E-AUCTION PROCESS INFORMATION MEMORANDUM

SRI VINOD KUMAR AGARWAL, SRI KAILASH CHANDRA AGARWAL AND SRI SUBHASH CHANDRA AGARWAL, BANKRUPTS

(PERSONAL GUARANTORS TO M/S NIKHIL REFINERIES PRIVATE LIMITED)

In Bankruptcy vide separate Orders of the Hon'ble NCLT, Hyderabad Bench , each dated 18.06.2026

Sri Vinod Kumar Agarwal — IA(IBC) No.400 of 2026 in CP(IB) No.172/95/HDB/2024

Sri Kailash Chandra Agarwal — IA(IBC) No.405 of 2026 in CP(IB) No.175/95/HDB/2024

Sri Subhash Chandra Agarwal — IA(IBC) No.406 of 2026 in CP(IB) No.178/95/HDB/2024

SALE OF IMMOVABLE PROPERTY — LOT 1

Land and building bearing Plot No. 266 A/B, H.No. 8-2-293/82/L/266/A/B, M.L.A. Colony, Road No. 12, Banjara Hills, Hyderabad, in Sy. Nos. 120/403/1 and 102/1, admeasuring 865 Sq. Yds (as per title), with a Ground + 2 floors building of about 10,000 Sq. Ft., held jointly by the three Bankrupts

RESERVE PRICE: RS. 16,31,00,000/- (RUPEES SIXTEEN CRORES THIRTY-ONE LAKHS ONLY)

Particulars	Date / Details
Date of public sale notice	10.11.2026
Site inspection window	10.11.2026 to 16.11.2026, by prior appointment
Last date for submission of bid documents / KYC and remittance of EMD	17.11.2026 (23:59 hrs)
Date and time of e-auction	19.11.2026, 11:00 hrs to 13:00 hrs, with unlimited extensions of 5 minutes each
E-auction platform	https://www.bankeauctions.com (C1 India Private Limited)

Issued by
Murali Mohan Chevuturi
Bankruptcy Trustee
Regd. No: IBBI/IPA-003/00307/2020-2021/13464
In the matters of the Bankrupts named above
Email ID: bt.chevuturi@gmail.com
Date: 07.11.2026

INVITATION FOR BIDS FOR E-AUCTION OF IMMOVABLE PROPERTY OF SRI VINOD KUMAR AGARWAL, SRI KAILASH CHANDRA AGARWAL AND SRI SUBHASH CHANDRA AGARWAL, BANKRUPTS (PERSONAL GUARANTORS TO M/S NIKHIL REFINERIES PRIVATE LIMITED)

AUCTION OF IMMOVABLE PROPERTY UNDER THE PROVISIONS OF THE INSOLVENCY AND BANKRUPTCY CODE, 2016 BY ORDERS OF THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL, HYDERABAD BENCH DATED 18.06.2026, READ WITH REGULATIONS 27 AND 30 OF, AND PART A OF SCHEDULE II TO, THE INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (BANKRUPTCY PROCESS FOR PERSONAL GUARANTORS TO CORPORATE DEBTORS) REGULATIONS, 2019

Mr. Murali Mohan Chevuturi, an Insolvency Professional registered with the Insolvency and Bankruptcy Board of India (IBBI) with Registration Number IBBI/IPA-003/00307/2020-2021/13464, has been appointed as the Bankruptcy Trustee in the matters of Sri Vinod Kumar Agarwal, Sri Kailash Chandra Agarwal and Sri Subhash Chandra Agarwal (each a "Bankrupt" and together the "Bankrupts") by the Hon'ble National Company Law Tribunal ("NCLT"), Hyderabad Bench vide separate orders each dated 18th June 2026 to administer the estates of the Bankrupts under Bankruptcy. The Property described herein is held jointly by the three Bankrupts and forms part of the bankruptcy estate of each of them to the extent of his undivided share. The Bankruptcy Trustee has determined the value of the asset under Regulation 30 of the Bankruptcy Regulations and, in terms of clauses (4) and (5) of Part A of Schedule II thereto, fixed a Reserve Price of Rs. 16,31,00,000/- (Rupees Sixteen Crores Thirty-One Lakhs only) for sale and prepared this Memorandum together with the Annexures hereto, which were placed before the Committee of Creditors ("COC") of each of the Bankrupts at its 3rd Meeting held on 07.11.2026.

Address for Correspondence:

Plot No. 1, SLV Bhavan, D.No. 1-2-597/1, 2nd Floor
Baraf Bagh Colony, Lower Tankbund Road
HYDERABAD-500029, Telangana, India
Email: bt.chevuturi@gmail.com
Contact No.: +91 8978844588

Notes:

1. This E-Auction Process Information Memorandum is issued only for Interested Bidders.

2. Terms and Conditions, deadlines, etc., for participating in the E-Auction are provided in this E-Auction Process Information Memorandum.

3. Further information on the timelines, notifications, updates and other details, if any, for the E-Auction Process is available with the Bankruptcy Trustee and can be obtained on the website of the E-Auction process service provider, i.e., C1 India Private Limited Platform at https://www.bankeauctions.com. Intending Bidders desirous of submitting their Bids have to submit their Bids with the Bankruptcy Trustee by email at bt.chevuturi@gmail.com to enable the bidder to participate in the E-Auction at https://www.bankeauctions.com.

4. The Bankruptcy Trustee may engage a marketing agency ("Process Advisor") to assist him with the marketing of the Property, the identification and qualification of intending bidders, the facilitation of site inspection and due diligence, and support in the conduct of the E-Auction. The Process Advisor acts solely for and on behalf of the Bankruptcy Trustee and gives no representation or warranty of any kind to any bidder as to title, extent, encumbrance, possession or otherwise. All queries shall be addressed in writing in the manner set out in Clause 8 below.

5. The Bankruptcy Trustee may change any terms and conditions at any time during the E-Auction Process by way of a corrigendum issued in the same manner as this Memorandum. The Bankruptcy Trustee has the right to cancel or postpone the E-Auction Process partly or completely at any time without assigning any reason. The decision of the Bankruptcy Trustee is final.

DISCLAIMER

1. This E-Auction Process Information Memorandum ("Memorandum") is issued by Mr. Murali Mohan Chevuturi, the Bankruptcy Trustee appointed by the Hon'ble NCLT, Hyderabad Bench in the matters of Sri Vinod Kumar Agarwal, Sri Kailash Chandra Agarwal and Sri Subhash Chandra Agarwal (Bankrupts) for general information purposes only.

2. The purpose of this document is to lay out the process for submitting Bids in the E-Auction for the immovable property jointly held by the Bankrupts and forming part of their respective Bankruptcy Estates, in accordance with the Insolvency and Bankruptcy Code, 2016 ("Code") and the regulations made thereunder.

3. This document is not a statutory document, and it has not been approved or registered with any regulatory or statutory authority of the Government of India or any State Government. Nothing herein or in materials relating to the Memorandum should be construed as legal, financial, accounting, regulatory or tax advice by the Bankruptcy Trustee.

4. It is to be noted that no information being provided in this Memorandum claims to be comprehensive. Independent due diligence by the intended users of this document or the bidders is strongly recommended and is a condition of participation.

5. This Memorandum and the information contained herein or disclosed should not be printed, reproduced, transmitted, sold, distributed, or published by the recipient, without prior written approval from the Bankruptcy Trustee.

6. Neither the Bankruptcy Trustee, nor the Process Advisor, nor the E-Auction Service Provider, nor their respective associates, employees or representatives, 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 Memorandum, including for the E-Auction Process Participant not being selected as a Successful Bidder or on account of any decision taken by the Bankruptcy Trustee.

7. Further, apart from the provisions set out in this Memorandum, the E-Auction Process Participant shall be responsible for fully satisfying the requirements and provisions of the Insolvency and Bankruptcy Code, 2016 and of the Insolvency and Bankruptcy Board of India (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019 as well as all laws in force that are or may be applicable to the E-Auction Process Participant or the sale process and for obtaining requisite regulatory approvals / clearances, which will be the onus of the E-Auction Process Participant.

8. It is to be noted that by procuring a copy of this Memorandum, the recipient accepts the terms of this disclaimer, which forms an integral part of this Memorandum and part of all the other terms and conditions of this Memorandum.

9. Under no circumstances shall the E-Auction Process Participant make any contact, direct or indirect, by any mode whatsoever, with any of the Bankrupts or with any person connected with the Bankrupts, until the Bankruptcy Trustee gives his written permission to this effect.

10. The Property and Assets of the Bankrupts are proposed to be sold on an "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE" basis, and the proposed sale of the assets of the Bankrupts does not entail transfer of any title other than

such title as the Bankrupts hold in the said assets as on the date of transfer. The Bankruptcy Trustee does not take or assume any responsibility for any shortfall, defect or shortcoming in the immovable asset of the Bankrupts, whether as to extent, boundaries, title, approvals, occupancy, structural condition or otherwise.

11. The attention of every intending bidder is specifically drawn to Clause 7 of this Memorandum, which discloses the present status of possession of the Property, the lease in favour of Shri Prashant Bararia, the suit in O.S. No. 567 of 2023 pending before the XXV Additional Chief Judge, City Civil Court, Hyderabad, the passage of about 7 feet width along the Property used for access to the rear plot, the variance between the extent as per title and as found at site, and the condition of the building. Every intending bidder is put on notice of the said position, shall satisfy himself independently in that behalf, and shall be deemed to have bid with full knowledge and acceptance thereof.

