



### Invitation of Counter Bid for Sale of the Financial Asset

IREP Credit Capital Private Limited (IREP) invites Counter Bids for the sale of its stressed financial assets/loan accounts under Swiss Challenge Method on cash or security receipts basis, as per the list below along with broader details of the assets. In this respect, we invite counter bids from eligible bidders. Please note that the sale will be subject to final approval by the Competent Authority of IREP.

Sr.	Name of the Account	Principle Outstanding	Base Price	Minimum Markup	Terms of Sale	Cut of Date
1.	86 Secured Retail Loan Accounts – As per Annexure I	5.00crs	5.00 crs	5%	Cash or Security Receipts Basis (% break up for each to be shared)	31 <sup>st</sup> January 2023
2	1 wholesale loan account pertaining to M/s Rajesh Landmark Projects Private Limited – As per Annexure I	18.00crs	8.00 crs	5%	Cash or Security Receipts Basis (% break up for each to be shared)	31 <sup>st</sup> January 2023

1. Brief Details of the Asset are mentioned in **ANNEXURE -I**
2. The Interested bidders can conduct due diligence of this asset from 17<sup>th</sup> March 2023 to 23<sup>rd</sup> March 2023 (both days inclusive) on any working day during office hours between 10:00 AM to 6:00 PM, after submitting Expression of Interest (EOI) and executing a Non-Disclosure Agreement (NDA) with IREP.
3. The sale of assets shall be on '**As is where is & what is where is**' basis and '**without recourse basis**'.
4. Interested bidders may submit an EOI latest by 23<sup>rd</sup> March 2023, addressed to Authorized Officer, 22<sup>nd</sup> Floor, Sunshine Tower, S B Road, Dadar (W), Mumbai 400013, and may be emailed on the following e-mail id – [contact@irepglobal.com](mailto:contact@irepglobal.com).
5. If the interested bidder has exposure in the account which is in the list of accounts mentioned in Annexure I, then the respective % share and terms of acquisition including management fees etc. must be revealed to IREP while submitting the EOI and / or bidding for the account.
6. IREP reserves the right not to go ahead with the proposed sale at any stage without assigning any reason. The decision of IREP in this regard shall be final and binding.
7. SCHEDULE OF SALE PROCESS

Sr. No.	Activity	Date & Time
1	Paper Publication of Sale of Assets	17 <sup>th</sup> March 2023
2	Last date of submission for EOI & Execution of NDA	23 <sup>rd</sup> March 2023
3	Opening of Data Room	17 <sup>th</sup> March 2023 to 23 <sup>rd</sup> March 2023 (both days inclusive)
4	Resolution of Queries	17 <sup>th</sup> March 2023 to 23 <sup>rd</sup> March 2023 (both days inclusive)
7	Submission of binding bids	23 <sup>rd</sup> March 2023
8	Communication to the Successful Bidders	23 <sup>rd</sup> March 2023
9	Date of Payment and documents formalities	24 <sup>th</sup> March 2023

8. The participants shall not be entitled to withdraw or cancel their offer once submitted. Under no circumstances can the bidder withdraw their offer/bid once submitted.
9. Highest Bidder (H-1) will be treated as binding offer in case IREP goes for sale. After receipt of bids from the intending buyers, IREP will open the bids and communicate to the highest bidder including to bidder, whose bid is already submitted to run the current Swiss Challenge auction.

10. IREP reserves the right to negotiate for further improvement of the offer price with the highest bidder and may negotiate further improvement at its sole discretion with the highest Bidder. After negotiations with the highest bidder/s and subject to approval from Competent Authority of IREP, IREP shall declare successful bidder with whom Assignment Agreement shall be executed.
11. The highest bidder on being accepted/confirmed as the successful bidder by the Competent Authority of IREP would have to pay the purchase consideration and execute the assignment deed on the date(s) mentioned above. In case the buyer seeks any extension for execution of Assignment Agreement, the same shall be with prior approval of IREP.
12. The interested eligible purchasers may contact the below mentioned officers of IREP for the necessary details of the accounts for the purpose of due diligence on these accounts. The related information may be obtained after having executed a Non-Disclosure Agreement with IREP.

