

E-AUCTION PROCESS INFORMATION DOCUMENT

Invitation for bids for sale by way of e-auction of the asset of **M/s WIG BROTHERS CONSTRUCTIONS PRIVATE LIMITED-In Liquidation** ("Corporate Debtor" or "Company" or "CD") under the provisions of the Insolvency and Bankruptcy Code, 2016 ("Code" or - "IBC")

(A company under liquidation process vide Hon'ble NCLT order dated November 27, 2019)

Date of Public Announcement:

01.10.2021 (Business Standard)

01.10.2021 (Rashtriya Sahara)

Date of E-Auction: 22.10.2021

Issued by: -

Paramjit Singh Bhatia - Liquidator

**M/s WIG BROTHERS CONSTRUCTION PRIVATE LTD -
(IN LIQUIDATION)**

(CIN: U45201DL1996PTC079040)

Paramjit Singh Bhatia has been appointed as Liquidator of **M/s WIG BROTHERS CONSTRUCTIONS PRIVATE Ltd- In Liquidation** by Hon'ble National Company Law Tribunal (NCLT), New Delhi vide order dated 06.01.2020 to manage, protect, sell and liquidate the property, assets, business and other affairs of the Corporate Debtor.

Closed office of the Company/ Corporate Debtor: 423-424 Upper Ground Floor, Double Storey New Rajendra Nagar, New Delhi, Delhi 000000, India

Sd/-

Paramjeet Singh Bhatia

IBBI Regn. Details:

Address: C-39, Surya Nagar, Ghaziabad, Uttar Pradesh-201011

Email: bhatiaparam.s@gmail.com

Reg. No.: IBBI/IPA-001/IP-P00961/2017-2018/11582

Contact No.- 9920128849

Correspondence Details:

Office Address: 409, Ansal Bhawan, 16, K.G. Marg, Connaught Place, New Delhi-110001

Contact No. 011-45101111

Email: insolvency@arck.in

Notes:

1. This E-auction Process Information Document is issued only for the Interested Bidders.
2. Terms and conditions, deadlines etc. for participating in the Electronic Auction are provided in this E-Auction Process Information Document.
3. The timelines, notifications, updates and other details for the e-auction process are available on the websites <http://www.arck.in> of the Insolvency Professional Entity of the Liquidator, and <https://ncltauction.auctiontiger.net>.
4. Bidders desirous to submit their bids have to submit their Bids on E- Auction Portal <https://ncltauction.auctiontiger.net>.

DISCLAIMER & PREFACE

1. This E-Auction Process Information Document is issued by Mr. Paramjeet Singh Bhatia, the Liquidator appointed by the Hon'ble NCLT, Delhi in the matter of liquidation process of M/s Wig Brothers Constructions Private Ltd-In Liquidation, under Insolvency and Bankruptcy Code, 2016, for the purpose of auction sale of the asset of the company as per sale notice dated 01.10.2021(BusinessStandard), 01. 10. 2021 (Rashtriya Sahara).
2. The purpose of this document is to lay out the process for submitting the E- Auction Bids for purchase of the asset of M/s Wig Brothers Constructions PvtLtd (hereinafter referred to as the "Corporate Debtor" or "CD" or –Companyll in accordance with the Insolvency and Bankruptcy Code, 2016 ("Code" or "IBC") and The Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations").
3. This document is not a statutory document and it has not been approved or registered with any regulatory or statutory authority of Government of India or any State Government. Nothing herein or in materials relating to the E-Auction Process Information Document should be construed as legal, financial, accounting, regulatory or tax advice by the Liquidator.
4. It is to be noted that no information being provided in this E-Auction Process Information Document claims it to be comprehensive. Doctrine of "**Caveat Emptor**" applies and therefore independent due diligence of the intended user of this document or the interested party or the bidder is highly recommended.
5. This E-Auction Process Information Document and information contained herein or disclosed should not be printed, reproduced, transmitted, sold, distributed, or published by the recipient, without prior written approval from the Liquidator.
6. Neither the Liquidator nor his Insolvency Professional Entity (ARCK Resolution Professionals LLP), his Partners, Legal Associates, etc. shall be liable for any damages, whether direct or indirect, including loss of revenue or profits that may arise from or in connection with the use of this E-Auction Process Information Document, including for the E-Auction Participant not being selected as a Successful Auction Participant or on account of any decision taken by the Liquidator.

7. Further, apart from the provisions set out in this E-Auction Process Information Document, the E-Auction process applicant shall be responsible for fully satisfying the requirements and Provisions of the Code and of the Liquidation Regulations as well as all laws in force that are or may be applicable to the applicant or the sale process and for obtaining requisite regulatory approvals.
8. It is to be noted that by procuring a copy of this E-Auction Process Information Document, the recipient accepts the terms of this disclaimer, which forms an integral part of this E-Auction Process Information Document and part of all the other terms and conditions of this E-Auction Process Information Document.
9. Under no circumstances shall the E-Auction Participant make any contact, direct or indirect, by any mode whatsoever, with the Company until the Liquidator gives his Written Permission.
10. The Asset of the Company (i.e., Office No. 311B, 3rd Floor DLF Center Point, Sector-11, Faridabad, Haryana) is proposed to be sold on “**As is where is basis**”, “**As is what is basis**”, “**Whatever there is basis**” and “**Withoutrecourse basis**” and the proposed sale of the asset of the Company does not entail transfer of any other title, except the title which the Company had on its asset proposed for sale as on date of transfer. The Liquidator does not take or assume any responsibility for any shortfall or defect or shortcoming in the immovable asset of the Company proposed to be sold.
11. The E-Auction Participant shall bear all its costs and charges associated with or relating to the preparation and submission of its bid including but not limited to Physical and Electronic preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator or any other costs incurred in connection with or relating to its bid.
12. This E-Auction Process Information Document is neither an agreement nor an offer by the Liquidator to the Prospective Bidder/s or any other person/s. The objective of this E- Auction Process Information Document is to provide interested parties with information that may be useful to them in making their bids. It may be noted that the assumptions, assessments, statements and information contained in the E-Auction Process Information Document may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own due-diligence, investigations and analysis and should also check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this E-Auction Process Information Document and may get independent advice from appropriate sources.