12. The E-Auction Process 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 Bankruptcy Trustee or any other costs incurred in connection with or relating to its bid.

13. This Memorandum is neither an agreement nor an offer by the Bankruptcy Trustee to the prospective bidders or any other person. The objective of this Memorandum is to provide interested parties with information that may be useful to them in making their bids.

14. Information provided in this Memorandum to the Bidder(s) has been collected and collated from several sources, including the records of the Bankrupts, the reports of the Registered Valuers and public records. The information given by no means claims to be an exhaustive account of statutory requirements and should not be regarded as complete.

1. INFORMATION MUST BE READ BEFORE BIDDING

This E-Auction Process Information Memorandum ("Memorandum") has been issued for the purpose of carrying out an electronic auction (E-Auction) of the immovable property jointly held by Sri Vinod Kumar Agarwal, Sri Kailash Chandra Agarwal and Sri Subhash Chandra Agarwal (each a "Bankrupt" and together the "Bankrupts") forming part of their respective Bankruptcy Estates, under the provisions of the Insolvency and Bankruptcy Code, 2016 ("Code") and the Insolvency and Bankruptcy Board of India (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019 ("Bankruptcy Regulations").

This Memorandum is issued by the Bankruptcy Trustee under the authority vested in him by the Hon'ble NCLT, Hyderabad Bench , and in accordance with Regulation 27 read with Part A of Schedule II and Regulation 30 of the Bankruptcy Regulations.

The Memorandum provides the process, terms, and conditions for the sale of the immovable property through the E-Auction Platform https://www.bankeauctions.com.

1.1. The information provided in this Memorandum should be read together with the provisions of the Code and the Bankruptcy Regulations. In the event of a conflict between this Memorandum and the Code or the Bankruptcy Regulations, the provisions of the Code or the Bankruptcy Regulations, as the case may be, shall always prevail.

1.2. The information contained in this Memorandum or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Bankruptcy Trustee, is provided to Bidder(s) on the terms and conditions as set out in this Memorandum. No oral representation made by any person, including the Process Advisor or the E-Auction Service Provider, shall bind the Bankruptcy Trustee or the Bankruptcy Estates.

1.3. The Bankruptcy Trustee 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 Memorandum, by way of a corrigendum notified to all registered bidders and published on the platform of the E-Auction Service Provider.

1.4. The issuance of this Memorandum does not imply that the Bankruptcy Trustee is bound to select a Bidder or to appoint any Bidder as Successful Bidder for the assets of the Bankrupts, and the Bankruptcy Trustee reserves the right to reject all or any of the Bidders or bids without assigning any reason whatsoever.

1.5. The E-Auction shall be conducted through the e-auction service provider appointed by the Bankruptcy Trustee with the approval of the Committee of Creditors, namely C1 India Private Limited, on its portal https://www.bankeauctions.com ("E-Auction Service Provider"). The sale of the asset of the Bankrupts shall be undertaken through the E-Auction Service Provider for and on behalf of the Bankruptcy Trustee through the e-auction platform provided on the website portal of the E-Auction Service Provider.

Particulars	Details
Type of BID	E-Auction
Seller	Mr. Murali Mohan Chevuturi (Bankruptcy Trustee for Sri Vinod Kumar Agarwal, Sri Kailash Chandra Agarwal and Sri Subhash Chandra Agarwal)

Particulars	Details
Website of E-Auction service provider	https://www.bankeauctions.com
Service Provider	C1 India Private Limited
Reserve Price	Rs. 16,31,00,000/- (Rupees Sixteen Crores Thirty-One Lakhs only)
Earnest Money Deposit	Rs. 82,00,000/- (5% of Reserve Price)
Incremental Bid Amount	Rs. 5,00,000/-
Date of E-Auction	19.11.2026, from 11:00 hrs to 13:00 hrs, with unlimited extensions of 5 minutes each

Annexures and Formats

1. Annexure I: Bid Application Form-cum-Affidavit
2. Annexure II: Declaration by the Bidder
3. Annexure III: Technical Terms & Conditions of the E-Auction
4. Annexure IV: Confidentiality and Non-disclosure Undertaking
5. Annexure V: Asset Information Sheet

2. KEY DEFINITIONS

"Adjudicating Authority" or "NCLT" shall mean the Hon'ble Hyderabad Bench of the National Company Law Tribunal.

"Bankrupts" means Sri Vinod Kumar Agarwal, Sri Kailash Chandra Agarwal and Sri Subhash Chandra Agarwal, each an individual and personal guarantor to M/s Nikhil Refineries Private Limited, and now under Bankruptcy Process in terms of separate orders of the Hon'ble NCLT each dated 18.06.2026 in CP(IB) Nos. 172, 175 and 178/95/HDB/2024 respectively; and "Bankrupt" means any one of them.

"Bankruptcy Estate" means, in relation to each Bankrupt, the estate of that Bankrupt comprising the property referred to in Section 155 of the Code and vesting in the Bankruptcy Trustee under Section 154 of the Code, and "Bankruptcy Estates" means the estates of all three Bankrupts.

"Bankruptcy Regulations" means the Insolvency and Bankruptcy Board of India (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019, as amended from time to time.

"Bankruptcy Trustee" means an insolvency professional appointed as a Bankruptcy Trustee in accordance with Section 125 of the Code, and in these matters means Mr. Murali Mohan Chevuturi, who is the Bankruptcy Trustee of each of the three Bankrupts.

"Code" shall mean the Insolvency and Bankruptcy Code, 2016 and the related rules and regulations issued thereunder, as amended from time to time.

"Committee of Creditors" or "COC" means the committee of creditors of each Bankrupt constituted under Section 134 of the Code.

"E-Auction Service Provider" means C1 India Private Limited, which operates the e-auction portal https://www.bankeauctions.com, appointed by the Bankruptcy Trustee with the approval of the COC.

"EMD" means the Earnest Money Deposit of Rs. 82,00,000/- (Rupees Eighty-Two Lakhs only), being 5% of the Reserve Price.

"Financial Creditor" means State Bank of India, Stressed Assets Management Branch-II (SAMB), Kachiguda, Hyderabad, the sole creditor in each of the three bankruptcy processes.

"LOI" means the Letter of Intent issued by the Bankruptcy Trustee to the Successful Bidder confirming the sale in his favour and communicating the payment schedule in terms of clause 12 of Part A of Schedule II to the Bankruptcy Regulations.

"Process Advisor" means the marketing agency, if any, engaged by the Bankruptcy Trustee for auction process advisory, marketing, identification and qualification of bidders and e-auction support.

"Property" means the immovable property described at Clause 9 and in Annexure-V, being the land and building bearing Plot No. 266 A/B, H.No. 8-2-293/82/L/266/A/B, M.L.A. Colony, Road No. 12, Banjara Hills, Hyderabad, in Survey Nos. 120/403/1 and 102/1, admeasuring 865 Sq. Yds as per title, with a Ground + 2 floors building of about 10,000 Sq. Ft., held jointly by the Bankrupts.

"Registered Valuers" means Shri K. Srinivas Krovvidi (IBBI/RV/02/2024/15618) and Shri Mohit Bansal, MRICS (IBBI/RV/11/2023/15339), the registered valuers (Land & Building) appointed by the Bankruptcy Trustee under Regulation 30 of the Bankruptcy Regulations.

"Reserve Price" means the minimum price below which the sale shall not be made, being Rs. 16,31,00,000/- (Rupees Sixteen Crores Thirty-One Lakhs only) as fixed by the Bankruptcy Trustee in terms of clause (5) of Part A of Schedule II to the Bankruptcy Regulations.

"Sale Notice" means the E-Auction Sale Notice dated 07.11.2026 published on 08.11.2026 in Eenadu (Telugu) and The Hindu (English).

"Successful Bidder" means the Bidder whose bid is accepted and who is declared successful by the Bankruptcy Trustee at the end of the determined auction phase.

3. INTRODUCTION

3.1. The Bankruptcy Process of each of the Bankrupts has been initiated under the provisions of the Code and the Bankruptcy Regulations by separate orders of the Hon'ble NCLT, Hyderabad Bench with effect from 18th June 2026. As per the said orders, Mr. Murali Mohan Chevuturi has been appointed as the Bankruptcy Trustee in each matter, and the estate of each Bankrupt has vested in him under Section 154 of the Code.

3.2. The Property was acquired jointly by the three Bankrupts under Sale Deed Doc. No. 1423/2003 dated 29.04.2003 registered with the Sub-Registrar, Banjara Hills, and continues to stand in their names as per the Encumbrance Statement dated 05.09.2026. It forms part of the Bankruptcy Estate of each of the three Bankrupts to the extent of his undivided share therein.

The Bankruptcy Trustee, being the Bankruptcy Trustee of all three Bankrupts in whom the entire Property has vested, is offering the entire Property for sale as a single lot. The Property was attached by the Bankruptcy Trustee on 27.09.2026.

