

EOI PROCESS DOCUMENTS

INVITATION FOR EXPRESSION OF INTEREST

FOR

PROJECT SAHITI ANAND FORTUNE

AT PRAGATHI NAGAR, HYDERABAD

OF

SAHITI INFRATEC VENTURES INDIA PVT. LTD.

[CIN: U45203TG2015PTC099984]

(under Corporate Insolvency Resolution Process)

[As per the provisions of Regulation 36A of the Insolvency & Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016]

ISSUED BY:

Kamalesh Kumar Singhania,
Resolution Professional of Sahiti Infratec Ventures India Pvt. Ltd.
IBBI Regn. No: IBBI/IPA-002/IP-N00023/2016-17/10050
Address: D.No.8-2-293/82/A/1222/F4,
Co-Operative House Building Society Ltd,
Road No 36, Jubilee Hills, Hyderabad – 500033.
Authorization for Assignment is valid till 30th June 2027
Email: cirp.sahitiinfratech@gmail.com

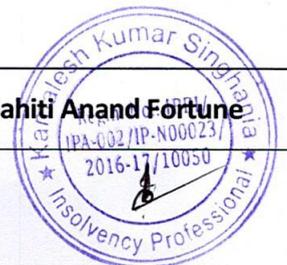
Date: 14th January 2026

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



Table of Contents

	Page No.
1. INTRODUCTION	3
2. CIRP OF THE CD	4
3. TRANSACTION PROCESS	5
4. ELIGIBILITY CRITERIA	5
5. EARNEST MONEY DEPOSIT	13
6. MANNER OF SUBMISSION OF EOI	14
7. LAST DATE FOR SUBMISSION OF EOI	18
ANNEXURE I- FORMAT OF EXPRESSION OF INTEREST	19
ANNEXURE A- DETAILS OF PROSPECTIVE RESOLUTION APPLICANT	22
ANNEXURE-B- DISQUALIFICATION UNDER SECTION 29A OF THE IBC	23
ANNEXURE II UNDERTAKING	26
ANNEXURE III- SECTION 29A UNDERTAKING	28
ANNEXURE IV CONFIDENTIALITY UNDERTAKING	32
FORM G	37



1. INTRODUCTION¹

Sahiti Infratec Ventures India Pvt. Ltd. (Corporate Debtor/CD) incorporated under the Companies Act 2013 is undergoing Corporate Insolvency Resolution Process ("CIRP") under the Insolvency and Bankruptcy Code, 2016 ("IBC"). The CD's registered office is situated at Door No. 8-2-293/82/A/1222/F4, Co-Operative House Building Society Ltd, Road No 36, Jubilee Hills, Hyderabad – 500033, Telangana.

The CD was incorporated in 2015 with the main object of Real Estate Development and has taken up and completed many real estate projects in small and medium sector both housing and Commercial in and around Hyderabad. To expand business and its reach, CD took multiple projects of large scale in Hyderabad and Vijayawada. However, most of its new projects launched after 2018 – 2019 could not be completed due to various reasons mainly due to further expansion and diversion of funds to other projects of the group.

Due to failure of the CD in completing the projects many homebuyers filed cases in various forums which effected the working of the CD.

Some of the Homebuyers also filed criminal cases including FIR with Police for defrauding them.

After receipt of multiple FIRs against the CD and its directors, Central Crime Station, Hyderabad Police took up Investigation in its hand. The MD of CD was arrested by the police.

In the meantime, ED has also moved in as police found large scale diversion of funds to the Directors, their relatives, Friends and other group concerns, which money was used for purchase of assets by these persons and entities.

Many of the known assets of the CD were seized by Police and ED. MD of the CD is still under custody of ED.

The CD has launched multiple projects which are in different stages of completion ranging from Zero to 80%. A complete list of Projects launched by CD and are lying stalled is provided in the IM.

¹ The information provided herein is based on the documents and records available with the Resolution Professional and may not be complete.



SNAPSHOT OF RELEVANT INFORMATION ABOUT THE COMPANY/ CORPORATE DEBTOR

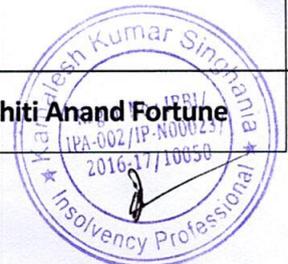
Sl. No.	Particulars	Details
1.	Name	Sahiti Infratech Ventures India Private Limited
2.	CIN	U45203TG2015PTC099984
3.	Date of incorporation	29 th day of July 2015
4.	Registered office	4 th Floor, D.No.8-2-293/82/A/1222/F4, Co-Operative House Building Society Ltd, Road No 36, Jubilee Hills, Hyderabad - 500033, Telangana, India.
5.	Factory office/ Site address	NA. CD has launched multiple Real Estate Projects in Hyderabad and Vijayawada. Project Sahiti Anand Fortune at Pragathi Nagar, Hyderabad was launched by CD.
6.	Class of Company	Non-Govt. Private Limited Company
7.	Authorized Share Capital	INR 25,00,00,000/-
8.	Paid Up share Capital	INR 20,91,50,000/-

2. CORPORATE INSOLVENCY RESOLUTION PROCESS OF THE COMPANY/ CORPORATE DEBTOR

The Corporate Insolvency Resolution Process (**CIRP**) in respect of the Corporate Debtor was commenced under the provisions of the Insolvency and Bankruptcy Board (IBC”) **by order of National Company Law Board, Hyderabad Bench** dated 25th April 2025 pursuant to an application by Sri Ghatili Akshay & 126 other homebuyers under Section 7 of the IBC. The Hon’ble NCLT vide its same said order, appointed the undersigned as the Interim Resolution Professional of the Corporate Debtor. In the meeting of the committee of creditors (**COC**) of the Corporate Debtor dated 25th June 2025, the CoC approved the appointment of the undersigned as the Resolution Professional (RP) of the CD and the same was subsequently confirmed by the Hon’ble NCLT.

Pursuant to the provisions of Section 25(2)(h) of IBC along with Regulation 36A of Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 (“CIRP Regulations”), the Resolution Professional hereby issues this Invitation for Expression of Interest (“EOI”) to invite Resolution Plan(s) for **the Project Sahiti Anand Fortune at Pragathi Nagar, Hyderabad** of the Corporate Debtor from eligible Prospective Resolution Applicants (“PRA”) who fulfils such eligibility criteria, as set out in this document below.

Invitation for Expression of Interest for Sahiti Infratech Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



3. TRANSACTION PROCESS

The transaction process, indicatively, shall include the following steps:

Particulars	Timelines
Last date for receipt of expression of interest	31.01.2026
Date of issue of provisional list of prospective resolution applicants	10.02.2026
Last date for submission of objections to provisional list	15.02.2026
Date of issue of final list of prospective resolution applicants	24.02.2026
Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	24.02.2026
Last date for submission of resolution plans	27.03.2026

The eligibility criteria, detailed terms and conditions, format for submission of the EOI and format of confidentiality undertaking is provided herewith the detailed Invitation for EOI. Post receipt of EOI, access to Virtual Data Room will be provided to the Prospective Resolution Applicants, subject to the provisions of the IBC, and after receipt of confidentiality undertaking as per section 29(2) of the IBC, at the sole discretion of RP/CoC.

4. ELIGIBILITY CRITERIA

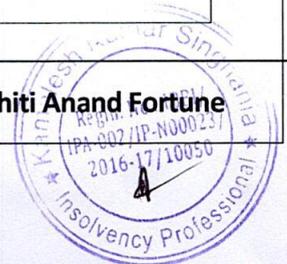
For the purposes of Invitation of Expression of Interest, RP has identified the following categories for submission of EOI, which has been approved by the CoC constituted for the Project Anand Fortune and approved by the CoC constituted for the Project Fortune at its meeting held on 06.01.2026 and in terms of e-voting held on 12.01.2026 to 13.01.2026.

