are no further facts to be disclosed to determine the eligibility of *[name of the Applicant]* in terms of Section 29A of the IBC.  
Solemnly, affirmed at [ ] on [ ], [2025].

Before me,  
Notary

Deponent’s signature

#### VERIFICATION

I, the Deponent hereinabove [on behalf of *[name of the Applicant]*], do hereby verify and affirm that the contents of paragraph \_\_\_\_ to \_\_\_\_ of this affidavit are true and correct to my knowledge and belief and no material facts have been concealed therefrom.

Verified at [ ] on this [ ], 2025.

Deponent’s signature

***ANNEXURE I***

**LIST OF THE CONNECTED PERSONS AS DEFINED UNDER SECTION 29A (j) OF THE CODE**

***[Note: please list down the names of all the connected persons.]***

## **DISCLAIMER**

*This Invitation for Expression of Interest to submit resolution plans (“**Invitation for EoI**”) in respect of Tarun Realtors Private Limited (“**Corporate Debtor**”) has been issued by the resolution professional of the Corporate Debtor (“**RP**”), acting on the instructions of the committee of creditors of the Corporate Debtor (“**COC**”) in compliance with the provisions of the Insolvency and Bankruptcy Code, 2016 (“**Code**”) read with regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 (“**CIRP Regulations**”) solely for general information purposes only, without regard to any specific objectives, suitability, financial situations and needs of any particular person. This document does not constitute or form part of and should not be construed as an offer or invitation for the sale or purchase of securities or any of the businesses or assets described in it or an offer to sell or issue or the solicitation of an offer to buy or acquire securities or assets of the Corporate Debtor or any of its subsidiaries or affiliates in any jurisdiction or as an inducement to enter into investment activity. No part of this Invitation for EoI, nor the fact of its distribution, should form the basis of, or be relied on in connection with, any contract or commitment or investment decision whatsoever. It is hereby clarified that if any resolution plan (or the terms thereof) which is received by the RP is not pursuant to or in accordance with the provisions of this Invitation for EoI and/or such plan is not in accordance with the terms and conditions set out in this Invitation for EoI, then such resolution plan shall not be considered eligible for evaluation by the COC. By accepting this Invitation for EoI, the recipient acknowledges and agrees to the terms set out in this Invitation. This document is personal and specific to each applicant and does not constitute an offer or invitation or solicitation of an offer to the public or to any other person within or outside India.*

*The information contained in this Invitation for EoI and subsequently disclosed pursuant to the terms hereof has been collated from information available with the RP for the preliminary reference of the recipients in making their own evaluation of the Corporate Debtor and does not purport to be accurate, comprehensive, or complete. All information provided herein and/or subsequently disclosed pursuant to the terms hereof has been provided by the Corporate Debtor and has not been independently verified by the RP or the COC. All recipients should conduct their own diligence, investigation and analysis of the Corporate Debtor, and the data set forth in this document or otherwise provided. It is hereinafter clarified that no representation or warranty, express or implied, is or will be made and no responsibility or liability is or will be accepted by the RP or the COC in relation to the accuracy, fairness, authenticity or completeness of this document or any other written or oral information made available to any interested party or its advisers and any such liability is expressly disclaimed. By placing a resolution plan upon conducting its independent diligence of the information disclosed in pursuant to this Invitation for EoI, the resolution applicant acknowledges and undertakes that it would not raise the veracity of any information provided herein as a defence in any proceeding or before any forum. Moreover, there would also be no liability of the RP or the COC for the information and the process provided herein.*

*The RP or the COC give no undertaking to provide the recipient with access to any additional information or to update this Invitation for EoI or any additional information, or to correct any inaccuracies in it which may become apparent. The issue of this Invitation for EoI shall not be deemed to be any form of commitment on the part of Corporate Debtor, the RP or the COC to proceed with any transaction nor does it constitute an offer for sale or purchase or otherwise.*