3.3. It is the endeavour of the Bankruptcy Trustee to realise the assets and properties comprising the Bankruptcy Estates under Section 155 of the Code in the manner specified under the Bankruptcy Regulations, and in particular to sell the Property through an auction in the manner specified in Part A of Schedule II thereto, as required by Regulation 27(1).

3.4. Pursuant to the approval accorded by the COC of each of the Bankrupts at its 2nd Meeting held on 27.10.2026, the Bankruptcy Trustee appointed the two Registered Valuers under Regulation 30 of the Bankruptcy Regulations vide appointment letters dated 29.10.2026. Both the Registered Valuers carried out physical inspection of the Property on 30.10.2026 and submitted their respective Valuation Reports dated 04.11.2026 (Shri K. Srinivas Krovvidi, Report No. SK/IOV/2026-27/07/14034) and 30.10.2026 (Shri Mohit Bansal). The variance between the two estimates of realisable value being within reasonable limits, no third Registered Valuer was appointed, and in terms of Regulation 30(4) of the Bankruptcy Regulations the average of the two estimates has been taken as the value of the asset.

3.5. In terms of clauses (4) and (5) of Part A of Schedule II to the Bankruptcy Regulations, the Bankruptcy Trustee prepares the terms and conditions of sale, including the reserve price and the earnest money deposit, and the reserve price shall be the value of the asset arrived at in accordance with Regulation 30, based on a valuation not more than six months old. The Bankruptcy Trustee has accordingly fixed the Reserve Price at Rs. 16,31,00,000/- (Rupees Sixteen Crores Thirty-One Lakhs only), being the said value rounded off, with a corresponding Earnest Money Deposit of Rs. 82,00,000/-, an incremental bid amount of Rs. 5,00,000/- and a period of 30 (thirty) days from the confirmation of sale for payment of the balance sale consideration, and has prepared this Memorandum together with the Annexures hereto setting out the terms and conditions of sale.

3.6. The value of the asset, the Reserve Price, the mode and terms of sale and this Memorandum were placed before the COC of each of the Bankrupts at its 3rd Meeting held on 07.11.2026 for information. The appointment of the E-Auction Service Provider and the cost of publication of the Sale Notice in Eenadu (Telugu) and The Hindu (English), each having wide circulation in Hyderabad, being expenditure forming part of the bankruptcy process costs, were placed before the COC for its approval at the said Meeting.

3.7. The sale proceeds of the Property, net of the costs of the sale, shall be apportioned among the three Bankruptcy Estates in proportion to the undivided share of each Bankrupt in the Property and distributed in each matter in accordance with Section 178 of the Code. Such apportionment is a matter between the Bankruptcy Estates and shall not concern the Successful Bidder.

3.8. This Memorandum and the E-Auction relate only to the Property described at Clause 9 and in Annexure-V. Any other assets of the Bankruptcy Estates shall be dealt with separately by a distinct process. No bidder acquires any right, interest or expectation in respect of any other asset of the Bankruptcy Estates by reason of participation in this E-Auction.

4. TERMS AND CONDITIONS

4.1. The E-Auction of the Property will be conducted on an "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE" basis through C1 India Private Limited on the E-Auction Platform: https://www.bankeauctions.com.

4.2. The E-Auction Sale Notice dated 07.11.2026, published on 08.11.2026 in Eenadu (Telugu) and The Hindu (English), each having wide circulation in Hyderabad, and on the website of the E-Auction Service Provider, shall be read in conjunction with this Memorandum containing details of the asset of the Bankrupts under E-Auction.

4.3. The intending bidders, prior to submitting their bids, should make their own independent inquiries regarding title, extent, boundaries, approvals, occupancy, possession, encumbrances, pending litigation, structural condition, statutory liabilities and all other aspects pertaining to the Property, and shall bid only on the basis of such independent satisfaction.

4.4. The intending bidder is required to remit the Earnest Money Deposit (EMD) of Rs. 82,00,000/- to **State Bank of India, MCH Tank Bund Branch, GHMC Head Office Complex, Hyderabad (Branch Code: 20432), IFSC: SBIN0020432, Account No. 00000045275079358, being the bankruptcy process account maintained in respect of the Bankrupts** by way of NEFT / RTGS or any other electronic mode of remittance, or by Demand Draft drawn on a scheduled commercial bank in favour of "MURALI MOHAN CHEVUTURI-BANKRUPTCY TRUSTEE", payable at Hyderabad, delivered at the office of the Bankruptcy Trustee. No EMD shall be accepted in cash.

4.5. The intending bidders shall submit proof of remittance of the EMD amount along with KYC documents, PAN Card, Aadhaar Card, address proof, GST Registration Certificate (if applicable), constitutional documents and authorisation (in the case of a legal entity), a valid e-mail ID and mobile number.

4.6. Intending Bidders shall email their bid documents / KYC documents to bt.chevuturi@gmail.com on or before 17.11.2026 (23:59 hrs) and shall remit the EMD so as to be credited on or before 17.11.2026. Bids or EMD received after the said time shall be liable to be rejected without reference to the bidder. For the avoidance of doubt, the EMD shall be reckoned as received only upon actual credit into the account specified at Clause 4.4 on or before 17.11.2026 (23:59 hrs). Intending bidders are advised to remit the EMD sufficiently in advance of the said date. An EMD paid by Demand Draft shall be reckoned as received only upon its realisation into the account specified at Clause 4.4 on or before 17.11.2026; bidders remitting by Demand Draft shall deliver it at the office of the Bankruptcy Trustee not later than 13.11.2026 (Friday), 17:00 hrs.

4.7. The Bidders participating in the E-Auction will have to bid for at least the Reserve Price of Rs. 16,31,00,000/- (Rupees Sixteen Crores Thirty-One Lakhs only) indicated against the Property, and any increase over the Reserve Price shall be by a minimum incremental amount of Rs. 5,00,000/-. The Property is offered as a single lot, comprising the entire land and building and the undivided shares of all three Bankrupts therein, and no bid for any part of the Property or for the undivided share of any one or more of the Bankrupts shall be entertained.

4.8. The E-Auction shall be conducted on 19.11.2026 from 11:00 hrs to 13:00 hrs. In case a bid is placed in the last 5 minutes of the closing time of the E-Auction, the closing time will automatically get extended for another 5 minutes, and such extensions shall be unlimited.

4.9. In compliance with clause (10) of Part A of Schedule II to the Bankruptcy Regulations, the E-Auction shall be transparent and the highest bid at any given point of time shall be visible to the other bidders on the platform.

4.10. The Bankruptcy Trustee will issue a Letter of Intent (LOI) to the Successful Bidder within 2 (two) days of declaration of the Successful Bidder. The LOI shall constitute the confirmation of sale and shall communicate the payment schedule in terms of clause (12) of Part A of Schedule II to the Bankruptcy Regulations.

4.11. The Successful Bidder shall bear the applicable stamp duty, if any, transfer charges, registration charges, mutation charges, cess, and all statutory dues, levies and taxes payable in connection with the sale and the filing or registration of the Sale Certificate, in addition to the bid amount.

4.12. **No deduction or collection of tax at source on the sale consideration:**

(a) The Successful Bidder shall pay the entire bid amount to the Bankruptcy Trustee in full, without any deduction, withholding, retention or set-off whatsoever. In particular, no tax shall be deducted at source under Section 393(1) of the Income-tax Act, 2025 (corresponding to Section 194-IA of the erstwhile Income-tax Act, 1961), and no tax shall be deducted or collected at source under any other provision of the said Act, from the sale consideration or any instalment thereof.

(b) The foregoing is in terms of the judgment dated 08.02.2021 of the Hon'ble National Company Law Appellate Tribunal, New Delhi in Company Appeal (AT) (Insolvency) No. 624 of 2020 — Om Prakash Agrawal, Liquidator of S. Kumars Nationwide Limited vs. Chief Commissioner of Income Tax (TDS) & Anr., wherein it has been held that deduction of tax at source under Section 194-IA of the Income-tax Act, 1961 from the sale consideration payable in respect of assets sold in proceedings under the Code is inconsistent with the waterfall mechanism of distribution prescribed under the Code, that by virtue of Section 238 of the Code the provisions of the Code prevail over Section 194-IA of the Income-tax Act, 1961, and that the amount so deducted is liable to be refunded. The said principle applies equally to the corresponding provision of the Income-tax Act, 2025, and governs the distribution of the proceeds of the bankruptcy estate in the order of priority prescribed under Section 178 of the Code.

(c) Any amount deducted, withheld or retained by the Successful Bidder out of the sale consideration, whether on account of tax at source or otherwise, shall not be reckoned as payment towards the sale consideration, and the sale consideration shall be treated as discharged only to the extent of the amount actually credited to the account of the Bankruptcy Trustee. Any shortfall arising on that account shall be made good within the payment timelines stipulated in the Letter of Intent, failing which the consequences set out in Clauses 10.7 and 10.8 of this Memorandum, including payment of interest and forfeiture, shall follow. Recovery of any amount so deducted and deposited with the Central Government shall be the sole responsibility of the Successful Bidder, and neither

the Bankruptcy Trustee nor the Bankruptcy Estates shall be liable to reimburse, adjust or account for the same.