Category I:	Body Corporates/ Individuals.
Category II:	Financial Institutions/ PE Funds/ Asset Reconstruction Companies/ NBFCs/Other Financial Investors/ AIF
Category III:	Consortium bidders
Category IV:	Association of Homebuyers

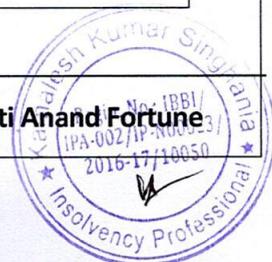


Eligibility criteria for the Prospective Resolution Applicants, falling under the above categories to submit resolution plans in terms of Section 25 (2)(h) of the IBC are mentioned below:

<p><u>Category I:</u></p> <p>Body Corporates/ Individuals</p>	<p>Minimum Net Worth of INR 10.00 Crores in case of individuals and in case of body corporates as per the Audited Financial Statements of immediately preceding financial year i.e. FY 2024-25 and in its absence, the latest available financial statements released during the 12 months period preceding the date of submission of EoI.</p> <p>AND</p> <p>Cash and cash equivalent as on the date of submission of EOI equal to INR 2.00 Crore.</p> <p>Note: Further, in case the body corporate does not meet the minimum net worth criteria as mentioned above, the body corporate, for the purposes of demonstrating the satisfaction of the eligibility criteria, can provide the financial strength of entities either controlling or controlled by or under common control of such Body corporate. The Term "Control" shall have the meaning as ascribed to it under the Companies Act, 2013.</p> <p>Kindly note, in case the entities either controlling or controlled by or under common control of the Prospective Resolution Applicant is a Financial Institution/ PE Funds/Asset Reconstruction Companies/NBFCs/other Financial Investors/AIF, then the eligibility shall be determined as per the eligibility criteria for Financial Institutions/PE Funds/Asset Reconstruction Companies/NBFCs/ Other Financial Investors/AIF as provided below.</p> <p>Net Worth shall be computed as an aggregate value of paid-up share capital and all reserves created out of the profits and securities premium account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, and does not include capital reserves including reserves created out of revaluation of assets, write back of depreciation and amalgamation</p> <p>The Body Corporate/Individual must meet any additional criteria as may be required under the Insolvency and Bankruptcy Code, 2016 and the rules and regulations formed thereunder (as may be amended from time to time).</p>
<p><u>Category II:</u></p> <p>Financial Institutions/</p>	<p>Committed funds available for investment/deployment in Indian companies or Indian assets of at least INR 10.00 crores as on March 31, 2025 and in its absence, the latest available financial statement released during the 12 months period preceding the date of the EoI.</p>



<p>PE Funds/ Asset Reconstruction Companies/ NBFCs/ Other Financial Investors/ AIF</p>	<p>AND</p> <p>Cash and cash equivalent as on the date of submission of EOI equal to INR 2.00 Crores</p> <p>Any additional criteria as may be required under the Insolvency and Bankruptcy Code, 2016 and the rules and regulations formed thereunder (as may be amended from time to time) must also be met/fulfilled.</p>
<p><u>Category III:</u></p> <p>Consortium Bidders</p>	<p>PRA may be a Consortium. Consortium means any person acting together with another person as a consortium/ joint bidder or joint venture (whether incorporated or not) for the purpose of submission of the EOI and resolution plan for the Corporate Debtor</p> <p><u>In case the consortium is of body corporates and/or individuals, the minimum weighted average net worth of INR 10 Crores at consortium level.</u></p> <ul style="list-style-type: none"> • Consortium’s minimum weighted average net worth will be calculated for the relevant member at the individual level in case of an Individual and at the body corporate’s level in case of body corporates in the immediately preceding financial year (as per the Audited Financial Statements of immediately preceding financial year i.e. FY 2024-25 and in its absence, the latest available audited financial statements released during the 12 months period preceding the date of the Eoi, for body corporates). • Further, in case the body corporate does not meet the minimum net worth criteria as mentioned above, the body corporate, for the purposes of demonstrating the satisfaction of the eligibility criteria, can provide the financial strength of entities either controlling or controlled by or under common control of the PRA. The term “Control” shall have the meaning as ascribed to it under the Companies Act, 2013. • Kindly note, in case the entities either controlling or controlled by or under common control of the Prospective Resolution Applicant is a Financial Institution/ PE Funds/Asset Reconstruction Companies/NBFCs/other Financial Investors/AIF, then the eligibility shall be determined as per the eligibility criteria for Financial Institutions/PE Funds/ Asset Reconstruction Companies / NBFCs/ Other



Financial Investors/ AIF.

- Net Worth shall be computed as an aggregate value of paid-up share capital and all reserves created out of the profits and securities premium account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, and does not include capital reserves including reserves created out of revaluation of assets, write back of depreciation and amalgamation.

In case the consortium is of FIs/PE/NBFCs/ARC/AIF any other financial investor, the minimum weighted average committed funds available for investment/deployment in Indian companies or Indian assets of at least INR 10.00 crores as on March 31, 2025 at the consortium level (as per the Audited Financial Statements of immediately preceding financial year i.e. FY 2024-25 and in its absence, the latest available financial statements released during the 12 months period preceding the date of the EOI, as applicable).

In case the consortium is a combination of body corporates / individuals and FIs/PE/NBFCs, either;

- The lead member of the consortium satisfies the eligibility criteria as mentioned above for body corporates/individuals or FIs/PE/NBFCs as applicable; or
- Each of the individual members satisfies the weighted proportion of the eligibility criteria mentioned for body corporates/individuals and FI/PE/NBFCs as applicable
- Weighted Average: $[(\% \text{ holding of member 1} \times \text{Networth/Committed funds of member 1}) + (\% \text{ holding of member 2} \times \text{Net worth/Committed funds of member 2}) + \text{member n}]$
- Weighted Proportion: $(\% \text{ holding of member} \times \text{Stipulated Net worth/ Stipulated Committed funds of member})$

Where the EOI is being submitted by a Consortium, please note the following:

- The EOI, along with all undertakings submitted pursuant to this Invitation to EOI shall be signed by each member of the Consortium;
- A person cannot be part of more than 1 (one) Consortium submitting the EOI for the Corporate Debtor. Further, a person shall submit only 1 (one) EOI, either individually as a PRA or as a constituent of a Consortium;
- The Consortium shall submit the copy of consortium



agreement/memorandum of understanding, if any, entered-into between the Consortium members, setting out the respective obligations of the Consortium members;

- The Consortium would be required to have a lead consortium member identified upfront which shall be the entity with the single largest equity participation in the Consortium and should have the authority to bind, represent and take decisions on behalf of the Consortium. In case more than one member have the largest participation in the Consortium, a lead member should be identified from amongst them at the time of submission of EOI by the Consortium. Such lead member shall be the single point of contact on behalf of the Consortium with the Resolution Professional and the CoC, their representative and advisors in connection with all matters pertaining to the Consortium;
- All the members of the Consortium shall be jointly and severally responsible for compliance with the terms of the invitation for submission of EOI, the request for resolution plan and the resolution plan submitted by the Consortium;
- If any 1 (one) member of the Consortium is disqualified under Section 29A of the IBC, then the entire Consortium; i.e., all the members of such Consortium shall stand disqualified;
- The EOI must contain the details of the members of the Consortium; following details may be provided: (i) Name of the member (ii) Type of entity (iii) % of share in the Consortium/Joint Venture (iv) Nominated as Lead (Y/N);
- No change in the composition of the Consortium shall be permitted after submission of the EOI, except with the prior approval of the CoC;
- At least one of the members must hold 26% of total equity participation in the consortium who shall be designated as the lead member. Further, all other members would need to have a minimum stake of 10% each; and
- Incorporation of an Indian limited company shall be mandatory to enter into definitive agreements post submission and approval of resolution plan, in such manner as may be determined by the CoC.