- 13.* Information provided in this E-Auction Process Information Document to the Bidder(s) has been collected and collated from several sources. The information given, by no means, claims to be an exhaustive account of statutory requirements and should not be regarded as complete. The Liquidator accepts no liability or responsibility for the authenticity, accuracy or otherwise for any statement or information contained in the E-Auction Process Information Document.
- 14.* The details about the asset on sale, provided in this document or otherwise uploaded on the respective websites have been fetched from the records of the corporate debtor to give a brief idea about the asset owned by the corporate debtor and put up for e-auction sale. The sale will be on "**As Is Where Is, As Is What Is, Whatever There Is and Without Recourse Basis**" and the prospective bidders are cautioned to exercise their own diligence in respect of the quality, condition, usefulness, availability and other related aspects. For this the prospective bidders can conduct physical visit of the property of the company proposed to be sold. The liquidator will not be responsible for any shortcomings/ shortfall or any other consequences arising out of the sale.
- 15.* Without prejudice, the Liquidator reserves the right to seek a legal opinion in any matter during the process and proceed accordingly.

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A. INFORMATION MUST BE READ BEFORE BIDDING

1. This E-Auction Process Information Document has been issued for the purpose of carrying out electronic auction (**e-Auction**) of an asset, of M/s Wig Brothers Constructions Private Ltd- In Liquidation (hereinafter the **Company** or **Corporate Debtor** or **CD**) under the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC" or "Code") and the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations").
2. The information provided in this E-Auction Process Information Document should be read together with the provisions of the IBC and the Liquidation Regulations. In the event of a conflict between this e-Auction Process Information Document and the IBC or the Liquidation Regulations, the provisions of the IBC or the Liquidation Regulations, as the case may be, shall always prevail.
3. The information contained in this E-Auction Process Information Document or subsequently provided to Bidder(s), whether verbally or in documentary or in any other form by or on behalf of the Liquidator, is provided to Bidder(s) on the terms and conditions as set out in this E- Auction Process Information Document.
4. The Liquidator may in his absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this E-Auction Process Information Document.
5. The issuance of this E-Auction Process Information Document does not imply that the Liquidator is bound to select a Bidder or to appoint the Preferred Bidder as Successful Bidder for the asset of the company proposed to be sold and the Liquidator reserves the right to reject all or any of the Bidders or bids without assigning any reason whatsoever.
6. E-Procurement Technologies Limited, A — 801, Wall Street-II, Opposite Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad ("E-Auction Service Provider") has been appointed as the E-Auction Service Provider. The sale of the Assets (i.e. Office space) of the Company shall be undertaken by the E-Auction Service Provider for and on behalf of the Liquidator (–Seller) through an e-auction platform provided on the website portal of the E-Auction Service Provider ("Platform"). Other details with respect to the e- auction are as follows:

Type of Bid	E-Auction
Seller	Paramjeet Singh Bhatia (Liquidator for M/s Wig Brothers Constructions Private Ltd-In Liquidation)
Website of E-Auction Service Provider	https://ncltauction.auctiontiger.net
Service Provider	E-Procurement Technologies Limited, A-801, Wall Street - II, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad - 380006 Contact person — Mr. Tilak Maratha, Email id - Tilak@auctiontiger.net / Support@auctiontiger.net Mobile No. – 6351896834 / 079-61200 580 /579/587/598/598
Annexures and Formats	Format A: Format of letter for submission of EMD by Associate/Associate Company Annexure I- Affidavit and Undertaking Annexure II -Bid form (to be duly filled in and signed and stamped by the Bidder and uploaded) Annexure III- Declaration by the Bidder (to be duly filled in and signed, stamped by the Bidder and uploaded along with the Bid form) Annexure IV- Technical Terms and Conditions of E-Auction Annexure V- Description of Assets
Special Instructions	Please note that this bidding is a serious matter and last- minute bidding may lead to unnecessary lapses. Neither the E- Auction Service Provider nor the Liquidator will be responsible for any lapses on part of the Bidders.

7. All terms and conditions with respect to the e-auction of the asset of the company shall be governed by the directions of the Liquidator, Hon'ble National Company Law Tribunal ("NCLT") and in accordance with the provisions of applicable laws. As mandated by the NCLT, the Liquidator shall exercise all rights with respect to sale of the said asset and it would be open to the Liquidator to appoint such experts, professionals or other persons, as the Liquidator might think necessary, in consultation with NCLT, so as to enable the sale of the assets.
8. The Annexures to this E-Auction Process Information Document shall form an integral part hereof and this E-Auction Process Information Document shall always be read in conjunction with the Annexures appended hereto and the available documents relating to the assets on offer shall be made available for inspection on request to the Liquidator at bhatiaparam.s@gmail.com or insolvency@arck.in.
9. It is clarified that if any right or interest in respect of the asset on offer devolves upon the Corporate Debtor pursuant to any future orders of Hon'ble NCLT/any other Court or any other Tribunal, the same shall not form part of this sale and shall be dealt separately as per the directions of such Hon'ble NCLT/court or tribunal or as per the provisions of the Code and Regulations made there-under.
10. The title documents relating to the property proposed to be sold by this e-auction shall be available on request to be made to the Liquidator at insolvency@arck.in or bhatiaparam.s@gmail.com.

B. KEY DEFINITIONS

-**Adjudicating Authority** or **-NCLT** shall mean the Hon'ble Delhi Bench of the National Company Law Tribunal;

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

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

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

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

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

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

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

-**Liquidator** means an insolvency professional appointed as a liquidator in accordance with Section 34 of the IBC;

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

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

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

C. INTRODUCTION

1. The Company's Liquidation Process has been initiated under the provisions of the IBC and the Liquidation Regulations by an order of the Hon'ble Adjudicating Authority, NCLT, New Delhi dated 27th November, 2019. Subsequently the appointed Liquidator in the above mentioned order was replaced by Mr Paramjeet Singh Bhatia vide an order of the Hon'ble Adjudicating Authority dated 06th January 2021.
2. It is the endeavor of the Liquidator to sell the assets comprising the liquidation estate of the Company in the manner specified under Regulation 32 of the Liquidation Regulations, any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Regulations, as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Company and in the manner specified in this E-Auction Process Information Document.
3. The E-Auction would be conducted in the manner specified in the Schedule I, as provided under Regulation 33 of the Liquidation Regulations, any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Regulations, as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Company and in the manner specified in this E-Auction Process Information Document.
4. The E-Auction Participants are encouraged to make themselves acquainted with the provisions of the IBC and the Liquidation Regulations and any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Regulations, as the case may be.