4.13. The sale of land and building, being a sale of immovable property after its construction, is presently understood to be outside the levy of GST under Entry 5 of Schedule III to the Central Goods and Services Tax Act, 2017, and accordingly no GST is presently payable on the sale consideration for the Property. Should any tax, levy or demand nonetheless be raised by any authority in respect of the sale, the same shall be borne and discharged solely by the Successful Bidder without recourse to the Bankruptcy Trustee or the Bankruptcy Estates.

4.14. After payment of the entire sale consideration together with interest, if any, payable, and the dues payable in connection with the sale under Clause 4.11, the Sale Certificate containing due disclosure of the fact that the sale is on an "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE" basis will be issued by the Bankruptcy Trustee.

4.14A. **Nature of the Sale Certificate, filing and stamp duty.**

(a) The sale under this Memorandum is a realisation of the Bankruptcy Estates, which have vested in the Bankruptcy Trustee under Section 154 of the Code by virtue of the orders of the Hon'ble NCLT, Hyderabad Bench dated 18.06.2026. It is conducted by public auction in the manner mandated by Regulation 27 of, and Part A of Schedule II to, the Bankruptcy Regulations. The sale is a transfer by operation of law and not a voluntary conveyance by the Bankrupts. The Sale Certificate issued under Clause 4.14 shall be evidence of the title which vests in the Successful Bidder upon confirmation of the sale and payment of the entire sale consideration and shall not be an instrument of conveyance.

(b) Upon issue of the Sale Certificate, the Bankruptcy Trustee shall forward a copy thereof to the Sub-Registrar, Banjara Hills, for filing in Book No. 1 in terms of Section 89(4) read with Section 17(2)(xii) of the Registration Act, 1908. Such filing shall have the same effect as registration, in accordance with the law laid down by the Hon'ble Supreme Court in Inspector General of Registration v. G. Madhurambal, 2022 LiveLaw (SC) 969 and State of Punjab v. Ferrous Alloy Forgings Pvt. Ltd., 2024 INSC 890, as followed by the Hon'ble High Court for the State of Telangana in M/s. Anirudh Agro Farms Pvt. Ltd. v. State of Telangana (W.A. No. 414 of 2023, judgment dated 04.04.2023) in respect of a sale certificate issued under the Code.

(c) The Bankruptcy Trustee does not represent or warrant that the Registering Authority will accept the Sale Certificate for filing without levy of stamp duty, or that no stamp duty is payable thereon. Should the Successful Bidder elect to present the Sale Certificate for registration, or should any stamp duty, registration fee, deficit duty or penalty be demanded by any authority in respect of the Sale Certificate or its use, the same shall be borne and discharged solely by the Successful Bidder in terms of Clause 4.11. Any proceedings to contest such demand shall be pursued by the Successful Bidder at his own cost. The Bankruptcy Trustee shall extend such reasonable cooperation as may be required, without being obliged to incur any expenditure from the Bankruptcy Estates. Neither the levy of any such duty nor any delay in filing shall entitle the Successful

Bidder to withhold, defer or reduce payment of the sale consideration or to withdraw from the sale.

4.15. No bid below the Reserve Price shall be accepted. In the event the E-Auction fails, the Bankruptcy Trustee may, in consultation with the Committee of Creditors and in accordance with the provisos to clause (5) of Part A of Schedule II to the Bankruptcy Regulations, reduce the reserve price, such reduction not exceeding the extent permitted under the said provisos, and conduct subsequent rounds of auction, and may in terms of clause (11) thereof conduct multiple rounds of auction with a view to maximising the realisation from the sale. No bidder in this round acquires any right in respect of any subsequent round.

4.16. In terms of Regulation 27(4) of the Bankruptcy Regulations, the Bankruptcy Trustee shall not proceed with the sale if he has reason to believe that there is collusion amongst any one or more of the buyers, the Bankrupts, the creditors, associates of the Bankrupts or the creditors, the corporate debtor or a related party of the corporate debtor, and shall submit a report to the Adjudicating Authority for appropriate orders. In such an event the EMD of the bidder(s) concerned shall be liable to be forfeited and the Bankruptcy Trustee shall be entitled to all other remedies available in law.

4.17. The Bankruptcy Trustee reserves the right to postpone, adjourn or cancel the E-Auction, to withdraw the Property or any part thereof from sale, or to accept or reject any or all bids, at any time before the issue of the Sale Certificate, without assigning any reason and without incurring any liability to any bidder.

4.18. The E-Auction shall be conducted, and may be concluded, notwithstanding that only one eligible bidder participates therein, and a single bid at or above the Reserve Price shall, if accepted by the Bankruptcy Trustee, constitute a valid bid for the purposes of this Memorandum.

5. THE BANKRUPTS AND THEIR ASSETS — OVERVIEW

Brief Background:

5.1. Sri Vinod Kumar Agarwal, Sri Kailash Chandra Agarwal and Sri Subhash Chandra Agarwal ("Bankrupts") are individuals who extended personal guarantees to M/s Nikhil Refineries Private Limited CIN: U15142TG2001PTC038127, having its registered office at 1-8-563, Azamabad Industrial Area, Hyderabad – 500 020, in respect of the credit facilities sanctioned by State Bank of India.

5.2. The Bankruptcy Process against each of the Bankrupts was initiated by the Hon'ble NCLT, Hyderabad Bench vide separate orders dated 18.06.2026, and Mr. Murali Mohan Chevuturi was appointed as the Bankruptcy Trustee of each of the Bankrupts, as detailed in Clause 3.1 above.

5.3. The Financial Creditor, State Bank of India, held a security interest over the Property and has relinquished its security interest over the Property in each of the three bankruptcy processes. The Property accordingly forms part of the Bankruptcy Estates free of the security interest of the Financial Creditor, and the sale is being conducted by the Bankruptcy Trustee for the benefit of all the creditors of the Bankrupts.

5.4. The value of the Property, the Reserve Price, the EMD, the incremental bid value and the payment period have been fixed by the Bankruptcy Trustee in terms of Regulation 30 of, and clauses (4) and (5) of Part A of Schedule II to, the Bankruptcy Regulations, and were, together

with this Memorandum, placed before the Committee of Creditors of each of the Bankrupts at its 3rd Meeting held on 07.11.2026.

5.5. Details of the asset are furnished under Annexure-V, and the status of the asset as regards possession, occupancy, lease, litigation, easement, extent and structural condition is disclosed at Clause 7.

5.6. The Bankruptcy Estates may include further assets which do not form part of this E-Auction, as stated at Clause 3.8 above.

6. ELIGIBILITY OF BIDDERS AND DOCUMENTS REQUIRED TO BE SUBMITTED

6.1. **Persons not entitled to purchase.** In terms of Regulation 27(3) of the Bankruptcy Regulations, the following persons shall not purchase or acquire any interest in the property of the Bankrupts, directly or indirectly, without the permission of the Adjudicating Authority:

(a) the Bankruptcy Trustee or any partner or director of the insolvency professional entity of which the Bankruptcy Trustee is a partner or director;

(b) any professional appointed by the Bankruptcy Trustee for the bankruptcy process;

(c) any creditor or associate of any of the Bankrupts; and

(d) any company where any of the Bankrupts or a creditor is a promoter or director.

Every intending bidder shall furnish the declaration in Annexure-II to the effect that he does not fall within any of the above categories, or, if he does, shall produce the permission of the Adjudicating Authority along with his bid. A bid submitted in breach of this clause shall be liable to be rejected at any stage and the EMD forfeited. For the avoidance of doubt, the other personal guarantors to M/s Nikhil Refineries Private Limited, the members of the family of the Bankrupts and the companies of the Bankrupts' group shall be treated as associates of the Bankrupts for the purposes of this clause.

6.2. **Eligibility under the Code.** Every intending bidder shall confirm that he is otherwise eligible under the Code and all applicable laws to purchase and hold the Property, and shall be responsible for obtaining any regulatory approval required for such purchase and holding.

6.3. **Documents.** The E-Auction Process Participant or the Intending Bidder shall submit the following forms, documents and authorisations to participate in the E-Auction:

1. Proof of Identity
2. Current Address Proof
3. PAN Card and Aadhaar Card
4. Valid Email ID
5. Landline / Mobile Phone Number
6. Authorisation to the signatory, constitutional documents and GST Registration Certificate (in case the bidder is a legal entity)
7. Proof of remittance of the EMD
8. Bid Application Form-cum-Affidavit (Annexure-I)

9. Declaration by Bidder (Annexure-II)

10. Confidentiality and Non-Disclosure Undertaking (Annexure-IV)

6.4. The Bankruptcy Trustee reserves the right to call for such further documents or clarifications as he may consider necessary to verify the identity, eligibility and source of funds of any intending bidder, and to reject the bid of any person who fails to furnish the same to his satisfaction.

6.5. Only upon verification of the bid documents and confirmation of receipt of the EMD shall the intending bidder be declared eligible and be enabled by the E-Auction Service Provider to participate in the E-Auction.

7. PHYSICAL VERIFICATION, SITE VISIT AND STATUS OF THE PROPERTY

7.1. The Property described in Annexure-V may be inspected by intending bidders on any day from 09.11.2026 to 16.11.2026, between 11:00 hrs and 16:00 hrs, by prior appointment only. No inspection shall be permitted after 16.11.2026.