Any additional criteria as may be required under the Insolvency and Bankruptcy Code, 2016 and the rules and regulations formed thereunder (as may be amended from time to time) must also be met/fulfilled.



Category IV:**Association of Homebuyers:**

CoC has relaxed the eligibility criteria for Associations of Homebuyers of the project.

Minimum Net Worth: Not applicable

AND

Cash and cash equivalent as on the date of submission of EOI: NIL

Where the EOI is being submitted by an Association of Homebuyers, please note the following:

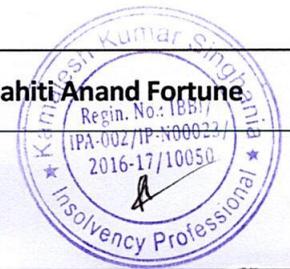
- The EOI, along with all undertakings required to be submitted pursuant to this Invitation to EOI shall be signed by the authorized representative of association;
- The EOI must contain the details of the members of the Association and the members must be a homebuyer under the project with valid MOU/AOS/Sale Agreement / Sale deed with DAGPA for construction of Flat / receipt / any other document evidencing Advance paid for purchase of flat.
- Following details about the member shall be provided while submitting EOI:
 - i. Name of the member
 - ii. Type of entity
 - iii. Date of Agreement with CD
 - iv. Flat No./ Unit no. in the project
 - v. Area agreed to be purchased under the agreement
 - vi. Consideration amount payable under the agreement
 - vii. Actual payment made
- Name of the person authorized to represent the association with contact details.
- The Association must meet any additional criteria provided under the Insolvency and Bankruptcy Code, 2016 and the rules and regulations formed thereunder (as may be amended from time to time).

No change in the composition of association shall be allowed except with the permission of CoC and/or NCLT.

Interested parties should submit the EOI with the following:

S. No.	Private/Public Limited Company, LLP, Body Corporate, NBFC whether incorporated in India or outside India	Financial Institutions (FI)/Funds / Private Equity (PE) Investors/ Any other applicant	Sole Individual investor	Association of Homebuyers
--------	--	--	--------------------------	---------------------------

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



1	Profile of PRA (as per Annexure A) including subsidiary (Wholly-Owned Subsidiary and Partly-Owned subsidiary if any), promoter and promoters group, Key Managerial Personnel and Rationale for bidding for the Corporate Debtor.	Profile of PRA (as per Annexure A) including subsidiary (Wholly-Owned Subsidiary and Partly-Owned subsidiary if any), promoter and promoters group, Key Managerial Personnel and Rationale for bidding for the Corporate Debtor.	Profile of PRA (as per Annexure A) including subsidiary (Wholly-Owned Subsidiary and Partly-Owned subsidiary if any), promoter and promoters group, Key Managerial Personnel and Rationale for bidding for the Corporate Debtor.	Profile of the Association (as per Annexure A)
2	Copies of Certificate of Incorporation/ Registration and Constitutional Documents (MoA, AoA)	Copies of Certificate of Incorporation/ Registration and Constitutional Documents (MoA, AoA)	Government ID proofs	Copies of Registration Certificate and Constitutional Documents and PAN No.
3	Audited financial statement at the end of the immediately preceding completed financial year, but not earlier than March 31, 2025	Audited financial statement at the end of the immediately preceding completed financial year, but not earlier than March 31, 2025	Income tax returns for preceding 3(three) years.	Income tax returns for preceding 3(three) years, if any
4		Relevant statement of funds availability of the RA and/ or promoter/ promoter group or any other group company, as per the eligibility criteria.		List of members showing Name, address, Aadhaar No., PAN No., Contact details of members.

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



5	Certificate from Statutory Auditor or Chartered Accountant or Company Secretary or equivalent in the jurisdiction of incorporation of the Company certifying TNW asat end of last 3 financialyears	Certificate from Statutory Auditor or Chartered Accountant or Company Secretary or equivalent in the jurisdiction of incorporation of the Company certifying AUM as at end of last 3 financial years and Committed funds not earlier than as at 31 st December 2025	Certificate from Chartered Accountant certifying networth as at end of last 3 financial years	Certificate from Chartered Accountant certifying net worth as on a recent date, if available
6	Confidentiality Undertaking duly executed on stamp paper of Rs. 100 (As per <u>Annexure IV</u>)	Confidentiality Undertaking duly executed on stamp paperof Rs. 100 (As per <u>Annexure IV</u>)	Confidentiality Undertaking duly executed on stamp paper of Rs. 100(As per <u>Annexure IV</u>)	Confidentiality Undertaking duly executed on stamp paper of Rs. 100 (As per <u>Annexure IV</u>)

Any other documents /information which PRA finds necessary to share or as may be notified by the RP from time to time.

It may be noted that the eligibility criteria for Resolution Applicant shall be based on the provisions of Section 29A read with Amended Regulation 36A of the IBC, 2016 and CIRP Regulations published in the Gazette of India [Please refer to Annexure-B for details regarding Section 29A].

Note: The aforementioned ineligibility criteria is set out based on the Section 29A of the IBC as applicable on the date of issuance of the invitation for expression of interest and are subject to changes pursuant to the amendments in the IBC from time to time. The prospective resolution applicants are required to stay updated on IBC, and the amendments thereto from time to time and any modifications to the ineligibility norms set out under Section 29A of IBC shall also apply to this invitation, without the requirement of any further communication to be issued to the prospective resolution applicants.

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune

The PRA is required to submit an undertaking with regard to the above in the format as set out in Annexure - III.

The fulfilment of eligibility criteria in the EOI does not automatically entitle a PRA to participate in CIRP and such participation will be subject to applicable laws and further conditions stipulated by RP or COC, in their sole discretion, including those in relation to access to VDR or as may be stipulated under the request for resolution plan document.

The CoC and/or the RP shall have the right, in their sole discretion to reject any and all proposed EOIs and/or the resolution plan made by or on behalf of any PRA or any part thereof, and/or to suspend/cancel/terminate the process for submission of resolution plan including invitation/submission of EOI, submission of resolution plan, evaluation of resolution plan and/or amend and/or supplement the process for submission of resolution plan, all without notice, without assigning any reason, and without any liability whatsoever.

In the event the original financials of the PRA are drawn in a currency other than Indian Rupees (INR) then Reserve Bank of India reference rate as on the date of financial statements shall be used for conversion into Indian Rupees. If rate for that particular date is unavailable immediately preceding available rate shall be considered. Such rate of conversion must be mentioned.

5. EARNEST MONEY DEPOSIT

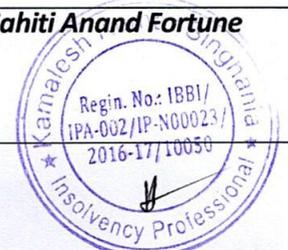
Each PRA, except the Association of Homebuyers, is required to provide a non-interest bearing refundable deposit of INR 10,00,000/- (INR Ten lacks) only, (**Earnest Money Deposit – EMD**) along with the EOI application by way of Demand Draft/Banker's Cheque/NEFT/RTGS in the following account:

Bank Name	ICICI Bank
Account Name	Sahiti Infratec Ventures India Pvt. Ltd. – CIRP - Fortune
Branch Address	3C, National Library Avenue, Alipore, Kolkata
Account Number	039205006843
IFSC	ICIC0000392

The EMD shall be refunded (without interest and less any taxes) within 30 days of the following:

- Rejection of EOI of such PRA and/or non-inclusion of the PRA in the final list of eligible PRAs;
- Withdrawal of the PRA from the resolution plan process (where such withdrawal is notified to the Resolution Professional in writing);
- PRA failing to submit the EOI or the resolution plan by the respective due dates;

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



The EMD shall be forfeited at any time, upon the occurrence of any of the following events:

- In case the Prospective Resolution Applicant is found to have made any misrepresentation or provided wrong information to the Resolution Professional or the members of the committee of creditors; or
- If the Prospective Resolution Applicant is found to be ineligible to submit the Resolution Plan 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).