**Other Terms of Swiss Challenge:**

The broad contours of the Swiss Challenge Method would be followed as under:

1. IREP shall publicly call for counter bids from other prospective buyers, with a base price by the Anchor Bidder.
2. If no counter bid crosses the minimum specified mark-up, the base-bid becomes the winning bid.
3. If counter bid(s) cross the minimum specified mark-up, the highest counter bid becomes the challenger bid. The investor who provided the base-bid (Anchor Bidder) is then invited to match the challenger bid. If the investor who provided the base bid either matches the challenger bid or bids higher than the challenger bid, such bid shall become the winning bid, else, the challenger bid shall be the winning bid.
4. Intending bidders who have expressed their interest need to submit their bid over email.
5. IREP shall have the right to reject any/all the offers without assigning any reason.
6. Selection and completion of the sale process remains subject to approvals, internal clearances and compliances by the Competent Authority of IREP under its policies and applicable laws and no bidder or recipient shall be entitled to any relief or remedy against IREP for any rejection of its bids or discontinuation at any stage of the sale process by the IREP.
7. The bid shall be binding to the investor but not to IREP.
8. All realization/recoveries made before the cut-off date shall be retained by IREP.
9. Neither IREP nor any member thereof shall be liable or responsible for any costs, expenses or losses, whether known to it or whether it is aware or has been advised of it, incurred or as may be incurred by any bidder or recipient hereof. Any such costs, expenses or losses shall be solely to the account of such bidder. All costs, expenses and liabilities incurred by each bidder in connection with the Transaction including (without limitation) on consultants, advisors, due diligence, and other such expenses incurred shall be paid by such bidder, and/or submission of the bid, including fees and disbursements for the same, whether or not its bid is accepted or rejected for any reason.

The details of the contact person:

Name: Mr. Ronak Doshi

Address: 22<sup>nd</sup> Floor, Sunshine Tower, S B Road,

Dadar (West), Mumbai 400013

Email id: [contact@irepglobal.com](mailto:contact@irepglobal.com)

For IREP Credit Capital Private Limited

Sd/-

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Authorized Signatory

**ANNEXURE-I****Secured Retail Loan Assets:**

Sr No.	Loan ID	Borrower Name	POS (Rs. Lakhs)	Mode
1	004010000654	NAZEER AHAMED SHAIK	39.03	Cash or Security Receipts (% break up for each to be shared)
2	SECUR0000001112	SYED TOUFIQ	17.90	Cash or Security Receipts (% break up for each to be shared)
3	SECUR0000003575	BALARAJ VADDE	9.47	Cash or Security Receipts (% break up for each to be shared)
4	004010000076	SHAFEEK SAYYAD	14.16	Cash or Security Receipts (% break up for each to be shared)
5	004010000326	SRINIVASA RAO KAMBAMPATI	13.04	Cash or Security Receipts (% break up for each to be shared)
6	SECUR0000000211	AMEER BASHA VENNAPUSAPALLI	11.91	Cash or Security Receipts (% break up for each to be shared)
7	004010000515	MADHAN MOHAN REDDY KOMATI REDDY	10.72	Cash or Security Receipts (% break up for each to be shared)
8	SECUR0000000798	LAKSHMI REDDY KODURU	10.80	Cash or Security Receipts (% break up for each to be shared)
9	SECUR0000001179	MOHAMMED NAZEER ALI	10.79	Cash or Security Receipts (% break up for each to be shared)
10	SECUR0000003573	SUDHAKAR BEZAWADA	10.40	Cash or Security Receipts (% break up for each to be shared)
11	SECUR0000005706	ISMAIL MOHAMMAD	9.66	Cash or Security Receipts (% break up for each to be shared)
12	SECUR0000000087	SRINIVASA KANNAN	9.42	Cash or Security Receipts (% break up for each to be shared)
13	SECUR0000000977	MADHU KODAM	9.49	Cash or Security Receipts (% break up for each to be shared)
14	004010000229	JABINOOR MOHAMMED	8.81	Cash or Security Receipts (% break up for each to be shared)
15	004010000867	SUBRAMANYAM DONEPUDI	8.95	Cash or Security Receipts (% break up for each to be shared)
16	004010001163	SRIKANTH BEERAM	8.63	Cash or Security Receipts (% break up for each to be shared)
17	004010000060	KHAJABEE SHAIK	8.56	Cash or Security Receipts (% break up for each to be shared)
18	SECUR0000000351	CHENNARAO MIDDE	8.42	Cash or Security Receipts (% break up for each to be shared)
19	004010001057	VENKATESWARA RAO MIDATANI	8.28	Cash or Security Receipts (% break up for each to be shared)
20	SECUR0000000444	CHANDU BHASHA GUNDALA	8.24	Cash or Security Receipts (% break up for each to be shared)
21	004010000600	RAJASHEAR TIRUVURI	7.85	Cash or Security Receipts (% break up for each to be shared)
22	004010000597	SHESHA GIRI YERRA	7.43	Cash or Security Receipts (% break up for each to be shared)
23	004010001066	RAMASUBBAMMA KONDA	7.66	Cash or Security Receipts (% break up for each to be shared)
24	SECUR0000000095	SAI RAKESH PAPANA	7.43	Cash or Security Receipts (% break up for each to be shared)
25	SECUR0000000158	PARVEN BEE SHEK	7.29	Cash or Security Receipts (% break up for each to be shared)
26	004010000990	NARAYANA RAO TALLA	3.42	Cash or Security Receipts (% break up for each to be shared)
27	SECUR0000000598	VENKATA NIKESH PETETI	7.09	Cash or Security Receipts (% break up for each to be shared)
28	SECUR0000001188	RAMESH UDATHALA	6.69	Cash or Security Receipts (% break up for each to be shared)
29	SECUR0000005836	SIVAIAH PAKKALA	6.64	Cash or Security Receipts (% break up for each to be shared)
30	004010000832	SITA RAMAIAH GODAVARTHI	6.58	Cash or Security Receipts (% break up for each to be shared)