7.2. Intending bidders desirous of inspecting the Property shall send a request by email to bt.chevuturi@gmail.com, stating the name of the person(s) proposing to attend, contact number, proof of identity and the preferred date, so as to be received at least 2 (two) days in advance and in any event on or before 14.11.2026. Inspection shall be facilitated by the Bankruptcy Trustee or his authorised representative, or by the Process Advisor, if engaged.

7.3. Intending bidders shall attend the inspection at their own risk, cost and expense. The building is about 39 years old and its staircase to the terrace is reported to be unsafe; intending bidders shall not access the terrace or any part of the building declared unsafe by the representative of the Bankruptcy Trustee. Neither the Bankruptcy Trustee nor the Process Advisor nor any person acting on their behalf shall be liable for any injury, loss or damage of any nature suffered during or in connection with the site visit.

7.4. **Document room.** Copies of the title documents of the Property available on record with the Bankruptcy Trustee, including the Sale Deed Doc. No. 1423/2003 and the Encumbrance Statement dated 05.09.2026, may be perused at the office of the Bankruptcy Trustee at Hyderabad on any day between 11:00 hrs and 17:00 hrs, and in any event up to 16.11.2026, on the same notice as above, or may be made available in an electronic document room at the discretion of the Bankruptcy Trustee. Photocopies shall be provided only upon written request and at the cost of the intending bidder.

7.5. **Possession.** The Property comprises a residential building of Ground + First + Second floors. At the time of inspection by the Registered Valuers on 30.10.2026, the ground floor was in use as an office and the upper two floors were vacant. The Property was attached by the Bankruptcy Trustee on 27.09.2026 and a notice to that effect is displayed on the compound wall. The status of possession shall be intimated to all registered intending bidders before the E-Auction. The Successful Bidder shall be delivered only such possession as the Bankruptcy Trustee holds as on the date of the Sale Certificate.

7.6. **Security at site.** The Bankruptcy Trustee shall take such measures as he considers necessary for the protection and preservation of the Property pending sale. No person shall enter upon the Property except through an inspection arranged under Clauses 7.1 and 7.2 above, and no

intending bidder shall carry out any measurement, survey, structural testing or other activity at the site otherwise than in the presence of the representative of the Bankruptcy Trustee or the Process Advisor.

7.7. **Statutory dues and outgoings.** Arrears, if any, of property tax payable to the Greater Hyderabad Municipal Corporation (PTIN 1100841038), water and sewerage charges payable to HMWS&SB, electricity charges payable to TGSPDCL, and any other levies or demands in respect of the Property, are to be ascertained by the intending bidders from the respective sources. All arrears, dues and outgoings in respect of the Property, whether or not ascertained and whether pertaining to the period prior to or after the date of sale, shall be borne and discharged solely by the Successful Bidder, in addition to the bid amount, and no claim in that regard shall lie against the Bankruptcy Trustee or the Bankruptcy Estates.

7.8. **Security interest.** The Financial Creditor, State Bank of India, has relinquished its security interest over the Property, as stated at Clause 5.3, and no charge in its favour shall subsist on the Property upon its sale.

7.9. **Lease.** The Property was let out by the Bankrupts to Shri Prashant Bararia under registered Lease Deed No. 1312/2016 dated 01.03.2016 (in respect of a built-up area of about 10,000 Sq. Ft.) and Lease Deed No. 1662/2023 dated 10th March 2023 (in respect of the ground floor of about 3,500 Sq. Ft.). As per the Registered Valuers, the lease was valid up to 20.12.2024 and has since expired. Any claim of the lessee or of any other person arising out of or in connection with the said leases shall lie only against the Bankruptcy Estates, to be submitted to and dealt with by the Bankruptcy Trustee in accordance with the Code.

7.10. **Pending litigation.** O.S. No. 567 of 2023, being a suit for specific performance in respect of the Property, is pending before the Hon'ble XXV Additional Chief Judge, City Civil Court, Hyderabad. The application for interim injunction filed therein was dismissed on 11.08.2025. The Successful Bidder shall purchase the Property subject to the outcome of the said suit and any proceedings arising therefrom, and shall not be entitled to withdraw from the sale, or to any reduction in or refund of the sale consideration, on that account.

7.11. **Passage along the Property.** At the time of inspection, the Registered Valuers noticed that a passage of about 7 feet width along a length of about 118 feet (about 92 Sq. Yds) within the plot is being used for access to the property on the rear side, with a compound wall and a wicket gate erected for the purpose. No document evidencing any easement, sale or other arrangement in respect of the said passage is available on record, and its legal status is not known. Both the Registered Valuers have excluded the said area and valued the land on a net area of 773 Sq. Yds. The Successful Bidder shall take the Property subject to the said passage and any right claimed by any person in respect thereof.

7.12. **Extent, boundaries and building.** The extent of the land as per the title deed is 865 Sq. Yds (118.13 ft x 65.9 ft); on measurement at site, Shri Mohit Bansal has recorded the dimensions as 124.75 ft x 65.9 ft. The building is a Ground + 2 floors structure of about 10,000 Sq. Ft., estimated to be about 39 years old; the Registered Valuers have reported poor maintenance, cracks due to dampness and termite damage at several places, and have recommended that structural stability be ascertained separately. The building permission / sanctioned plan of the building is not available on record. The extent, boundaries and survey particulars are as recorded in the title deed and in the reports of the Registered Valuers and are subject to confirmation by

survey. No representation or warranty is given as to the exact extent, boundaries, built-up area, approvals or structural condition, and no claim on account of any variation therein shall be entertained.

7.13. The particulars set out in this Clause 7 are furnished in good faith on the basis of the records and information presently available with the Bankruptcy Trustee, and do not constitute any representation or warranty. The sale is on an "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE" basis. Every bidder shall be deemed to have inspected the Property and satisfied himself in all respects, whether or not he has in fact availed of the inspection facility offered under this Clause, and no bid, once submitted, shall be capable of withdrawal or variation on the ground of any defect, deficiency, encumbrance, occupancy, litigation or arrears subsequently discovered.

8. DUE DILIGENCE

8.1. In terms of clause (6) of Part A of Schedule II to the Bankruptcy Regulations, the Bankruptcy Trustee shall provide such assistance as may be necessary for the conduct of due diligence by intending bidders, through the site inspection and the document room referred to in Clause 7 above.

8.2. All queries in relation to the Property or the E-Auction Process shall be raised in writing by email to bt.chevuturi@gmail.com so as to be received on or before 14.11.2026. Queries received shall be maintained in a written query log and the responses of the Bankruptcy Trustee shall be circulated uniformly to all registered intending bidders, so that all bidders have access to the same information. No oral clarification given by any person shall bind the Bankruptcy Trustee.

8.3. The Bankruptcy Trustee is under no obligation to furnish any document or information not available on his record, and the absence of any document or information shall not entitle any bidder to withdraw or vary his bid or to claim any reduction in the sale consideration.

9. ASSET TO BE AUCTIONED, RESERVE PRICE, EMD AMOUNT AND INCREMENTAL BID VALUE

Lot No.	Asset / Asset Parcel	Reserve Price (Rs.)	EMD (Rs.)	Incremental Bid (Rs.)
1	Land and building bearing Plot No. 266 A/B, H.No. 8-2-293/82/L/266/A/B, M.L.A. Colony, Road No. 12, Banjara Hills, Hyderabad, in Sy. Nos. 120/403/1 and 102/1, admeasuring 865 Sq. Yds as per title (773 Sq. Yds net of the passage referred to at Clause 7.11), with a Ground + 2 floors building of about 10,000 Sq. Ft., held jointly by the three Bankrupts	16,31,00,000	82,00,000	5,00,000

Explanations:

1. The Financial Creditor, State Bank of India, has relinquished its security interest over the asset listed hereinabove. The asset forms part of the Bankruptcy Estates of the Bankrupts and is being sold for the benefit of all the creditors.

2. The Reserve Price has been fixed by the Bankruptcy Trustee at the value of the asset arrived at in accordance with Regulation 30 of the Bankruptcy Regulations, being the average of the estimates of realisable value of the two Registered Valuers, rounded off.

3. The Bankruptcy Trustee does not give any assurance or warranty as to the physical or structural condition, extent, boundaries or approvals of the asset / property under E-Auction.

4. The details of the asset, with full description thereof, held by the Bankrupts are furnished in Annexure-V, and the disclosures at Clause 7 form an integral part of the description of the asset.

10. EARNEST MONEY DEPOSIT (EMD) AND PAYMENT TERMS

10.1. All the intending bidders shall provide 5% of the Reserve Price, i.e., Rs. 82,00,000/- (Rupees Eighty-Two Lakhs only), towards Earnest Money Deposit ("EMD") by way of the modes specified at Clause 4.4.

10.2. The EMD, which would not bear any interest, has to be paid by the Intending Bidder prior to furnishing the Bid Form.