It is clarified that any such forfeiture of the Earnest Money Deposit shall not limit any rights or remedies that the Resolution Professional or COC may have under applicable law or otherwise, against the PRA.

Where the Resolution Plan of the resolution applicant is approved by CoC and Adjudicating Authority, the Earnest Money Deposit provided by the said shall be adjusted towards payment due as per the approved resolution plan.

6. MANNER OF SUBMISSION OF EOI

It would be mandatory for prospective resolution applicants to submit the EOI through email on or before 31st January 2026 at cirp.sahitiinfratech@gmail.com. The EOIs received after the time specified above shall be rejected, provided that the Resolution Professional may extend the last date for submission of EOI with the prior approval of CoC. For any details contact at cirp.sahitiinfratech@gmail.com.

The Eoi should be unconditional and should be submitted along with the following Documents/information, as applicable:

- (a) Expression of Interest ("EOI") for participating in CIRP of the CD, in the format as set out in Annexure I.
- (b) an undertaking in the format set out as Annexure II, by the prospective resolution applicants undertaking the following:
 - i. it meets the criteria specified by the committee under clause (h) of sub-section (2) of section 25 of the IBC;
 - ii. every information and records provided in expression of interest is true and correct and discovery of any false information or record at any time will render the applicant ineligible to submit resolution plan, forfeit any refundable deposit, and

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



- attract penal action under the IBC; and
- iii. it shall intimate the Resolution Professional forthwith if it becomes ineligible at any time during the corporate insolvency resolution process.
- (c) an undertaking in the format set out as Annexure III, by the prospective resolution applicants undertaking the following:
- i. it does not suffer from any ineligibility under section 29A of the IBC, to the extent applicable; and
- (d) it shall intimate the Resolution Professional forthwith if it becomes ineligible at any time during the corporate insolvency resolution process.
- (e) an undertaking in the format set out as Annexure IV, by the prospective resolution applicants undertaking the following:
- i. it shall maintain confidentiality of the information and shall not use such information to cause an undue gain or undue loss to itself or any other person and comply with the requirements under sub-section (2) of section 29 of the IBC.
- (f) all relevant records in evidence of meeting the criteria under the Clause 4 - Eligibility criteria
- (g) Other evidences to establish the credentials of the prospective resolution applicants including but not limited to audited financial statements for last 3 financial years or certificate by auditors/practicing chartered accountants confirming that the PRA satisfied the eligibility criteria as provided in this invitation for EOI, proof of address, copy of PAN card, GST number or equivalent documents and company profile of the PRA including details of key managerial personnel/promoters and promoter group/board of directors/parent company/ultimate parent company and rationale for bidding for the Corporate Debtor;
- (h) Any additional document/information/clarification asked by the Resolution Professional or CoC, in their sole discretion must be furnished by the PRA.
- (i) Proof of submission of EMD as stipulated under Section - Earnest Money Deposit
- (j) In case of a consortium, the relevant documents will need to be provided by each member of the Consortium.
- (k) For the purposes of demonstrating the satisfaction of the eligibility criteria as per the terms of this Invitation of EOI, financial strength of the Ultimate Parent/Parent/Affiliate of the PRA can be used. Provided that such PRA may prove its eligibility at Ultimate



Parent/ Parent / affiliate's level only if such Ultimate Parent/ Parent/ Affiliate has provided a board resolution or similar authorization to the satisfaction of the RP and CoC, agreeing for use of its credentials to evidence eligibility of such PRA.

(I) Any other document/information require to be submitted under the Insolvency and Bankruptcy Code, 2016 and the rules and regulations framed thereunder.

The following terms shall have the meaning as provided hereunder:

- Affiliate with respect to any person means any other person which, directly or indirectly:
 - Controls such person; or is Controlled by such person; or
 - is Controlled by the same person who, directly or indirectly Controls such person.
- Control has the meaning ascribed to the term under Section 2(27) of the Companies Act, 2013 and the term controlled shall be construed accordingly.
- Parent means a company which Controls the Applicant, either directly or indirectly.
- „**Ultimate Parent**„ means a person which Controls, either directly or indirectly the Parent Company of the Resolution Applicant.

Important Notes:

1. CoC may relax eligibility criteria as well as EMD requirement in case EOI is submitted by landowners or Homebuyers or jointly by the Homebuyers and landowners.
2. The eligibility criteria specified in this invitation for EOI for the Corporate Debtor may be amended or changed at any stage at the discretion of CoC.
3. The RP and CoC reserve the right to issue clarifications, amendments and modification to the invitation to EOI document (including the timelines), to waive or relax any term or condition or its application in any particular case, without assigning any reason whatsoever and without any liability whatsoever.
4. This is not an offer document and is issued with no commitment.
5. No oral conversations or agreements with the Resolution Professional or any official, agent or employee of the Resolution Professional, or any member of the CoC, or any official, agent or employee of the Corporate Debtor shall affect or modify any terms of this invitation for EOI

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



6. Neither the PRA nor any of representatives of the PRA shall have any claims whatsoever against the Resolution Professional or its advisors or any member of the CoC or its advisors or any of their respective directors, officials, agents or employees arising out of or relating to this invitation for EOI.
7. By submitting a proposal, each applicant shall be deemed to acknowledge that it has carefully read and understood the IBC and the rules and regulations framed thereunder and the entire invitation for EOI and has fully informed itself as to all existing conditions and limitations.
8. The PRA acknowledges that any investment in/acquisition of the Corporate Debtor pursuant its resolution plan for the Corporate Debtor shall be made by the PRA on an "as is, where is, whatever there is, no recourse" basis and neither the Resolution Professional nor the CoC shall be responsible of providing any representations or warranties for or on behalf of the Corporate Debtor.
9. The Resolution Professional / CoC reserve the right to cancel or modify the process and/or reject/disqualify any interested party / bid / offer at any stage of the CIRP without assigning any reason and without any liability whatsoever.

It is hereby clarified that subject to approval of the CoC:

- i. A resolution plan may be submitted and/ or implemented by Ultimate Parent/Parent/Affiliate/subsidiary/special purpose vehicle of the PRA; and
- ii. A PRA may also submit a resolution plan along with a co-investor/financial strategic partner which may be identified at a later stage (but prior to approval of a resolution plan by the CoC in accordance with the provisions of the IBC);

Provided that in each such case, the Resolution Professional and the CoC shall have the right to require submission of additional documentation/ undertakings as they may deem fit to ensure compliance with the provisions of the IBC, CIRP Regulations, this invitation of EOI and the undertakings annexed hereto and the request for resolution plans.

Notwithstanding the above, the PRA and/or any other entity as specified in sub-clause (i) and (ii) above should not be ineligible to submit a resolution plan as per the IBC and shall be jointly and severally liable for all their duties, liabilities and obligations.

The information contained in this EOI is merely for reference purposes, and no representation or warranty is provided by the Resolution Professional or the members of the CoC in relation to the authenticity or adequacy of the information relating to the Corporate Debtor as contained in this EOI. PRA is required to conduct its own due diligence on the Corporate

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



Debtor. By submitting an EOI, the PRA shall be deemed to have unconditionally waived any claim against the Resolution Professional or any person acting on its behalf or the Corporate Debtor or Committee of Creditors or any member thereof in relation to any information provided in this EOI and that the PRA agrees and submits to the Resolution Process of the CD.

7. LAST DATE FOR SUBMISSION OF EOI:

The last date for submission of EOI is 31st January, 2026, which may or may be extended at the sole discretion of RP. All the EOIs received will be reviewed by RP and shortlisted bidders shall be given access to the Information Memorandum, Virtual Data Room and Request for Resolution Plan prepared as per provisions of the Code, after signing of undertaking of confidentiality. Such shortlisted Bidders will be informed about the other steps in the process to allow them to submit a Resolution Plan as per provisions of the Code.