D. THE COMPANY OVERVIEW

Brief Background & Present Status:

M/s Wig Brothers Constructions Pvt Ltd-In Liquidation (hereinafter referred to as –the Company or –Corporate Debtor or CD) is a private limited non-government company. Its authorised share capital is Rs 80,000,000/- and its paid-up share capital is Rs 64,406,980/-. It used to be involved in building of complete constructions of parts, engineering etc. Its registered address is 423-424 Upper Ground Floor, Double Storey, New Rajendra Nagar, New Delhi-, India. The erstwhile directors of the company were Anil Wohan Wig and Sunil Mohan Wig. The Corporate Identification Number of the Company is U45201DL1996PTC079040.

Present Status:

The Corporate Insolvency Resolution Process was initiated by the Hon'ble Adjudicating Authority vide order dated 09.07.2018 on a section 9 application of the Code filed by Nuvoco Vistas Corporation Ltd. The committee of creditors of the corporate debtor in its 4th meeting held on 13.02.2019 decided that the CD may be liquidate in light of the fact that the net worth is negative and there is no scope of revival of the CD. The Hon'ble NCLT, Division Bench - III vide its order dated 27th November 2019 initiated the Liquidation Process of the CD and appointed Mr Aditya Agarwal (RP) as the Liquidator for the process. The COC in a meeting convened on 03.01.2020 resolved that Mr Paramjeet Singh Bhatia be appointed as the Liquidator of the CD replacing the erstwhile Liquidator. The Hon'ble AA vide order dated 06.01.2020 appointed Mr Paramjeet Singh Bhatia as the Liquidator for the CD. The Liquidator vide the e-auction sale notice dated 01.10.2021(Business Standard), 01.10.2021 (Rashtriya Sahara) proposes to auction a property having a super area of 29.65 sq mt. The asset on e-auction sale is office No 311B, 3rd Floor DLF Center Point, Sector-11, Faridabad, Haryana.

E. ELIGIBILITY

An E-Auction Process Applicant shall not be eligible to submit a bid for purchase of the asset of the Company being put on e-auction sale if it fails to meet the eligibility criteria as set out in Section 29A of the IBC (as amended from time to time).

A careful reading of Section 29 A of the IBC states that a person shall not be eligible to submit a bid, if such person, or any other person acting jointly or in concert with such person —

- a. Is an un-discharged insolvent;
- b. Is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
- c. At the time of submission of the resolution plan 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(10 of 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 liquidation process of the corporate debtor:

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

Provided further that nothing in this clause shall apply to a resolution applicant where such applicant is a financial entity and is not a related party to the corporate debtor.

Explanation I.- For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares, prior to the insolvency commencement date.

Explanation II.— For the purposes of this clause, where a resolution applicant 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 and such account was acquired pursuant to a prior resolution plan approved under this Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under this Code;

- d. has been convicted for any offence punishable with imprisonment –
 - (i) for two years or more under any Act specified under the Twelfth Schedule; or
 - (ii) for seven years or more under any law for the time being in force: Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment: Provided further that this clause shall not apply in relation to a connected person referred to in clause of Explanation I;
- e. is disqualified to act as a director under the Companies Act, 2013 (18 of 2013): [Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation I];
- f. is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- g. has been a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under this Code:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of the corporate debtor by the resolution applicant pursuant to a resolution plan approved under this Code or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such resolution 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;
- i. is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- j. has a connected person not eligible under clauses (a) to (i).

Explanation I. — For the purposes of this clause, the expression "connected person" means—

- (i) any person who is the promoter or in the management or control of the resolution applicant; or
- (ii) any person who shall be the promoter or in management or control of the business of the corporate debtor during the implementation of the resolution plan; or
- (iii) the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii): Provided that nothing in clause (iii) of Explanation I shall apply to a resolution applicant where such applicant is a financial entity and is not a related party of the corporate debtor:

Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares, prior to the insolvency commencement date;

Explanation II—For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely:—

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;
- (c) any investment vehicle, registered foreign institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to them in regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
- (f) such categories of persons as may be notified by the Central Government.

(Note: For complete text of Sec 29A, please refer to the Insolvency and Bankruptcy Code, 2016)

F. DOCUMENTS REQUIRED TO BE SUBMITTED TO ASCERTAIN ELIGIBILITY OF THE BIDDER

The E-Auction Process Applicant or Bidder would need to submit the following forms, documents and authorizations to participate in the e-auction process:

- a. Ownership Structure and Composition of the E-Auction Applicant / Bidder, Proof of Identification, Current Address-Proof, PAN card, Valid e-mail ID, Landline and Mobile Phone number;
- b. Authorization to the Signatory (in case the bidder is a legal entity);
- c. Affidavit and Undertaking by the E-Auction Process Applicant on stamp paper as applicable to the place of execution (through Authorized Signatory, in case the bidder is a legal entity). The Format for the Affidavit and Undertakings attached vide **Annexure I**;
- d. An eligible bidder will need to submit the duly filled, signed and stamped **Bid Application Form** attached vide **Annexure II**, and duly filled, signed and stamped **Declaration by Bidders** attached vide **Annexure III**. Declaration is to be executed on a stamp paper, as applicable to the place of execution.

Please note that only the eligible bidders will gain access to documentation, additional information required for due diligence, after due submission of the required bid form and declaration form. Further, if needed, the site visits for only the eligible bidders may also be coordinated by the Liquidator.

Further, it should be noted that at any stage of the E-Auction process, the liquidator may ask for any documents from the prospective bidders to evaluate their eligibility. The liquidator, at his discretion may disqualify the prospective bidder/s for non-submission of the requested documents.

G. PHYSICAL VERIFICATION AND SITE VISIT

Eligible Bidders may request the Liquidator to arrange for physical verification and site visit of the property of the Company. Upon receipt of such a request, the Liquidator may first arrange a discussion meeting at any time prior to the closure of the e-auction process. The details with respect to the discussion meeting shall be communicated to the Eligible Bidder in advance. The Liquidator reserves the right to not arrange such a discussion meeting for any reason whatsoever, irrespective of the request of the Eligible Bidder.

The Liquidator may coordinate a site visit for Eligible Bidder/s at any time prior to the closure of the E-Auction process, following a request for such a visit by the Eligible Bidder/s. The Liquidator will communicate, in advance, to such Eligible Bidder/s, all the relevant details, terms and conditions, if any, with respect to such Site Visit. The Liquidator reserves the right to not arrange a site visit for any reason whatsoever, irrespective of the request of the Eligible Bidder.