10.3. The details of remittance shall be sent through email to the Bankruptcy Trustee.

10.4. The EMDs of the highest bidder (H1) and the second highest bidder (H2) shall remain with the Bankruptcy Trustee. The EMD of H1 shall be dealt with in accordance with Clauses 10.5 to 10.8. The EMD of H2 shall be retained until the sale in favour of H1 is completed and shall be refunded, without interest, within 7 (seven) days thereafter; where the Property is offered to H2 under Clause 10.10, the EMD of H2 shall be dealt with in accordance with that Clause. The EMDs of all other bidders shall be refunded within 7 (seven) days from the date of conclusion of the E-Auction, without interest, to the bank account particulars furnished in Annexure-I. The EMD shall likewise be refunded, without interest, within 7 (seven) days, where (a) the bid documents or the EMD of a bidder are rejected under Clause 4.6 or Clause 6.4; (b) the E-Auction is postponed, adjourned or cancelled, or the Property is withdrawn from sale, under Clause 4.17; or (c) no bid is placed in the E-Auction; save, in each case, where the EMD is liable to be forfeited under Clause 4.16 or Clause 10.9.

10.5. The EMD amount shall be adjusted against the sale consideration payable by the Successful Bidder.

10.6. The Successful Bidder shall pay the balance sale consideration, after adjustment of the EMD already paid, within 30 (thirty) days from the date of issuance of the Letter of Intent (LOI), which shall constitute the confirmation of sale.

10.7. In case the payment is delayed beyond 30 days but is made not later than 90 (ninety) days from the date of issuance of the LOI, interest at the rate of 12% per annum shall be payable on the delayed amount for the period of delay.

10.8. The EMD of the Successful Bidder shall not be forfeited on account of any delay in payment, so long as the entire sale consideration, together with interest payable under Clause 10.7, is remitted within 90 (ninety) days from the date of issuance of the LOI. Only in the event the Successful Bidder fails to remit the entire sale consideration within the said outer period of 90 days shall the sale stand cancelled and the Earnest Money Deposit stand forfeited to the Bankruptcy Estates. Such forfeiture shall be confined to the Earnest Money Deposit alone, and

any amount paid by the Successful Bidder over and above the Earnest Money Deposit towards the sale consideration shall be refunded to him, without interest, within 15 (fifteen) days from the date of cancellation. The Bankruptcy Trustee shall thereupon be at liberty to offer the Property to the second highest bidder under Clause 10.10, to conduct a fresh e-auction of the Property, or otherwise to deal with the same in such manner as may be permissible under the Code and the regulations made thereunder, without any further notice to the Successful Bidder.

10.9. The EMD shall also be liable to be forfeited if the bidder withdraws or reduces his bid after it is placed, fails to accept the LOI, is found to have furnished any incorrect or false information or declaration, or is found to fall within Regulation 27(3) or Regulation 27(4) of the Bankruptcy Regulations.

10.10. In the event of cancellation of the sale under Clause 10.8, the Bankruptcy Trustee may, at his discretion and in consultation with the Committee of Creditors, offer the Property to the second highest bidder (H2) at his bid price, and such offer shall not confer any right on H2 to demand acceptance. Where H2 accepts the offer, a LOI shall be issued to him and Clauses 10.5 to 10.8 shall apply to him mutatis mutandis, the periods of 30 and 90 days being reckoned from the date of issuance of the LOI to him. If H2 also fails to remit the entire sale consideration within the said outer period of 90 days, the sale in his favour shall stand cancelled, the EMD paid by H2 shall likewise stand forfeited to the Bankruptcy Estates (any amount paid by him over and above the EMD being refunded as provided in Clause 10.8), and the Bankruptcy Trustee shall conduct a fresh e-auction of the Property. Where H2 declines the offer, or no offer is made to him, the EMD of H2 shall be refunded, without interest, within 7 (seven) days thereof, and the Bankruptcy Trustee shall conduct a fresh e-auction of the Property.

10.11. **Induction of joint owner:** Notwithstanding anything contained herein, the Successful Bidder may, after being declared the Successful Bidder and before the issue of the Sale Certificate, and with the prior written approval of the Bankruptcy Trustee, induct one or more persons (whether an individual, partnership firm, limited liability partnership or company) as joint purchaser(s) of the Property. Such induction shall be permitted only upon the proposed joint purchaser(s) furnishing the KYC documents and the declarations and undertakings in Annexures I, II and IV, including the declaration under Regulation 27(3) and 27(4) of the Bankruptcy Regulations, to the satisfaction of the Bankruptcy Trustee. The Successful Bidder and the joint purchaser(s) shall be jointly and severally liable for compliance with all the terms of this Memorandum, including payment of the balance sale consideration within the timelines in Clause 10, and the Sale Certificate shall be issued in their joint names. The Bankruptcy Trustee may reject any such request at his sole discretion, including where the induction is inconsistent with the Code, the Bankruptcy Regulations or this Memorandum.

Mr. Murali Mohan Chevuturi, Bankruptcy Trustee in the matters of Sri Vinod Kumar Agarwal, Sri Kailash Chandra Agarwal and Sri Subhash Chandra Agarwal (Bankrupts)
IBBI/IPA-003/00307/2020-2021/13464, Plot No. 1, SLV Bhavan, D.No. 1-2-597/1, 2nd Floor
Baraf Bagh Colony, Lower Tankbund Road
HYDERABAD-500029, Telangana, India
Place: Hyderabad
Date: 07.11.2026

ANNEXURE-I

BID APPLICATION FORM / BID FORM-CUM-AFFIDAVIT

(To be executed on non-judicial stamp paper of Rs. 100/- and duly notarised)
(Please fill up separate Bid Application Forms for each property)

Date:

To
Mr. Murali Mohan Chevuturi
Bankruptcy Trustee in the matters of Sri Vinod Kumar Agarwal, Sri Kailash Chandra Agarwal and Sri Subhash Chandra Agarwal (Bankrupts)
Plot No. 1, SLV Bhavan, D.No. 1-2-597/1, 2nd Floor
Baraf Bagh Colony, Lower Tankbund Road
HYDERABAD-500029, Telangana, India
("Bankruptcy Trustee")

Dear Sir,

I/We am/are desirous of participating in the E-Auction announced pursuant to the E-Auction Sale Notice dated 07.11.2026 and the E-Auction Process Information Memorandum dated 07.11.2026.

Details of Bankrupts:

Name of Bankrupt	Case No.	Address
Sri Vinod Kumar Agarwal	IA(IBC) No.400 of 2026 in CP(IB) No.172/95/HDB/2024	266, A/B, MLA Colony, Road No.12, Banjara Hills, Hyderabad-500034
Sri Kailash Chandra Agarwal	IA(IBC) No.405 of 2026 in CP(IB) No.175/95/HDB/2024	1-2-412/12, Gagan Mahal Colony, Hyderabad-500029
Sri Subhash Chandra Agarwal	IA(IBC) No.406 of 2026 in CP(IB) No.178/95/HDB/2024	1-2-412/12, Gagan Mahal Colony, Hyderabad-500029

Details of Bidder

Name of the Interested Bidder	
Constitution of Interested Bidder	
Contact No.	
Email ID	
PAN No.	
Mobile No. of contact person	
GST No.	
Address	

MOA / AOA / Certificate of Incorporation / Certificate of Commencement	
Board Resolution / Authorisation	

Details of Earnest Money:

Description of Asset	Land and building at Plot No. 266 A/B, H.No. 8-2-293/82/L/266/A/B, M.L.A. Colony, Road No. 12, Banjara Hills, Hyderabad (865 Sq. Yds as per title; building of about 10,000 Sq. Ft.)
Reserve Price	Rs. 16,31,00,000/- (Rupees Sixteen Crores Thirty-One Lakhs only)
Earnest Money deposited	Rs. 82,00,000/-
Mode of Earnest Money payment	
Transaction Reference / Proof of Payment	

Bank details of Bidder (for refund of Earnest Money as may be applicable):

Name	
Account Number	
Bank Name	
Branch	
IFSC	

1. I/We/M/s. further declare that the information revealed by me/us in this Bid Form is true and correct to the best of my/our knowledge and belief.

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

3. I/We/M/s. agree that if any of the statements / information revealed by me/us is found incorrect, my/our bid document is liable to be cancelled and, in such case, the Earnest Money Deposit paid by me/us is liable to be forfeited by the Bankruptcy Trustee and the Bankruptcy Trustee is at liberty to annul the offer made to me/us at any point of time.

4. I/We/M/s. also agree that after my/our offer given in my/our bid for purchase of the assets of the Bankrupts is accepted by the Bankruptcy Trustee, if I/We fail to accept the terms and conditions of the offer letter or am/are not able to complete the transaction within the time limit specified in the offer letter for any reason whatsoever and/or fail to fulfil any/all the terms and conditions of the bid document and offer letter, the Earnest Money Deposit paid by me/us along with the bid document is liable to be forfeited by the Bankruptcy Trustee to the Bankruptcy Estates.

5. I/We/M/s. will not claim any interest from the date of submission of offer in case the process of sale is delayed for any reason.

6. I/We have read and understood Clause 7 of the E-Auction Process Information Memorandum, including the disclosures as to possession, occupancy, statutory dues, the lease in favour of Shri Prashant Bararia, the suit in O.S. No. 567 of 2023 pending before the XXV Additional Chief Judge, City Civil Court, Hyderabad, the passage of about 7 feet width along the Property, the extent, boundaries and the condition of the building, and I/We bid with full knowledge and acceptance thereof and on an "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE" basis.

7. I/We undertake to bear and discharge all stamp duty, if any, registration charges, transfer charges, statutory dues, arrears and outgoings in respect of the property. I/We have read and understood Clause 4.12 of the E-Auction Process Information Memorandum and undertake to pay the entire sale consideration in full, without deducting or collecting any tax at source under Section 393(1) or any other provision of the Income-tax Act, 2025, and without any other deduction, withholding, retention or set-off whatsoever.