Sd/-

Kamalesh Kumar Singhania

Resolution Professional

Sahiti Infratec Ventures India Pvt. Ltd.

Reg. No.: IBBI/IPA-002/IP-N00023/2016-17/10050

Hyderabad Address:

5th Floor, D.No.8-2-293/82/A/1222/F4,

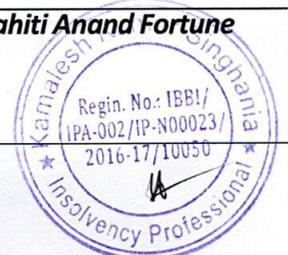
Co-Operative House Building Society Ltd

Road No 36, Jubilee Hills, Hyderabad - 500033.

Authorization for Assignment is valid till 30th June, 2026

Email: cirp.sahitiinfratech@gmail.com

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



ANNEXURE I - FORMAT OF EXPRESSION OF INTEREST

[On the letter head of the company/ in case of consortium- the leader submitting interest insubmission of Resolution Plan]

Date: _____

Mr. Kamallesh Kumar Singhania
Resolution Professional
Sahiti Infratec Ventures India Pvt. Ltd.
5th floor, D.No.8-2-293/82/A/1222/F4,
Co-Operative House Building Society Ltd,
Road No 36, Jubilee Hills, Hyderabad - 500033.
E-mail ID: cirp.sahiiinfratech@gmail.com

Subject: Expression of Interest (“EoI”) for submitting Resolution Plan for Project Sahiti Anand Fortune at Pragathi Nagar of Sahiti Infratec Ventures India Pvt. Ltd., Corporate Debtor undergoing Corporate Insolvency Resolution Process (CIRP).

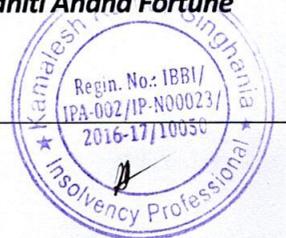
Dear Sir,

In response to the public advertisement in [Insert name of newspaper], dated [_____] and/or [Insert name of newspaper.], dated [_____] (“**Advertisement**”) inviting EoI for submission of resolution plans for Project Sahiti Anand Fortune at Pragathi Nagar of the Corporate Debtor undergoing corporate insolvency resolution process as per the provisions of the Insolvency and Bankruptcy Code, 2016 (“**IBC**”), we confirm that we have understood the eligibility criteria and meet the necessary threshold and criteria mentioned therein and submit our interest in EoI for submission of a Resolution Plan for the Corporate Debtor.

We further undertake that the information furnished by us in this EoI and Annexures is true, correct, complete, and accurate. Based on this information we understand you would be able to evaluate our preliminary proposal in order to qualify for the above-mentioned proposal. Further, we agree and acknowledge that:

- (a) the EoI will be evaluated by the Resolution Professional (“**RP**”) (on behalf of the Committee of Creditors (“**CoC**”) of Sahiti Infratec Ventures India Pvt. Ltd., based on the information provided in the Annexure and attached documents to determine whether we qualify to submit a proposal for the proposed transaction;
- (b) the RP/ CoC reserve the right to determine at their sole discretion, whether or not we qualify for the submission of the proposal and may reject the EoI submitted by us without assigning any reason/without any liability whatsoever;

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



- (c) the RP/ CoC reserve the right to request for additional information or clarification(s) from us for the purposes of the EoI and we shall promptly comply with such requirements. Failure to satisfy the queries of RP/ CoC may lead to rejection of our submission pursuant to EoI;
- (d) Meeting the qualification criteria set out in EoI alone does not automatically entitle us to participate in the process;
- (e) We will continue to meet the eligibility criteria throughout the bid process, and any material adverse change affecting the consortium members ability to perform in consortium shall be intimated immediately;
- (f) In case of consortium, we would comply with the eligibility criteria pertaining to equity holding i.e. the lead member must hold at least 26% total equity participation in the consortium who shall be designated as the lead member. All other members would need to have a minimum stake of 10% each in the consortium;
- (g) We are not an ineligible person in terms of provisions of Section 29A of the IBC. We are a 'fit and proper' person and not under any legal disability to be a promoter entity of the Company under the applicable laws including listing agreements, stock exchange requirements and SEBI regulations and guidelines
- (h) We undertake that:
- We meet the criteria as specified by the committee under clause (h) of subsection (2) of section 25; relevant records in evidence of meeting the criteria under clause have been furnished by us along with this EOI
 - relevant information and records to enable an assessment of ineligibility under clause (e) is being furnished by us along with this EOI
 - we shall intimate the resolution professional forthwith if it becomes ineligible at any time during the corporate insolvency resolution process
 - every information and records provided in the expression of interest is true and correct and discovery of any false information or record at any time will render the applicant ineligible to submit resolution plan, forfeit any refundable deposit and attract penal action under the Code;
- (i) We shall maintain the confidentiality of the information and shall not use such information to cause an undue gain or undue loss to itself or any other person and comply with the requirements under subsection (2) of section 29.

Yours Sincerely,

On behalf of [Insert the name of the entity submitting the EoI]

Signature:

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



Name of the Signatory

Designation: Company

Seal/Stamp

In case of Consortium Applicant, the EoI shall be signed by each member.

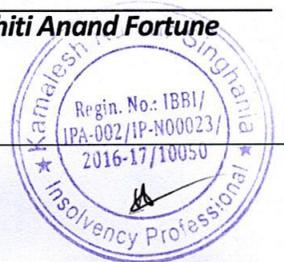
The person signing the EoI and other supporting documents should be an authorised signatory supported by necessary board resolutions/authorization letter.

In case of a consortium:

The above documents including certificates are required for each of the consortium members.

The relevant documents of the consortium agreement shall also be attached.

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



ANNEXURE A- DETAILS OF PROSPECTIVE RESOLUTION APPLICANT

[Note: In case of consortium, the details set out below are to be provided for each of the members]

1. Name and Address:

- a. Name of the Firm/ Company/ Organization/ sole individual:
- b. Address:
- c. Telephone No:
- d. Fax:
- e. Email:

2. Name and Address (with proof) of the firm/company/organization/sole individual

3. Date of Establishment/ Date of Birth (for sole individual):

4. Core Area of Expertise

5. Contact Person:

- a. Name:
- b. Designation:
- c. Telephone No:
- d. Email:

6. Company/FI Profile:

Company Financial Profile (consolidated / standalone as applicable):

Company profile	Private/ Limited Body whether incorporated in India or outside India	Public Company, LLP, NBFC Corporate, whether incorporated in India or outside India	Financial Institutions (FI)/ Funds / Private Equity (PE) Investors/ Any other applicant	Sole Individual Investor
As at 31 Mar 2023	TNW		AUM	Net Worth
As at 31 Mar 2024	TNW		AUM	Net Worth
As at 31 Mar 2025	TNW		AUM and Committed Funds	Net Worth

In case of consortium, the above details are to be shared for each of the consortium members. Further, the fulfilment of qualification criteria must be clearly identified/ certified herein.

7. Experience of the Company in the relevant sector.
8. Board Resolution, authority letter or such other document authorizing the authorized representative to execute and submit the EOI along with the supporting documents.

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



ANNEXURE-B- DISQUALIFICATION UNDER SECTION 29A OF THE IBC

The PRAs must be fit and proper persons, should not suffer any legal disability to submit the EOI and the resolution plan, under the applicable laws. The PRAs must not be ineligible under Section 29A of the IBC (as amended from time to time, including extant law/regulations prevailing at the time of evaluation of eligibility criteria or amendments thereafter).