H. DUE DILIGENCE

The Liquidator shall endeavor to provide necessary assistance, facilitating the conduction of due diligence by interested Bidders. The information and documents shall be provided by the Liquidator in good faith.

The asset on auction of the Company is proposed to be sold on “**As is where is basis**”, “**As is what is basis**”, “**Whatever there is basis**” and “**Without recourse basis**” and the proposed sale of assets of the Company does not entail transfer of any title, except the title which the Company has on the assets on offer for sale as on date of transfer. All local taxes / maintenance fee / electricity/ water charges/ annual lease rentals/ unearned income in case of leasehold properties, etc., if any outstanding as on date or yet to fall due in respect of the relevant asset should be ascertained by the E-Auction process applicant and would be borne by the successful bidder.

I. ASSETS TO BE AUCTIONED AND RESERVE PRICES

**SALE NOTICE FOR ASSET OF M/S WIG BROTHERS CONSTRUCTION PRIVATE LIMITED - IN LIQUIDATION
(CIN-U45201DL1996PTC079040)**

(Sale under Insolvency and Bankruptcy code, 2016)

The Assets of the corporate debtor are being sold on -"AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"

Lot No.	Details of the Asset of Corporate Debtor i.e. Wig Brothers Constructions Private Limited	Location	Reserve Price (Rs. Lacs.)	Earnest Money Deposit (10% of Reserve Price) (Rs. lacs.)
1	Office Space (Super area 29.65 sqmt)	Office No 311B, 3rd Floor DLF Center Point, Sector-11, Faridabad, Haryana	9.77	0.98

Note:

Other duties/taxes as applicable extra

The above sale is subject to terms & conditions mentioned in the process document, uploaded on the website "ncltauction.auctiontiger.net/www.arck.in". Please refer the same for details.

Last Date for submission of bids: Wednesday, 20th October 2021 latest by 5 pm

E-Auction date: Friday, 22nd October 2021

Contact: Mr. Paramjeet Singh Bhatia – 9920128849 ,011-45101111

Correspondence E-mail: insolvency@arck.in

**Mr. Paramjit Singh
Bhatia Liquidator — Wig Brothers Construction
Private Limited
Mobile: 9920128849**

**IBBI Reg. No: IBBI/IPA-001/IP-P00961/2017-18/11582
Regd. Address: C-39, Surya Nagar, Ghaziabad, Uttar Pradesh-
201011 Office Address: 409 , Ansal Bhawan, 16 K G Marg, Connaught Place, New
Delhi-110001**

Place: New Delhi

Date : 01.10.2021(Business Standard), 01.10.2021 (Rashtriya Sahara)

Notes:

- 1. GST as applicable extra.**
- 2. Last Date for submission of bids: 20th October 2021 latest by 5 pm**
- 3. E-Auction date: 22nd October 2021; E-Auction Time: 12:00 PM to 2:00 PM**
It is to be noted that the bidder cannot place a bid for the asset being put on sale at a value below their respective reserve price.

#Further, the bidders can increase their bid by a minimum incremental amount of Rs. 10000/- for assets.

It must also be noted that the liquidator does not give any assurance or warranty of the physical condition of the asset of corporate debtor on e-auction sale and their suitability for any sort of operation that the bidder envisages.

J. EARNEST MONEY DEPOSIT (EMD)

All the E-Auction Process Applicants shall provide, prior to submission of their auction bids, an amount which is equal to the 10% of reserve price of respective lots as **earnest money deposit by way of a direct transfer**, in the bank account of M/s Wig Brothers Constructions Private Ltd-In Liquidation under intimation to the Liquidator at bhatiaparam.s@gmail.com or insolvency@arck.in. It should be noted that No Interest will be paid to the applicants in relation to such Earnest Money Deposit amount.

It may be noted that the Bidder may request the Liquidator to permit the Bidder to submit the Earnest Money Deposit through its Associate or Associate Company. Such payment of the Earnest Money by an Associate or Associate Company of the Bidder shall be accompanied by a letter in the format set out in **Format A** (Earnest Money Deposit by an Associate / Associate Company). Such an Associate or Associate Company must also be an Eligible Bidder as per the requirements specified in this E-Auction Process Information Document at Section E. Provided that, the Liquidator reserves the right to accept such a request at its sole discretion and upon such terms and conditions as it may deem fit, including but not limited to requiring such a party to submit any authorization documents or other necessary details/documents.

The related terms are as under-

- a. The Earnest Money Deposit, which would not be bearing any interest, has to be paid by the Bidder prior to uploading the online bid form.
- b. The EMD has to be paid through RTGS / NEFT to the account number of the company as provided hereunder:

Name	Wig Brothers Construction Pvt Ltd – In Liquidation
Account No.	0011102000084507
Bank Name	IDBI Bank
Branch	KG Marg, New Delhi-110001
IFSC Code	IBKL0000011

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

- d. Bidders shall preserve the remittance Challan and shall produce the same in front of the Liquidator as and when demanded.
- e. All the payments to be made by the Bidder under the e-auction shall be intimated to the Liquidator at bhatiaparam.s@gmail.com or insolvency@arck.in

Forfeiture of Earnest Money Deposit from the E-Auction Applicant / Bidder

It is to be noted that the Earnest Money furnished can be forfeited at any time, upon the occurrence of any of the following events:

- a) if there is a breach of any of the conditions under this E-Auction Process Information Document by the Bidder or in case Bidder is found to have made any misrepresentation; or
- b) if Bidder is found to be ineligible to submit the bid as per the conditions set out in Section 29A of the IBC (as amended from time to time) or is found to have made a false or misleading declaration of eligibility as per the conditions set out in Section 29A of the IBC (as amended from time to time); or
- c) if the Bidder is identified as the Successful bidder and it fails to pay balance sale consideration amount within the stipulated time as per the clauses of this E-Auction Process Information Document (Terms & Conditions of e- auction) after being intimated as successful bidder by the Liquidator.
In any of the above event, all the amounts deposited till that date shall be forfeited and the assets of the related lot, for which bid was submitted and declared as successful bidder, will be offered to the next highest bidder.

Set-off of Earnest Money Deposit of the Successful Bidder

Unless expressly indicated by the Bidder, the Earnest Money Deposit shall be set-off against or used as part of the consideration that the successful bidder proposes to offer for the asset of the proposed to be sold vide this E-Auction Process Information Document.

The bid once submitted cannot be withdrawn and in case of non-participation in e-auction after submission of bid, the offer will be presumed to be given at reserve price. The e-auction agency will itself register the bidder in e auction in such event.