31	SECUR000000234	VENUGOPALA KRISHNA MURTHY KUNAPAREDDY	6.58	Cash or Security Receipts (% break up for each to be shared)
32	SECUR000000190	DHANARAJU BOKKA	6.39	Cash or Security Receipts (% break up for each to be shared)
33	SECUR000000639	MAHAMMAD RAFI DUDEKULA	6.21	Cash or Security Receipts (% break up for each to be shared)
34	SECUR000000822	NAGABABU DANDUPROLU	6.06	Cash or Security Receipts (% break up for each to be shared)
35	SECUR000000071	RAJINI KUMAR GOLLAPELLI	6.03	Cash or Security Receipts (% break up for each to be shared)
36	SECUR000000413	UDATA BHULAKSHMI	5.93	Cash or Security Receipts (% break up for each to be shared)
37	SECUR000000678	SANDEEP REDDY ANTHUGARI	5.42	Cash or Security Receipts (% break up for each to be shared)
38	00401000239	PULLAIAH BODDU	5.34	Cash or Security Receipts (% break up for each to be shared)
39	00401000197	ANJANEYA PRASAD BATHINA	5.32	Cash or Security Receipts (% break up for each to be shared)
40	00401000893	SHIVA KUMAR GUNNABOINA	5.00	Cash or Security Receipts (% break up for each to be shared)
41	SECUR000000887	LAXMANA B	5.12	Cash or Security Receipts (% break up for each to be shared)
42	00401000905	RAVI EMMADI	4.97	Cash or Security Receipts (% break up for each to be shared)
43	00401000758	UMADEVI KANDHAGATLA	4.97	Cash or Security Receipts (% break up for each to be shared)
44	00401000733	GURUMURTHY JEERU	4.74	Cash or Security Receipts (% break up for each to be shared)
45	SECUR000002474	IRFAN S B	4.69	Cash or Security Receipts (% break up for each to be shared)
46	SECUR000000521	ASHOK CHANDRAVELU	4.31	Cash or Security Receipts (% break up for each to be shared)
47	004010001202	SRINIVAS RAO PANDI	4.26	Cash or Security Receipts (% break up for each to be shared)
48	004010001043	LOVA RAJU LALAM	4.10	Cash or Security Receipts (% break up for each to be shared)
49	SECUR000005353	MAYADA SHANKARAPPA VEERESH	3.75	Cash or Security Receipts (% break up for each to be shared)
50	SECUR000000478	VIJAYA KUMAR JUNAPUDI	3.74	Cash or Security Receipts (% break up for each to be shared)
51	00401000397	AZEEM SHAIK	3.58	Cash or Security Receipts (% break up for each to be shared)
52	SECUR0000003748	VIJAY BABU UPPU	3.35	Cash or Security Receipts (% break up for each to be shared)
53	SECUR000000058	GOPAL TADIBOYENA	3.19	Cash or Security Receipts (% break up for each to be shared)
54	SECUR0000004842	SUDHAKAR PALLAPU	2.81	Cash or Security Receipts (% break up for each to be shared)
55	004010001208	KUMARA SWAMY SONTIREKKALA	2.56	Cash or Security Receipts (% break up for each to be shared)
56	SECUR0000001850	BALAKRISHNA PERELLI	2.21	Cash or Security Receipts (% break up for each to be shared)
57	00401000623	SURESH KANAGALA	8.56	Cash or Security Receipts (% break up for each to be shared)
58	00401000891	UPENDHRA VEERAMALLA	6.42	Cash or Security Receipts (% break up for each to be shared)
59	00401000933	SIVA REDDY KOTLA	6.81	Cash or Security Receipts (% break up for each to be shared)
60	004010000190	SAI SRAVANTHI MAHALI	5.83	Cash or Security Receipts (% break up for each to be shared)
61	004010000142	CHOWDESWARA RAO SIKAKOLLI	4.04	Cash or Security Receipts (% break up for each to be shared)
62	SECUR0000001945	LCELA DURGA JUTHUGA	4.02	Cash or Security Receipts (% break up for each to be shared)