In case of a Consortium submitting the EOI, each member of the Consortium shall be required to demonstrate that they are not ineligible under Section 29A of IBC. If any 1(one) member of the Consortium is disqualified under Section 29A of the IBC, then the entire Consortium; i.e., all the members of such Consortium shall stand disqualified.

Following are the ineligibility norms as per Section 29A of the IBC, as applicable on the date of issuance of invitation to submit expression of interest for the Corporate Debtor:

A person shall not be eligible to submit a resolution plan, if such person, or any other person acting jointly or in concert with such person: —

- a. is an undischarged insolvent;
- b. is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
- c. 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 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;

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

Provided further that the ineligibility under para (c) herein, shall not apply to a resolution applicant where such applicant is a financial entity and is not a related party to 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 of the IBC;
 - (ii) for seven years or more under any law for the time being in force:

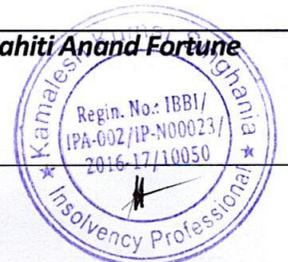
Provided that the aforementioned point (d) shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

Provided further that aforementioned point (d) shall not apply in relation to a connected person referred to in clause (iii) of Explanation I of Section 29A(j) of the IBC;

- e. is disqualified to act as a director under the Companies Act, 2013;

Provided further that aforementioned point (e) shall not apply in relation to a connected person

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



referred to in clause (iii) of Explanation I of Section 29A(j) of the IBC.

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 the IBC:

Provided that the aforesaid point (g) 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 the IBC 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 the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;

i. is subject to any disability, corresponding to points (a) to (h), under any law in a jurisdiction outside India; or

j. has a connected person (as defined in Section 29A of the IBC) not eligible under aforementioned points (a) to (i).

Explanation I. For the purposes of the aforementioned clause (j), 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:

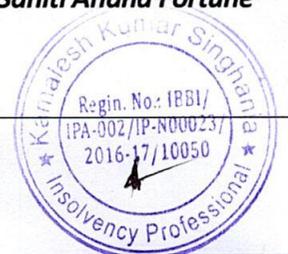
Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares [or completion of such transactions as may be prescribed], 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 Organization of Securities Commissions

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



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 Securitisation 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.

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



**ANNEXURE II
UNDERTAKING**

This is in relation to the ongoing corporate insolvency resolution process of Sahiti Infratec Ventures India Pvt. Ltd. "**Corporate Debtor**" in terms of the Insolvency and Bankruptcy Code, 2016, In terms of Section 25(2)(h) of the Code and Regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, the Resolution Professional of the Corporate Debtor "RP" has issued an invitation for expression of interest dated [_____] for inviting expressions of interest for its Project Sahiti Anand Fortune at Pragathi Nagar, Hyderabad from prospective resolution applicants ("**Invitation**"). One of the requirements of the Invitation is that the prospective resolution applicants are required to submit the undertakings contained herein at the time of submission of the expression of interest.

In furtherance of the foregoing, I, [name of the chairman/managing director/director/authorized person of prospective resolution applicant], son of [____], aged about [____] years, currently residing at [Address to be inserted] and having Aadhaar / Passport number [____], on behalf of [name of the prospective resolution applicant] having registered office at [____] ("**Applicant**" a term which also includes any person acting jointly or in concert with the Applicant) [pursuant to authorization of the Board of the Applicant dated [____] (as enclosed herewith), do hereby undertake and confirm to the committee of creditors ("**CoC**") of the Corporate Debtor and the RP as follows:

- (a) the Applicant meets the eligibility criteria specified in the Invitation and that it shall provide all documents, representations and information as may be required by the RP or the CoC to substantiate to the satisfaction of the RP and the CoC that the Applicant is eligible in terms of the eligibility criteria set out in the Invitation and is also eligible under the Code and the rules and regulations thereunder to submit an expression of interest in respect of the Corporate Debtor;
- (b) does not contravene the provisions of Section 29A of the Code to the extent applicable by way of submission of the EoI and participating in the Resolution Process;
- (c) the Applicant shall provide relevant information and records to enable an assessment of ineligibility in terms of the Code and that it shall intimate the Resolution Professional forthwith if it becomes ineligible at any time during the corporate insolvency resolution process; and
- (d) that every information and records provided in expression of interest is true and correct and discovery of any false information or record at any time will render the Applicant ineligible to submit resolution plan for the Corporate Debtor, forfeit any refundable deposit, and attract penal action under the Code.

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



This undertaking shall be governed in accordance with the laws of India and the NCLT, Hyderabad bench shall have the exclusive jurisdiction over any dispute arising under this undertaking.

Signed and Delivered by
[Insert name of Prospective Resolution Applicant]

(Name and Designation)
Authorised Signatory
To be submitted by the body corporates

Date:

Notes:

1. To be executed on a stamp paper of adequate amount, in the state where this document is executed.
2. Foreign companies submitting EOI are required to ensure that the documents submitted as part of the expression of interest are appropriately apostilled, and stamp duty is paid in India before submission to the Resolution Professional.
3. In case of submission of EOI by a consortium, the undertaking set out above is to be provided by each of the members of the consortium.
4. Each page of the undertaking is required to be signed by the prospective resolution applicant at the bottom of the page and on the execution page, the deponent must affix his/her full signature and additionally affix the rubber stamp seal (if any) of the prospective resolution applicant.

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



ANNEXURE III- SECTION 29A UNDERTAKING

This is in relation to the corporate insolvency resolution process of Project Sahiti Anand Fortune at Pragathi Nagar of Sahiti Infratec Ventures India Pvt. Ltd., Corporate Debtor, in terms of provisions of Insolvency and Bankruptcy Code, 2016

I, [name of the chairman/managing director/director/authorized person of prospective resolution applicant], son of [_____], aged about [_____] years, currently residing at [Address to be inserted] and having Aadhaar / Passport number [____], on behalf of [name of the prospective resolution applicant] having registered office at [

_____] (**Applicant**) pursuant to authorization of the Board of the Applicant dated [-----] (as enclosed herewith), do solemnly affirm and state to the committee of creditors ("CoC") of Sahiti Infratec Ventures India Pvt. Ltd. and the Resolution Professional (**RP**) of Corporate Debtor as follows:

1. That I am duly authorized and competent to make and affirm the instant undertaking for and on behalf of the Applicant in terms of [resolution of its board of directors/ power of attorney dated [_____]]. I hereby unconditionally state, submit and confirm that the document is true, valid and genuine.
2. I hereby unconditionally state, submit and confirm that the Applicant is not disqualified from submitting an expression of interest in respect of the Corporate Debtor, pursuant to the provisions of the Insolvency and Bankruptcy Code, 2016.
3. I hereby state, submit and declare that neither the (i) Applicant nor (ii) any person acting jointly or in concert with the Applicant nor (iii) any person who is a connected person (as defined under the provisions of the Code of (a) the Applicant or (b) any person acting jointly or in concert with the Applicant):
 - a) is an undischarged insolvent;
 - b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
 - c) is at the time of submission of the resolution plan a person who, (i) has an account which has been classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force, or (ii) controls or manages or is the promoter of a corporate debtor whose account has been, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



sector regulator issued under any other law for the time being in force; and such classification has continued for a period of one year or more from the date of such classification till the date of commencement of the corporate insolvency resolution process of the Corporate Debtor and all such overdue amounts along with interest, costs and charges thereon has not been fully repaid at the time of submission of resolution plan.

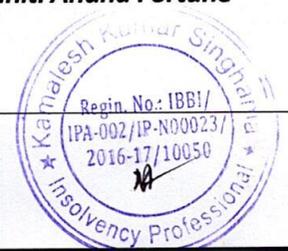
- d) has been convicted for any offence punishable with imprisonment
- (i) for two years or more under any statute specified under the Twelfth Schedule of the Code and two years have not passed from the date of release from such imprisonment; or
 - (ii) for seven years or more under any law for the time being in force and two years have not passed from the date of release from such imprisonment.