In case the auction fails, then the Earnest Money Deposit paid by the e-auction process applicant shall be returned (without interest) to such applicant within 15 (fifteen) days of the date of closure of e-auction process.

For successful bidders, a mail confirmation will be sent for being successful bidder at the end of auction on the same day and it/they shall be invited to provide balance sale consideration amount within ninety days of the date of such demand, of which balance of 25% of total sale consideration amount (after adjusting EMD amount) is to be deposited within 7 days of the close of E-auction. Sale confirmation email shall be issued/sent after the close of the E-auction. Successful bidder will pay the balance of final sale amount (i.e. 75%) within 90 days of the close of Auction date. Also, it may be noted that payments made after thirty days of auction date shall attract interest at the rate of 12%, as per the provisions of the Code.

A sale certificate and / or conveyance document and/ or transfer document for the relevant asset shall be issued / executed between the Successful Bidder and the Liquidator after receipt of the full sale consideration amount.

Default by Successful Bidder and its Results

In the event of the Successful Bidder withdrawing his E-Auction Application, the Liquidator shall have the right to forfeit the Earnest Money Deposit furnished by the Successful Bidder.

K. DECLARATION OF SUCCESSFUL BIDDER

The Liquidator at the end of the E-Auction phase, shall declare the successful bidder(s) for the asset on auction as mentioned at Section I of this E-Auction Process Information Document. The successful bidder(s) shall be determined on the basis of highest bid received for the asset, as mentioned in Section I, by the Liquidator via the E-Auction portal keeping in view the Terms & Conditions of E-auction. In case of any dispute / discrepancy, the liquidator shall assess the E-Auction applications and declare the successful bidder(s) offering maximum value for the auctioned asset. This right of selecting and declaring the successful bidder (s) shall solely rest with the Liquidator at all times.

L. FRAUDULENT AND CORRUPT PRACTICES

The E-Auction Bidder (i.e. process applicant) shall observe the highest standard of ethics during the E-Auction Process and subsequently during the closure of the E-Auction Process and declaration of successful bidder/s. Notwithstanding anything to the contrary contained in this E-Auction Process Information Document, the Liquidator shall reject an auction bid, without being liable in any manner whatsoever to the E-Auction Process Applicant, if the Liquidator, at his discretion, determines that the E-Auction process applicant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the E-Auction Process or has, undertaken any action in respect of such process which results in the breach of any Applicable Law including the Prevention of Corruption Act, 1988. In such an event, the liquidator may retain the Earnest Money Deposit, without prejudice to any other right or remedy that may be available to the Liquidator under this E-Auction Process Information Document or Applicable Law.

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

-coercive practice shall mean impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person's participation or action in the auction Process;

“corrupt practice” shall mean

(i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the auction process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Liquidator or the Company, who is or has been associated or dealt in any manner, directly or indirectly with the auction process or arising there from, before or after the execution thereof, at any time prior to the expiry of 1(one) year from the date such official resigns or retires from or otherwise ceases to be in the service of the Liquidator or the Company, shall be deemed to constitute influencing the actions of a person connected with the auction Process); or

(ii) engaging in any manner whatsoever, during the auction process or thereafter, any person in respect of any matter relating to the Company, who at any time has been or is a legal, financial or technical adviser of the Liquidator or the Company, in relation to any matter concerning the auction process;

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

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

-undesirable practice shall mean (i) establishing contact with any person connected with or employed or engaged by the liquidator with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the auction process; or (ii) having a Conflict of Interest.

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

The Bidder shall not divulge either his bid or any other details provided to him by the Liquidator during the due diligence process in respect of the asset on offer to any other party. Prior to conduct of due diligence / site visits, the Liquidator may require the Bidder/Process Applicant to execute confidentiality agreement with the Company / Liquidator.

M. COSTS, EXPENSES AND TAX IMPLICATIONS

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

It is hereby clarified that the E-Auction Process Applicant/Bidder shall make its own arrangements including accommodation for the discussion Meeting (if organised) or Site Visit and all costs and expenses incurred in that relation shall be borne by the E-Auction Process Applicant.

The E-Auction Process Applicant/Bidder shall not be entitled to receive any reimbursement of any expenses which may have been incurred while carrying out the due diligence, search of title to the assets and matters incidental thereto or for any purpose in connection with the E-Auction Process.

It is to be noted that all taxes applicable (including stamp duty implications and registration charges, indicative list appended below) on sale of assets would be borne by the successful bidder:

- i. The sale attracts stamp duty, registration charges etc. as per relevant laws;
- ii. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, fees, etc. for transfer of assets/property (ies) in his / her/it/their name/s;
- iii. The payment of all statutory / non — statutory dues, taxes, rates, assessments, charges, fees, etc. owed by the company to anybody in respect of the assets/Property(ies) shall be sole responsibility of successful bidders;
- iv. Purchaser has to bear the cess or other applicable tax

It is expressly stated that the Liquidator does not take or assume any responsibility for any dues, statutory or otherwise, of the Company, including such dues, if any, which may affect transfer of the liquidation assets in the name of the Successful Bidder and such dues, if any, will have to be borne / paid by the Successful Bidder.

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

N. GOVERNING LAW AND JURISDICTION

This E-Auction Process Information Document, the Auction Process and the other documents pursuant to the E-Auction Process Information Document shall be governed by the laws of India and any dispute arising out of or in relation to the E-Auction Process Information Document or the E-Auction Process shall be subject to the exclusive jurisdiction of the Adjudicating Authority, Courts and Tribunals at Delhi, India.

O. TIMETABLE

The following timetable shall apply to the underlying E-Auction Process. The timetable may be amended by the Liquidator through issuance of an addendum to the E-Auction Process Information Document.