8. The general terms and conditions of sale are received, read and acceptable to me/us.

VERIFICATION

I/We, the deponent(s) abovenamed, do hereby solemnly affirm and state that the contents of this Bid Application Form-cum-Affidavit are true and correct to the best of my/our knowledge, information and belief, that no part thereof is false and that nothing material has been concealed therefrom.

Place:
Date:

Signature and name of the Interested Bidder / Authorised Signatory
[Rubber stamp / Seal of the Interested Bidder]

Solemnly affirmed and signed before me by the deponent(s), who is/are identified to my satisfaction, on this day of , 2026 at .

NOTARY PUBLIC / OATH COMMISSIONER

NOTE: Each page of this form shall be duly signed by the bidder.

Enclosures:

a) Transaction Reference No. dated:

b) KYC documents including Identity Proof and Address Proof

c) Authority Letter / Board Resolution of the authorised representative bidding, in the case of any bidder other than a proprietorship firm

d) Permission of the Adjudicating Authority under Regulation 27(3) of the Bankruptcy Regulations, if applicable

e) Any other documents (please specify)

ANNEXURE-II

DECLARATION BY BIDDER

To
Mr. Murali Mohan Chevuturi
Bankruptcy Trustee in the matters of Sri Vinod Kumar Agarwal, Sri Kailash Chandra Agarwal and Sri Subhash Chandra Agarwal (Bankrupts)
Plot No. 1, SLV Bhavan, D.No. 1-2-597/1, 2nd Floor
Baraf Bagh Colony, Lower Tankbund Road
HYDERABAD-500029, Telangana, India
("Bankruptcy Trustee")

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 Memorandum and the Asset Information Sheet and have understood them fully. I/We hereby unconditionally agree to conform to 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) of Rs. 82,00,000/- has 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 declare that I/We do not fall within any of the categories of persons specified in Regulation 27(3) of the Insolvency and Bankruptcy Board of India (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019, namely (a) the Bankruptcy Trustee or any partner or director of the insolvency professional entity of which the Bankruptcy Trustee is a partner or director; (b) any professional appointed by the Bankruptcy Trustee for the bankruptcy process; (c) any creditor or associate of any of the Bankrupts; and (d) any company where any of the Bankrupts or a creditor is a promoter or director; and that I/We am/are accordingly entitled to purchase and acquire an interest in the property of the Bankrupts without the permission of the Adjudicating Authority. [Where the bidder falls within any such category, the permission of the Adjudicating Authority is enclosed.]

4. I/We declare that there is no collusion, arrangement or understanding of the nature referred to in Regulation 27(4) of the said Regulations between me/us and any of the Bankrupts, any creditor, any associate of the Bankrupts or of a creditor, the corporate debtor or any related party of the corporate debtor, in relation to this E-Auction.

5. I/We confirm that I/We have read and understood the disclosures made in Clause 7 of the E-Auction Process Information Memorandum, including as to possession, occupancy, statutory dues, extent, boundaries, encumbrances, the lease in favour of Shri Prashant Bararia, the suit in O.S. No. 567 of 2023, the passage along the Property and the condition of the building, and that I/We bid with full knowledge and acceptance thereof and shall raise no claim on account thereof against the Bankruptcy Trustee or the Bankruptcy Estates.

6. I/We further understand and agree that if any of the statements / 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 ("Bankruptcy Trustee") and the Seller will be at liberty to annul the offer made to me/us at any point of time.

7. I/We also agree that after my/our offer given in my/our bid for purchase of the property(ies) is accepted by the Seller and if I/We fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all the terms and conditions of the auction and offer letter/LOI, the EMD and other monies paid by me/us along with the online form and thereafter are liable to be forfeited in the manner provided in Clause 10 of the E-Auction Process Information Memorandum.

8. I/We understand that the EMD of unsuccessful bidders shall be refunded in the manner provided in Clause 10.4 of the E-Auction Process Information Memorandum. I/We state that I/We have fully understood the terms and conditions therein and agree to be bound by the same.

9. I/We confirm that our participation in the E-Auction process, submission of bid or acquisition of the property(ies)/asset(s) pursuant to the provisions of the E-Auction Process Information Memorandum will not conflict with, or result in a breach of, or constitute a default under, (i) our constitutional documents; or (ii) any applicable laws; or (iii) any authorisation or approval of any government agency or body; or (iv) 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.

10. The decision taken by the Bankruptcy Trustee with respect to the selection of the Successful Bidder and communicated to us shall be binding on me/us.

11. 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, the portal and the property(ies) being offered for sale.

12. I/We confirm that the Seller, the Process Advisor, the E-Auction Service Provider and their respective employees shall not be liable or 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.

13. I/We hereby confirm that I/we are eligible to purchase the assets of the Bankrupts under the Insolvency and Bankruptcy Code, 2016 and all other applicable laws.

(Signature)
Name: .....
Address: .....
Email: ..... Mobile: .....

ANNEXURE-III

TECHNICAL TERMS & CONDITIONS OF E-AUCTION SALE

1. Intending bidders shall have a valid e-mail ID, valid PAN Card, and KYC documents to register with the E-Auction Service Provider.

2. Intending bidders shall be provided with login credentials by the provider, C1 India Private Limited, on the E-Auction Platform to participate in the online E-Auction.

3. Only upon verification of the Bid Form and confirmation of remittance of the EMD shall the Bidder be declared eligible and permitted to access the E-Auction Platform for bidding for the property.

4. The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint / representation will be entertained in this regard by the E-Auction Service Provider or the Seller. Bidders are accordingly cautioned to check the bid amount carefully and to alter or rectify their bid, if required, before confirming the bid submitted.

5. Bidders should not disclose their User ID, password or other material information relating to the bidding to anyone, so as to safeguard its secrecy.

6. Bidders are advised to change the password immediately on receipt thereof.

7. The Affidavit, Declaration and Undertaking as per the formats set out in the Annexures must be executed in accordance with applicable law and must be issued in accordance with the constitutional documents of the Bidder, if applicable, after obtaining all corporate approvals as may be required. The extract of the constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of the 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 authorised to sign the same.

8. All the aforementioned documents are required to be emailed and the original physical copies thereof shall be provided by the Bidder to the Bankruptcy Trustee in accordance with this E-Auction Process Information Memorandum.

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 E-Auction shall be transparent and the highest bid at any given point of time shall be visible to the other bidders on the platform, in terms of clause (10) of Part A of Schedule II to the Bankruptcy Regulations. The highest bid on the E-Auction shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer / bid does not thereby acquire any right to demand acceptance of his bid.

11. The E-Auction shall commence at 11:00 hrs on 19.11.2026 and shall close at 13:00 hrs, subject to automatic extension of 5 minutes each in the event a bid is placed within the last 5 minutes, such extensions being unlimited.

12. After the conclusion of the E-Auction for each asset / property, the Successful Bidder shall be informed, through a message displayed automatically by the portal, of the outcome of the E-Auction. A separate intimation shall also be sent to the Successful Bidder. The date of sending the e-mail will be considered as the date of receipt of the intimation, i.e., the Date of Intimation.

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

ANNEXURE-IV

CONFIDENTIALITY AND NON-DISCLOSURE UNDERTAKING BY INTENDING BIDDER

To
Mr. Murali Mohan Chevuturi
Bankruptcy Trustee in the matters of Sri Vinod Kumar Agarwal, Sri Kailash Chandra Agarwal and Sri Subhash Chandra Agarwal (Bankrupts)
Plot No. 1, SLV Bhavan, D.No. 1-2-597/1, 2nd Floor
Baraf Bagh Colony, Lower Tankbund Road
HYDERABAD-500029, Telangana, India
("Bankruptcy Trustee")

Dear Sir,

I/We, the Intending Bidder(s) aforesaid, do hereby state that:

This Confidentiality and Non-Disclosure Undertaking ("CNDU") has been signed by ....., the Intending Bidder, in response to the E-Auction Sale Notice dated 07.11.2026 in respect of the asset(s) of the Bankrupts.

WHEREAS the Intending Bidder is required to furnish an undertaking to the effect that the Intending Bidder shall maintain confidentiality of the E-Auction sale of the subject asset of the Bankrupts in which the Intending Bidder is desirous of participating and shall not use such information to cause undue gain or undue loss to itself or any other person, and shall comply with the requirements as provided under the Insolvency and Bankruptcy Code, 2016.

Non-Disclosure: The recipient of Confidential Information shall hold all Confidential Information in strict confidence and shall not disclose any Confidential Information to any third party without the prior written approval of the Bankruptcy Trustee.