Provided further that aforementioned point (d) shall not apply in relation to a connected person referred to in clause (iii) of Explanation I of Section 29A.

- e) has been disqualified to act as a director under Companies Act, 2013;
- Provided further that** this point (e) shall not apply in relation to a connected person referred to in clause (iii) of Explanation I of Section 29A;
- f) is prohibited from trading in securities or accessing the securities markets;
- g) has been a promoter or in the management of or control of a corporate debtor in which any preferential transaction or undervalued transaction or extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Hon'ble National Company Law Tribunal (or its appellate Tribunal / court) under the Code (other than a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction which has taken place prior to the acquisition of the corporate debtor by the Applicant pursuant to a resolution plan approved under the Code or pursuant to a scheme or plan approved by a financial sector regulator or a court, and the Applicant has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction);
- h) has executed a guarantee in favour of a creditor, in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under the Code where such guarantee has been invoked by the creditor and remains unpaid in full or part; and
- i) is subject to any of the aforesaid conditions under any law in a jurisdiction outside India.
- j) has a connected person not eligible under the abovementioned clauses (a) to (i).

4. That the Applicant is a financial entity (as defined under Section 29A of the Code) in terms of [insert details of certificate of registration as financial entity or other relevant document] issued

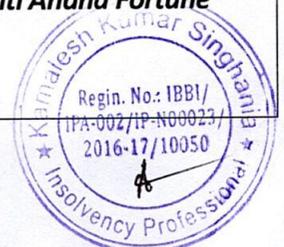
Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



by [insert detail of regulator] valid up till [insert details], and is not a related party to the Corporate Debtor.

5. That the Applicant unconditionally and irrevocably represents, warrants and confirms that it is eligible under the terms and provisions of the Code and the rules and regulations thereunder to submit an expression of interest and the resolution plan for the Corporate Debtor, and that it shall provide all documents, representations and information as may be required by the RP or the CoC to substantiate to the satisfaction of the RP and the CoC that the Applicant is eligible under the Code and the rules and regulations thereunder to submit an expression of interest in respect of the Corporate Debtor.
6. That the Applicant unconditionally and irrevocably undertakes that it shall provide all data, documents and information as may be required to verify the statements made under this undertaking.
7. That the Applicant understands that the CoC and the RP may evaluate the expression of interest to be submitted by the Applicant or any other person acting jointly with it and such evaluation shall be on the basis of the confirmations, representations and warranties provided by the Applicant under this undertaking.
8. That the Applicant agrees that each member of the CoC and the RP are entitled to rely on the statements and affirmations made in this undertaking for the purposes of determining the eligibility and assessing, agreeing and approving the expression of interest submitted by the Applicant.
9. That in the event any of the above statements are found to be untrue or incorrect, then the Applicant unconditionally agrees to indemnify and hold harmless the RP and each member of the CoC against any losses, claims or damages incurred by the RP and / or the members of the CoC on account of such ineligibility of the Applicant.
10. That in the event any of the above statements are found to be untrue or incorrect, then the Applicant unconditionally agrees that the same shall render the Applicant ineligible to submit resolution plan for the Corporate Debtor, apart from any other action under applicable laws.
11. That the Applicant agrees and undertakes to disclose/inform forthwith, to the RP and the members of the CoC, if the Applicant becomes aware of any change in factual information in relation to it or its connected person (as defined under the Code) which would make it ineligible under any of the provisions of Section 29A of the Code at any stage of the corporate insolvency resolution process of the Corporate Debtor, after the submission of this undertaking.
12. That this undertaking shall be governed in accordance with the laws of India and the NCLT of Hyderabad, Amaravati bench shall have the exclusive jurisdiction over any dispute arising under this undertaking.

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



Signed and Delivered by

Name

Date

VERIFICATION

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

Verified at [_____] on this [_____], 2026.

Deponent's signature

Notes:

1. To be executed on a stamp paper of adequate amount, in the state where this document is executed. To also be notarized.
2. Foreign companies submitting EOI are required to ensure that the documents submitted as part of the expression of interest are appropriately apostilled, and stamp duty is paid in India before submission to the Resolution Professional.
3. In case of submission of EOI by a consortium, the undertaking set out above is to be provided by each of the members of the consortium.
4. The execution of this affidavit must be authorized by a duly passed resolution of the board of directors of the prospective resolution applicant.
5. Each page of the undertaking is required to be signed by the prospective resolution applicant at the bottom of the page and on the execution page, the deponent must affix his/her full signature and additionally affix the rubber stamp seal (if any) of the prospective resolution applicant.

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



ANNEXURE IV CONFIDENTIALITY UNDERTAKING

This confidentiality undertaking has been signed by _____, a prospective resolution applicant, having its office at _____ acting through Mr./Ms. _____, the authorized signatory / authorized representative ("**Resolution Applicant**"), which expression shall, unless repugnant to the context, include its successors, legal representatives, permitted assigns and administrators in business) in favour of Mr. Kamallesh Kumar Singhania, an insolvency professional having registration no. IBBI/IPA- 002/IP-N00023/2016-17/10050, on _____ day of _____ 2025 (hereinafter referred to as **Resolution Professional** or **RP**").

WHEREAS Sahiti Infratec Ventures India Pvt. Ltd., a company registered under Companies, Act, 1956 (hereafter referred as Corporate Debtor) is under corporate Insolvency Resolution Process, vide order dated 25.04.2025 passed by Hon'ble National Company Law Tribunal, Hyderabad Bench, **NCLT Hyderabad Bench**

WHEREAS the Resolution Professional is preparing information memorandum as per Section 29 (1) of the Code and Regulation 36 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 **in respect of the Real Estate Project Sahiti Anand Fortune at Pragathi Nagar of the Corporate Debtor "Information Memorandum"**.

WHEREAS the Resolution Professional is required to share the Information Memorandum and other relevant information (as defined in Section 29 of the Code) with a prospective resolution applicant after receiving an undertaking from the prospective resolution applicant to the effect that the prospective resolution applicant shall maintain confidentiality of the information contained in the Information Memorandum and any other information shared with such prospective resolution applicant and shall not use such information to cause an undue gain or undue loss to itself or any other person and comply with the requirements under Section 29(2) of the Code.

THEREFORE, the Resolution Applicant hereby declares and undertakes as follows:

The Resolution Applicant declares and undertakes that it will not divulge any information including any financial information of the Corporate Debtor, disclosed to it by the Resolution Professional (or any other person on behalf of the Resolution Professional) and any part of the information contained in the Information Memorandum of Corporate Debtor, prepared as per Section 29(1) of the Code and Regulation 36 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 and any other relevant information (as defined in Section 29 of the Code), through oral, electronic or written communication or through any mode (including on a data room), and the same shall constitute **Confidential Information** Any information or documents generated or derived by the recipients of

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



Confidential Information that contains, reflects or is derived from any Confidential Information shall also be deemed as Confidential Information.