Sl. No.	Event	Timeline (Days)
1	Public Announcement of Auction	01.10.2021(Business Standard), 01.10.2021 (Rashtriya Sahara)
2	Opening of Auction Portal and this E-Auction Process Information Document made available on the websites as per Terms and Conditions	01 st October 2021
3	Submission of Bid Forms, Declaration forms	From 01 st October 2021 to 20 th October2021 (latest by 5PM)
4	KYC declaration, Due Diligence	From 01 st October 2021 to 20 th October2021 (latest by 5PM)
5	Site Visits and Discussion Meeting	From 01 st October 2021 to 20 th October2021 (latest by 5PM)
6	EMD submission	From 01 st October 2021 to 20 th October2021 (latest by 5PM)
7	E — Auction	22 th October 2021 (12:00PM to 02:00PM) with auto extension of 5 minutes each in the event of bids placed in the last 5 minutes, till the auction sale is concluded.
8	Announcement of Successful Bidder	22 nd October 2021
9	Issuance of email confirmation assuccessful bidder and demand of balance of 25% of sale consideration amount after adjusting EMD amount	22 nd October 2021After E-Auction.
10	Payment by successful bidder of balance of 25% of total sale consideration and issuance of sale confirmation letter	29 th October 2021
11	Payment of balance consideration amount by successful bidder post sale confirmation without any interest (within 30 days of email confirmation as successful bidder and demand of balance consideration amount)	21 st November 2021

12	Payment of balance consideration by successful bidder post sale confirmation with interest @ 12% (after 30th day specified in point 11 but within 90th day of email confirmation as successful bidder)	20 th January 2022
13	Return of EMD to unsuccessful bidders	On or before 06 th November 2021

*While the timeline for submission of bid forms and declaration forms is 1st October 2021 to 20th October 2021 (**till 5.00 pm**) please note that access to documentation, additional information and site visits will be granted only once the Process Applicant/Bidder submits the bid form and declaration form proving his/their eligibility to participate in the bidding process.

Note –

1. **The timeline for payment of final sale consideration amount shall not be extended. In case the full sale consideration amount is not paid within the stipulated timeline, as above, the Liquidator shall forfeit EMD amount, and any other amount paid/deposited by that date.**

P. Terms and Conditions of the E-Auction

In addition to the terms and conditions/covenants mentioned elsewhere in this E-Auction Process Information Document, following terms and conditions shall also apply:

1. E-Auction is being held for sale of the asset of the corporate debtor on “**AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS**” and will be conducted -Online. The auction will be conducted through the approved service provider M/s E-Procurement Technologies Limited, at the web portal <https://ncltauction.auctiontiger.net>. E-Auction Process Information document containing E- Auction bid form, Declaration by Bidders, General terms and conditions of online auction sales are available on Website <https://ncltauction.auctiontiger.net>. Interested bidders can register, bid and receive confirmation of their bid online.

The requisition of additional information, if any, be sent to insolvency@arck.in or bhatiaparam.s@gmail.com disclosing the identity of the Applicant under the captioned subject line —E- Auction – M/s Wig Brothers Constructions Private Ltd (in liquidation).

2. The Prospective Bidders should make their own independent inquiries regarding the encumbrances, title of assets put on auction and claims/rights/dues/ affecting the asset and should conduct their own due diligence prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Liquidator. The assets are being sold with all the existing and future encumbrances/claims/dues/demands whether known or unknown to the Liquidator. Liquidator shall not be responsible in any way for any third party claims/rights/ dues.

3. The Prospective Bidders should submit the evidence for EMD deposit like UTR number along with the Request Letter for participation in E-auction, self-attested copies of

- (i) Proof of identification (KYC) viz. Voter ID card/ Driving License/ Passport etc.,
- (ii) Current Address-Proof for communication,
- (iii) PAN card of Bidder,
- (iv) Valid Email ID,
- (v) Contact number (Mobile/Landline) of the bidder etc.,

to the office of Liquidator by 20th October ,2021 5:00 PM. Scanned copies of the original of these documents can also be submitted to the Email ID of Liquidator.

4. Name of Eligible Bidders will be identified and conveyed by Liquidator to participate in online auction on the portal <https://ncltauction.auctiontiger.net>, -Auction Tiger. The Liquidator will get the User ID & Password provided to the Eligible Bidders, after due verification of KYC of the Eligible Bidders, through the e-auction service provider.

5. It would be the responsibility of the interested bidders to conduct due diligence, inspect and satisfy themselves about the assets before submission of the bid.
6. Liquidator has right to demand additional documents from the bidder/s for the process at any stage of e-auction process and in case the documents are not provided, the liquidator may disqualify the bid.
7. The E-Auction / bidding of the asset of the corporate debtor would be conducted exactly on the scheduled Date & Time as mentioned against each asset by way of inter-se bidding amongst the bidders. **The bidders can increase their bid by a minimum incremental amount Rs. 10000/- lot.** In case bid is placed in the last 5 minutes of the closing time of the e- auction, the closing time will automatically get extended for 5 minutes.
8. The EMD of unsuccessful bidders shall be refunded on or before 6th November 2021 . **The EMD shall not bear any interest.**
9. The Liquidator will intimate through mail to the Successful Bidder/s, detailing the Total Payable Amount and other Terms and Conditions. **The Successful Bidder/s would have to pay balance of 25% of sale consideration amount after adjusting EMD amount latest by 29th October 2021 and remaining 75% of the sale consideration amount within time period stipulated at Section O of this Process Information Document.** Any default in payment by the successful bidder would entail forfeiture of the amount deposited till that date and Liquidator will be free to do the re-auction and the defaulting bidder shall have no claim / right, whatsoever.
10. The Successful Bidder shall bear the applicable stamp duties/ additional stamp duty / transfer charges, fee, Taxes, GST, etc. and also all the statutory/ non statutory dues, taxes, rates, assessment charges fees etc. owing to Govt./Local body/ies.
11. The Liquidator is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the e-Auction or withdraw any asset or portion thereof from the auction proceedings at any stage without assigning any reason thereof.
12. The sale certificate will be issued and / or transaction / sale documents executed in the name of Successful Bidder(s) / Successful E-Auction Process Applicant(s) only and will not be issued in any other name(s).
13. The sale shall be subject to conditions prescribed under the Insolvency & Bankruptcy Code, 2016, and regulations framed thereunder.