A. THEREFORE, the Intending Bidder unconditionally and irrevocably undertakes and declares that:

1. It will not divulge any Confidential Information, including any financial information of the Bankrupts disclosed to it by the Bankruptcy Trustee (or any other person on behalf of the Bankruptcy Trustee), through oral or written communication or through any mode, to anyone, which is marked confidential, and the same shall constitute Confidential Information. Any information or documents generated or derived by the recipients of Confidential Information that contains, reflects, or is derived from any Confidential Information shall also constitute Confidential Information;

2. The Confidential Information shall be kept confidential by the Intending Bidder and shall be used solely as allowed under the Code;

3. The Intending Bidder shall not use the Confidential Information to cause any undue gain or undue loss to itself or any other person;

4. The Intending Bidder shall comply with all provisions of law for the time being in force relating to confidentiality;

5. The Confidential Information may only be disclosed to and shared with any employees or third parties by the Intending Bidder, in accordance with applicable laws, including in relation to confidentiality, and the terms of this CNDU shall be considered on a strict need-to-know basis and only to the extent necessary for and in relation to the Bankruptcy Process of the Bankrupts, provided that the Intending Bidder binds such employees and third parties, by way of an undertaking / agreement, to terms at least as restrictive as those stated in this CNDU;

6. The Intending Bidder shall ensure that all Confidential Information is kept safe and secured at all times and is protected from any theft or leakage;

7. The Intending Bidder, unless declared a Successful Bidder, shall immediately and permanently erase all Confidential Information upon conclusion of the sale and certify the same to the Bankruptcy Trustee, unless otherwise waived by the Bankruptcy Trustee in writing;

8. The Intending Bidder will take all reasonable steps and measures to protect the confidentiality and avoid unauthorised use, disclosure, publication, or dissemination of Confidential Information; and

9. The Intending Bidder shall be responsible for any breach of obligations under this CNDU and shall indemnify the Bankruptcy Trustee for any loss, damages and costs incurred by the Bankruptcy Trustee due to such breach of obligations by the Intending Bidder or any person acting on its behalf.

B. Notwithstanding anything to the contrary contained herein, the following information shall however not be construed as Confidential Information:

1. Information which, at the time of disclosure to the Intending Bidder, was already in the public domain without violation of any provisions of applicable laws; or

2. Information which, after disclosure to the Intending Bidder, becomes publicly available and accessible without violation of applicable laws or a breach of this confidentiality undertaking; or

3. Information which was in the possession of the Intending Bidder prior to its disclosure, as evidenced by the records of the Intending Bidder; or

4. Information that is received by the Intending Bidder from a third party which is not in breach of its confidentiality obligations hereunder; and/or

5. Information that is required to be disclosed by the Intending Bidder (and to the extent required to be disclosed) pursuant to the requirements of applicable laws, or an order of a judicial, regulatory or administrative authority, provided however that the Intending Bidder shall use its best endeavour to provide prior intimation of such disclosure to the Bankruptcy Trustee.

C. No representation or warranty has been provided by the Bankruptcy Trustee in relation to the authenticity or adequacy of the information provided to the Intending Bidder, including Confidential Information, and the Intending Bidder shall not have any claim against the Bankruptcy Trustee or any person acting on his behalf or against the Bankrupts.

D. Nothing in this CNDU shall have the effect of limiting or restricting any liability arising as a result of fraud or wilful default.

E. Damages may not be an adequate remedy for a breach of this CNDU and the Bankruptcy Trustee shall be entitled to the remedies of injunction, specific performance, and other equitable relief for a threatened or actual breach of this CNDU.

F. The Intending Bidder hereby represents and warrants that it has the requisite power and authority to execute, deliver and perform its obligations under this CNDU.

This CNDU and any dispute, claim or obligation arising out of or in connection with it shall be governed by and construed in accordance with Indian law and shall be subject to the exclusive jurisdiction of the Hon'ble National Company Law Tribunal, Hyderabad Bench , in respect of matters arising out of or relating to this CNDU.

(Signature)
Name: .....
Address: .....
Email: ..... Mobile: .....

ANNEXURE-V

DESCRIPTION OF ASSETS / IMMOVABLE PROPERTIES OF SRI VINOD KUMAR AGARWAL, SRI KAILASH CHANDRA AGARWAL AND SRI SUBHASH CHANDRA AGARWAL, BANKRUPTS

The following is the status of the asset of the Bankrupts being put on E-Auction pursuant to the E-Auction Sale Notice dated 07.11.2026 referred to herein.

No.	Holders' Names	Location & Description
1.	Sri Vinod Kumar Agarwal, Sri Kailash Chandra Agarwal and Sri Subhash Chandra Agarwal (jointly; each under Bankruptcy)	Land and building bearing Plot No. 266 A/B, H.No. 8-2-293/82/L/266/A/B, M.L.A. Colony, Road No. 12, Banjara Hills, Hyderabad, in Sy. Nos. 120/403/1 and 102/1, admeasuring 865 Sq. Yds as per title, with a Ground + 2 floors building of about 10,000 Sq. Ft.

ASSET INFORMATION SHEET

Property Description

All that the land and building bearing Plot No. 266 A/B, House / Door No. 8-2-293/82/L/266/A/B, situated at M.L.A. Colony, Road No. 12, Banjara Hills, Hyderabad, Ward-Block 8-2, in Survey Nos. 120/403/1 and 102/1, admeasuring 865 Sq. Yds (about 723 Sq. Mtrs) as per title, together with the residential building of Ground + First + Second floors having a built-up area of about 10,000 Sq. Ft. constructed thereon, held jointly by the Bankrupts under Sale Deed Doc. No. 1423/2003 dated 29.04.2003 of the Sub-Registrar, Banjara Hills.

Property Details

Particulars	Details
Property Type	Residential land and building (independent house)
Plot / House No.	Plot No. 266 A/B; H.No. 8-2-293/82/L/266/A/B; Ward-Block 8-2
Survey Nos.	120/403/1 and 102/1
Locality	M.L.A. Colony, Road No. 12, Banjara Hills, Hyderabad, Telangana
Extent of land	865 Sq. Yds as per title (118.13 ft x 65.9 ft); net area of 773 Sq. Yds considered by the Registered Valuers after excluding the passage of about 92 Sq. Yds (see Clause 7.11)
Building	Ground + 2 floors, built-up area about 10,000 Sq. Ft.; about 39 years old; RCC with Roman-style elevation; east facing
Geo-coordinates	17.4139443 N, 78.4222639 E
Title	Sale Deed Doc. No. 1423/2003 dated 29.04.2003 of the Sub-Registrar, Banjara Hills, in the joint names of the three Bankrupts; Encumbrance Statement dated 05.09.2026
Property Tax	PTIN 1100841038 (GHMC)
Land use and approvals	Residential; building permission / sanctioned plan not available on record

Particulars	Details
Access and frontage	30 ft wide internal road on the east, at the end of the road
Condition of building	Poor maintenance; cracks due to dampness and termite damage at several places; access to terrace unsafe; structural stability to be ascertained separately
Occupancy / Lease	Ground floor in use as office at the time of inspection; upper floors vacant. Leases in favour of Shri Prashant Bararia (Lease Deed Nos. 1312/2016 and 1662/2023) reported to have expired on 20.12.2024 — see Clause 7.9
Possession	Attached by the Bankruptcy Trustee on 27.09.2026. As stated at Clause 7.5 of the Memorandum. The Successful Bidder shall be delivered only such possession as the Bankruptcy Trustee holds as on the date of the Sale Certificate
Security interest	Security interest of State Bank of India relinquished in each of the three bankruptcy processes — see Clause 5.3
Pending litigation	O.S. No. 567 of 2023 (specific performance) pending before the Hon'ble XXV Additional Chief Judge, City Civil Court, Hyderabad; injunction application dismissed on 11.08.2025 — see Clause 7.10
Passage / easement	Passage of about 7 ft x 118 ft used for access to the rear plot, with compound wall and wicket gate; legal status not known — see Clause 7.11
Basis of Reserve Price	Value under Regulation 30 of the Bankruptcy Regulations (average of the realisable values estimated by the two Registered Valuers)
Reserve Price	Rs. 16,31,00,000/- (Rupees Sixteen Crores Thirty-One Lakhs only)
EMD (5% of Reserve Price)	Rs. 82,00,000/-
Incremental Bid Amount	Rs. 5,00,000/-

Boundaries of Site (as per title)

Direction	Boundary
North	Open space and Plot Nos. 286 & 287
South	Plot No. 266/A/A
East	30'-0" wide road
West	Open space

Auction Schedule

Particulars	Date / Details
Date of Sale Notice / Publication	Sale Notice dated 07.11.2026, published on 10.11.2026

Particulars	Date / Details
Newspapers of Publication	Eenadu (Telugu) and The Hindu (English), each having wide circulation in Hyderabad
Site inspection	10.11.2026 to 16.11.2026, 11:00 hrs to 16:00 hrs, by prior appointment; requests on or before 14.11.2026
Last date for written queries	14.11.2026
Last Date for Submission of Bid Documents / KYC and remittance of EMD	17.11.2026 (23:59 hrs)
Date of E-Auction	19.11.2026
Time of E-Auction	11:00 hrs to 13:00 hrs, with unlimited extensions of 5 minutes each
E-Auction Platform	https://www.bankeauctions.com
E-Auction Service Provider	C1 India Private Limited

Contact Details

Mr. Murali Mohan Chevuturi, Bankruptcy Trustee
IBBI/IPA-003/00307/2020-2021/13464
Plot No. 1, SLV Bhavan, D.No. 1-2-597/1, 2nd Floor
Baraf Bagh Colony, Lower Tankbund, Hyderabad – 500029
Email: bt.chevuturi@gmail.com
Mobile: +91 8978844588