2. The Resolution Applicant further unconditionally and irrevocably undertakes and declares that:

- i. the Confidential Information shall be kept confidential by the Resolution Applicant and shall be used solely as allowed under the Code;
- ii. the Resolution Applicant shall not use the Confidential Information to cause any undue gain or undue loss to itself, the Corporate Debtor, the Resolution Professional or any other person;
- iii. the Resolution Applicant shall comply with all provisions of law for the time being in force relating to confidentiality and insider trading in relation to such Confidential Information;
- iv. the Resolution Applicant shall protect any intellectual property of the Corporate Debtor which it may have access to;
- v. the Confidential Information may only be disclosed to and shared by the Resolution Applicant with officers, directors, employees, or advisors of the Resolution Applicant, or, upon prior intimation to the Resolution Professional, with identified co-investors Representative in accordance with applicable laws, including in relation to confidentiality and insider trading, and terms of this confidentiality undertaking on a strict need-to-know basis and only to the extent necessary for and in relation to the corporate insolvency resolution process of the Corporate Debtor, provided that the Resolution Applicant binds such Representative, by way of an undertaking/ agreements, to terms at least as restrictive as those stated in this confidentiality undertaking. The Resolution Applicant shall be responsible for any breach of the confidentiality obligations by any Representative to whom the Resolution Applicant shares the Confidential Information in accordance with this confidentiality undertaking;
- vi. the Resolution Applicant shall ensure that all Confidential Information is kept safe and secured at all times and is protected from any unauthorised access, use, dissemination, copying, theft or leakage;
- vii. the Resolution Applicant shall immediately destroy and permanently erase all Confidential Information within 30 days upon being notified to do so by the Resolution Professional or the Corporate Debtor or the liquidator;
- viii. the Resolution Applicant shall take all necessary steps to safeguard the privacy and confidentiality of the information in the Information Memorandum and shall use its best endeavours to secure that no person acting on its behalf divulges or discloses or uses any part of the Confidential Information, including but not limited to the financial position of the Corporate Debtor, all information related to disputes by or against the Corporate Debtor and any other matter pertaining to the Corporate Debtor as may be specified in the Information Memorandum; and

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



ix. the Resolution Applicant shall be responsible for any breach of obligations under this confidentiality undertaking (including any breach of confidentiality obligations by any Representative) and shall indemnify and hold harmless the Resolution Professional and members of Committee of Creditors for any loss, damages and costs incurred by the Resolution Professional due to such breach of obligations by the Resolution Applicant (or any Representative) or any person acting on its behalf.

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

i. information which, at the time of disclosure to the Resolution Applicant was already in the public domain without violation of any provisions of applicable laws;

ii. information which, after disclosure to the Resolution Applicant becomes publicly available and accessible without violation of applicable laws or a breach of this confidentiality undertaking;

iii. information which was, lawfully and without any breach of this confidentiality undertaking, in the possession of the Resolution Applicant prior to its disclosure, as evidenced by the records of the Resolution Applicant;

iv. information that is received by the Resolution Applicant from a third party which is not in breach of its confidentiality obligations in relation to such information; and

v. information that is required to be disclosed by the Resolution Applicant (and to the extent required to be disclosed) pursuant to the requirements of applicable laws, or order of a judicial, regulatory or administrative authority or the guidelines of the regulatory/administrative authority or the stock exchange, provided however the Resolution Applicant should use its best endeavours to provide prior intimation of such disclosure to the Resolution Professional. Without prejudice to the aforementioned, in the event such disclosure cannot be avoided, the disclosure shall be limited strictly to the extent required for compliance with the aforementioned law, rules, guideline or order.

4. No representation or warranty has been provided by the Resolution Professional in relation to the authenticity or adequacy of the information provided to the Resolution Applicant, including the Confidential Information, and the Resolution Applicant would not have any claim against the Resolution Professional or any person acting on its behalf or the Corporate Debtor or Committee of Creditors or any member thereof in relation to any information provided in the Information Memorandum.

5. Nothing in this confidentiality undertaking shall have the effect of limiting or restricting any liability of the Resolution Applicant or Representative arising as a result of fraud or wilful default.

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



6. Damages may not be an adequate remedy for a breach of this confidentiality undertaking by the Resolution Applicant or Representative and the Resolution Professional shall be entitled to the remedies of injunction, specific performance and other equitable relief for a threatened or actual breach of this confidentiality undertaking.

7. The Resolution Applicant hereby represents and warrants that it has the requisite power and authority to execute, deliver and perform its obligations under this confidentiality undertaking.

8. The terms of this confidentiality undertaking may be modified or waived only by a separate instrument in writing signed by the Resolution Applicant with the prior written consent of the Resolution Professional that expressly modifies or waives any such term.

9. This confidentiality undertaking and any dispute, claim or obligation arising out of or in connection with it shall be governed by and construed in accordance with Indian laws and the NCLT Hyderabad, Amravati bench shall have exclusive jurisdiction over matters arising out of or relating to this confidentiality undertaking.

10. The confidentiality undertaking shall be in conjunction to any other undertakings provided by the Resolution Applicant to the Resolution Professional.

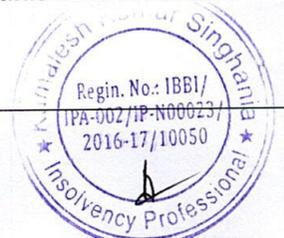
Signed on behalf of
(Name of Resolution Applicant)

By
(Name and Designation)
Authorized Signatory

Notes:

1. To be executed on a stamp paper of adequate amount, in the state where this document is executed. To also be notarized.
2. Foreign companies submitting EOI are required to ensure that the documents submitted as part of the expression of interest are appropriately apostilled, and stamp duty is paid in India before submission to the Resolution Professional.
3. In case of submission of EOI by a consortium, the undertaking set out above is to be provided by each of the members of the consortium.
4. The execution of this affidavit must be authorized by a duly passed resolution of the board of directors of the prospective resolution applicant.

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



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

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



FORM G
INVITATION FOR EXPRESSION OF INTEREST FOR
PROJECT SAHITI ANAND FORTUNE of
SAHITI INFRATEC VENTURES INDIA PVT. LTD.

(Under sub-regulation (1) of regulation 36A of the Insolvency and Bankruptcy Board of India
(Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

SL.	RELEVANT PARTICULARS	
1	Name of the corporate debtor along with PAN & CIN/ LLP No.	Sahiti Infratec Ventures India Pvt. Ltd. CIN No.: U45203TG2015PTC099984 PAN No.: AAWCS0134L
2.	Address of the registered office	Registered Office: 4 th Floor, D.No.8-2-293/82/A/1222/F4, Co-Operative House Building Society Ltd, Road No 36, Jubilee Hills, Hyderabad - 500033, Telangana, India.
3.	URL of website	The corporate debtor does not maintain any website. IBBI website link: https://ibbi.gov.in/en/resolution-plans
4.	Details of place where majority of fixed assets are located	Hyderabad, Telangana and Guntur, Andhra Pradesh
5.	Installed capacity of main products/ services	CD is engaged in real estate Development and has launched multiple projects in and around Hyderabad and at Guntur / Vijayawada in Andhra Pradesh
6.	Quantity and value of main products/ services sold in last financial year	N.A. as the operations of CD are stalled since 2022.
7.	Number of employees/ workmen	Nil
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	For details please write to RP at: cirp.sahitiinfratech@gmail.com
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	For details please write to RP at: cirp.sahitiinfratech@gmail.com
10.	Last date for receipt of expression of interest	31.01.2026
11.	Date of issue of provisional list of prospective resolution applicants	10.02.2026

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune



12.	Last date for submission of objections to provisional list	15.02.2026
13.	Date of issue of final list of prospective resolution applicants	24.02.2026
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	24.02.2026
15.	Last date for submission of resolution plans	27.03.2026
16.	Process email id to submit Expression of Interest	cirp.sahii infratech@gmail.com
17.	Details of the corporate debtor's registration status as MSME	Not applicable

Sd/-

Kamalesh Kumar Singhania
Resolution Professional
for Sahiti Infratec Ventures India Pvt. Ltd.
Regn. No.: IBBI/PA-02/IP-N-00023.2017-2017/10050
Bajarang Kunj, Room No. 412 & 413,
2B Grant Lane, 4th Floor, Kolkata -700012
(Registered Address of the Resolution Professional)

Hyderabad Office:

5th Floor, D.No.8-2-293/82/A/1222/F4,
Co-Operative House Building Society Ltd,
Road No 36, Jubilee Hills, Hyderabad – 500033

Date: 14th January, 2026

Place: Hyderabad

Invitation for Expression of Interest for Sahiti Infratec Ventures India Pvt. Ltd. - Project Sahiti Anand Fortune