14. The decision of the Liquidator on declaration of Successful Bidder shall be final and binding on all the Bidders.
15. Post acceptance of bid/s by the Liquidator, Bidder (s) shall not raise any grievance /complaint and shall not be permitted to withdraw the bid/s, either on the ground of discrepancy in size/area, defect in title of the assets/properties of the company proposed to be sold or on any other ground whatsoever. No queries in this regard shall be entertained at the time of holding auction. After the offer of the Bidder is accepted by the Liquidator, such successful Bidder / his or her or its nominee shall be deemed to have unconditionally accepted all the terms and conditions of sale of the respective lots and further shall be deemed to have waived all objections as to the title, description, measurements etc. in respect of the Assets/properties of the company.
16. The tenderers/bidders/offerors should carry out their due diligence and satisfy themselves on the title, ownership, and statutory approvals etc. of the assets of the company being put on sale before participating in the auction. Liquidator shall not be liable for any dues /charges including outstanding water/service charges, transfer fees, contribution to the building repair fund, electricity dues, dues / arrears of the Municipal Corporation / local authority, statutory dues, taxes and / or dues of any other nature, if any. The Liquidator does not undertake any responsibility to procure any permission / license etc. in respect of the Assets offered for sale.
17. The Sale Certificate/s will not be issued pending operation of any stay/ injunction/restraint order passed by the NCLT/NCLAT/High Court/Supreme Court or any other Court/Tribunal against the issuance of Sale Certificate/confirmation of sale.
18. The possession will not be handed over to the Successful Bidder/s pending operation of any stay/ injunction/restraint order passed by NCLT/NCLAT/High Court/Supreme Court or any other Court/Tribunal.
19. Liquidator may, in its sole discretion, decide to waive / amend/modify/delete any condition under the terms of auction at any stage of the e-auction process.
20. In case of any discrepancy between the publication of sale notice in English & vernacular newspapers, then in such case the English newspaper will supersede the vernacular newspapers and it shall be considered as the final copy, thus removing the ambiguity.

The broad details of assets of the company provided/annexed in/with the bid document or otherwise uploaded on the respective websites has been fetched from the records of the corporate debtor, only to give a brief idea about the items owned by the company and being put on sale. The sale of the asset of the company (as detailed at Section I) will be on "**As Is Where Is, As Is What Is, Whatever There Is And Without Recourse Basis**" and the prospective bidders are cautioned to exercise their own diligence in respect of the quality,

completeness, condition, usefulness, availability, and other related aspects. For this, the prospective bidders can conduct physical visit of sites of the asset of the company being put up for sale. The liquidator will not be responsible for any shortcomings/shortfall or any other consequences arising out of the sale.

Date: 01.10.2021

Place: New Delhi

Sd/-

Paramjeet Singh Bhatia

Liquidator -M/s Wig Brothers Constructions Private Ltd – In Liquidation

IBBI Registration Details:

Reg No - IBBI/IPA-002/IP-N00362/2017-18/11031

Email: bhatiaparam.s@gmail.com

Address: C-39, Surya Nagar, Ghaziabad, Uttar Pradesh

Contact No.- 9920128849

Correspondence Address: 409, Ansal Bhawan, 16 K.G. Marg, Connaught Place,
New Delhi -110001

Email: insolvency@arck.in

FORMAT A
EARNEST MONEY AMOUNT PAYMENT BY AN
ASSOCIATE/ASSOCIATE COMPANY

To
Mr. Paramjeet Singh Bhatia
Liquidator — M/s Wig Brothers Constructions Private Ltd
(in liquidation)
409, Ansal Bhawan, 16 K.G. Marg, Connaught Place, New
Delhi -110001

[Copy to:]

[Name of the Bidder with Address]

Dear Sir,

Sub: Payment of the amounts of Earnest Money on behalf of the Bidder in relation to the auction of the assets of M/s Wig Brothers Constructions Private Ltd (in liquidation).

In light of the bid for the asset of M/s Wig Brothers Constructions Private Ltd (in liquidation) submitted by **[Insert name of the Bidder with address]** in accordance with and subject to the provisions of the E-Auction Process Information Document dated 01.10.2021 in relation to the captioned transaction (**—E- Auction Process Information Document**), issued by the Liquidator, **[Insert name and address of the Associate/Associate Company and address of the head office]** hereby declares and confirms it is [an / the] **[Insert relationship of the Associate/Associate Company with the Bidder]** of the Bidder (“**Associate/Associate Company**”), and the payment of the Earnest Money amount vide **[Insert mode of payment]** (“**Payment**”) is on behalf of the Bidder. The Associate/Associate Company acknowledges that such amounts paid as Earnest Money shall be subject to the terms of the E-Auction Process Information Document and hereby waives any right to claim any refund or adjustment of the amounts of such Payment except in accordance with the terms of the E-Auction Process Information Document.

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

Capitalized terms used but not defined in this letter shall have the meanings ascribed to such terms in the E-Auction Process Information Document.

Thank you.

Yours sincerely,

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

ACKNOWLEDGMENT

We hereby acknowledge and confirm the statements set out above by the Associate Company.

Yours sincerely,

[Signature and name of the Authorised Officer of the Bidder]

Rubber stamp/seal of the Bidder

**ANNEXURE I
(AFFIDAVIT AND
UNDERTAKING)**

Date:

Mr. Paramjeet Singh Bhatia
Liquidator — M/s Wig Brothers Constructions Private Ltd
(in liquidation)
409, ARCK Resolution Professionals LLP,
Ansal Bhawan, 16 K.G. Marg, Connaught Place,
New Delhi -110001

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

Dear Sir,

A. I/we,
hereby submit this declaration under Section 29A of the Insolvency and Bankruptcy Code, 2016
(–Code) as inserted by the Insolvency and Bankruptcy Code (Amendment) Act, 2018:

I/we have understood the provisions of Section 29A of the Code. I/we confirm that neither
..... nor any person acting
jointly with or any person who
is a promoter or in the management or control of
..... or any person acting
jointly or in concert with

- a) is an undischarged insolvent;
- b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
- c) at the time of submission of the bid for assets of the company 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 (10 of 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:
- d) has been convicted for any offence punishable with imprisonment –
 - (i) for two years or more under any Act specified under the Twelfth Schedule; or
 - (ii) for seven years or more under any law for the time being in force:

- e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
- f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- g) has been and/or is a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under this Code:
- h) has executed a guarantee in favour of a creditor in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under this Code and such guarantee has been invoked by the creditor and remains unpaid in full or part
- i) is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- j) has a connected person not eligible under clauses (a) to (i)

B. I/we undertake on behalf of

....., that during the Liquidation Process, no person who would be considered as Connected Person and is not eligible to submit resolution plan under section 29A of Insolvency and Bankruptcy Code, 2016 and the Regulation 38 of IBBI (Insolvency Resolution Process of Corporate Persons) regulations, 2016 shall be engaged in the management and control of the corporate debtor.

C. I/we declare and undertake that in case becomes ineligible at any stage during the Liquidation Process, it would inform the Liquidator forthwith on becoming ineligible.

D. I/we also undertake that in case becomes ineligible at any time after submission of the EMD, then the EMD would be forfeited and the same would be deposited in the account of M/s Wig Brothers Constructions Pvt Ltd - In Liquidation.

E. I/We also further undertake that my winning bid Amount will remain binding unless rejected by the Liquidator.

F. I/we confirm that the said declaration and disclosure is true and correct.

G. I/we am/are duly authorized to submit this declaration by virtue of

(DEPONENT) VERIFICATION

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

(DEPONENT)

Annexure II
BID Application Form
(Please fill up separate Bid application forms)

Date:

Mr. Paramjeet Singh Bhatia
Liquidator-M/s Wig Brothers Constructions Private Ltd (in
liquidation)
409, Ansal Bhawan, ARCK Resolution Professionals LLP
16 K.G. Marg, Connaught Place, New Delhi-110001

Dear Sir,

I/we/M/s -----am/are desirous in participating in the E-Auction announced by
you in the newspaper publication dated.....in(name of
Newspaper(s))

Details of Corporate Debtor :

Name	Wig Brothers Construction Pvt Ltd – In Liquidation
Account Number	0011102000084507
Bank Name	IDBI Bank
Branch	KG Marg, New Delhi- 110001
IFSC Code	IBKL0000011

Details of Bidder

Name of the Bidder	
Constitution of Bidder	
Contact No.	
Email ID	
PAN No.	
Address	

Details of Asset/s:

Lot No. in sale notice for which EMD deposited	
Description of Lot	
Reserve Price of Lot as per sales Notice	

I/We/M/s----- also enclose copies of the required KYC documents. I/We request you to kindly verify the same and arrange with the auction portals for issue of an ID and password for me/us to enable me/us to take part in the E-Auction.

Date:

Signature

Place:

Stamp

Annexure III
(Declaration by Bidders)

Mr. Paramjeet Singh Bhatia
Liquidator — M/s Wig Brothers Constructions Private Ltd
(In Liquidation)
409, Ansal Bhawan, 16 K.G. Marg, Connaught Place,
New Delhi - 110001

Dear Sir,

1. I / We, the Bidder (s) aforesaid do hereby state that, I / We have read the entire terms and conditions for the sale of assets as specified in the E-Auction Process Information Document and have understood them fully. I / We, hereby unconditionally agree to confirm with and to be bound by the said terms and conditions and agree to take part in the e-auction process.
2. I / We declare that the Earnest Money Deposit (EMD) and the deposit towards purchase-price have been made by me / us as against my/our bid and that the particulars of remittance and all other information given by me/us in the online form is true and correct.
3. I / We further understand and agree that if any of the statement / information revealed by me / us is found to be incorrect and / or untrue, the bid submitted by me / us is liable to be cancelled and in such case, the EMD and / or any monies paid by me / us is liable to be forfeited by the Seller (–Liquidator) and the Seller will be at liberty to annul the offer made to me/us at any point of time.
4. I / We also agree that after my /our offer given in my /our bid for purchase of assets is accepted by the Seller and if, I / We, fail to accept or act upon the terms and conditions of the sale or am / are not able to complete the transaction within the time limit specified for any reason whatsoever and /or fail to fulfil any / all the terms and conditions of the auction and offer letter, the EMD and other monies paid by me / us along with the online form and thereafter, are liable to be forfeited. In case final sale consideration and the interest at the rate of 12% to be payable if such payments are delayed more than thirty days of demand, is not paid within timeline, the liquidator shall forfeit EMD and any other amount paid/deposited by me till date.
5. I/We understand that the EMD of all Bidders shall be retained by the Liquidator and returned only after the successful conclusion of the sale of assets. I/We, state that I/We, have fully understood the terms and conditions therein and agree to be bound by the same.
6. I/We confirm that our participation in the e-auction process, submission of bid or acquisition of the assets pursuant to the provisions of the E-Auction process Information Document will not conflict with, or result in breach of, or constitute a default under (i) our constitutional documents; or (ii) any applicable laws; or (iii) any authorisation or approval of any government agency or body; or
(i) any judgement,

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

7. The decision taken by the Liquidator with respect to the selection of the Successful bidder and communicated to me/us shall be binding on me/us.
8. I/We also undertake to abide by the additional conditions if announced during the e-auction including any announcement(s) on correction of and / or additions or deletions to the time of auction portal and assets being offered for sale.
9. I/We confirm that the Seller and his employees, shall not be liable and responsible in any manner whatsoever for my/our failure to access and bid on the e-auction portal due to any unforeseen circumstances etc. before or during the auction event.
10. I/We hereby confirm that I/we are eligible to purchase the asset on auction sale of the Company under Section 29A read with proviso to Section 35 (1) (f) of the Insolvency and Bankruptcy Code, 2016.

(Signature with SEAL)

Name:

Address:

Email:

Annexure IV

TECHNICAL TERMS & CONDITIONS OF E-AUCTION

1. Intending bidders shall have a valid e-mail ID, valid PAN Card and KYC document to register with the E- Auction Service Provider.
2. Intending bidders shall have to register with the e-auction service provider.
3. Only upon verification of the Online Form and confirmation of remittance of EMD will the Eligible Bidders be declared and thereafter, permitted to access the Platform for bidding for a particular asset.
4. The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/representation will be entertained in this regard by the Agency/ the Seller. Hence, Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
5. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy.
6. Bidders are advised to change the password immediately on receipt thereof.
7. The Affidavit and Declaration as per the formats set out in **Annexure I and III** must be executed in accordance with applicable law and it must be executed in accordance with the constitutional documents of the Bidder, if applicable, after obtaining all corporate approvals as may be required. The extract of constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of Bidder being an individual, the declaration must be personally signed by the Bidder. In case the Bidder is not an individual, the declaration must be signed by a person who is in full time employment of the Bidder and duly authorized to sign the same.
8. All the aforementioned documents are required to be uploaded on the portal and the original physical copies thereof shall be provided by the Successful Bidder to the Seller in accordance with the E-Auction Process Information Document.
9. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bid is placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
10. The highest bid on the auction shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer/ bid does not get any right to demand for acceptance of his bid.

11. After the conclusion of the e-auction for each asset (lot), the Successful Bidder shall be informed through a message generated automatically by the portal, of the outcome of the e-auction. A separate Intimation shall also be sent to the Successful Bidder. Date of sending the e-mail will be considered as the date of receipt of the Intimation
i.e. Date of Intimation.

12. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.

Annexure V (Description of the Asset)

Office Space having a Super Area of 29.65 sq m.

Location - Office No. 311B, 3rd Floor DLF Center Point, Sector-11, Faridabad, Haryana.