63	SECUR0000004750	VENKATESWARA RAO TIRUMALASETTY	4.64	Cash or Security Receipts (% break up for each to be shared)
64	ECLGS0000000357	SRINIVASA RAO KAMBAMPATI	1.62	Cash or Security Receipts (% break up for each to be shared)
65	ECLGS0000000043	AMEER BASHA VENNAPUSAPALLI	2.49	Cash or Security Receipts (% break up for each to be shared)
66	ECLGS0000000644	SUBRAMANYAM DONEPUDI	1.77	Cash or Security Receipts (% break up for each to be shared)
67	ECLGS0000000018	SRIKANTH BEERAM	1.93	Cash or Security Receipts (% break up for each to be shared)
68	ECLGS0000000122	CHENNARAO MIDDE	1.84	Cash or Security Receipts (% break up for each to be shared)
69	ECLGS0000000161	VENKATESWARA RAO MIDATANI	1.28	Cash or Security Receipts (% break up for each to be shared)
70	ECLGS0000000083	SAI RAKESH PAPANA	1.72	Cash or Security Receipts (% break up for each to be shared)
71	ECLGS0000000726	NARAYANA RAO TALLA	0.93	Cash or Security Receipts (% break up for each to be shared)
72	ECLGS0000000127	VENKATA NIKESH PETETI	1.60	Cash or Security Receipts (% break up for each to be shared)
73	SECTL0000000022	SITA RAMAIAH GODAVARTHI	2.31	Cash or Security Receipts (% break up for each to be shared)
74	ECLGS0000001084	VENUGOPALA KRISHNA MURTHY KUNAPAREDDY	0.85	Cash or Security Receipts (% break up for each to be shared)
75	SECTL0000000109	UDATA BHULAKSHMI	0.82	Cash or Security Receipts (% break up for each to be shared)
76	ECLGS0000001212	SANDEEP REDDY ANTHUGARI	0.77	Cash or Security Receipts (% break up for each to be shared)
77	ECLGS0000000317	PULLAIAH BODDU	1.15	Cash or Security Receipts (% break up for each to be shared)
78	ECLGS0000001284	LAXMANA B	0.58	Cash or Security Receipts (% break up for each to be shared)
79	ECLGS0000000671	RAVI EMMADI	0.83	Cash or Security Receipts (% break up for each to be shared)
80	ECLGS0000000157	GURUMURTHY JEERU	0.92	Cash or Security Receipts (% break up for each to be shared)
81	SECTL0000000080	ASHOK CHANDRAVELU	1.45	Cash or Security Receipts (% break up for each to be shared)
82	ECLGS0000000853	SRINIVAS RAO PANDI	0.90	Cash or Security Receipts (% break up for each to be shared)
83	ECLGS0000000749	LOVA RAJU LALAM	0.78	Cash or Security Receipts (% break up for each to be shared)
84	ECLGS0000000395	AZEEM SHAIK	0.78	Cash or Security Receipts (% break up for each to be shared)
85	SECTL0000000123	GOPAL TADIBOYENA	0.67	Cash or Security Receipts (% break up for each to be shared)
86	SECTL0000000033	CHOWDESWARA RAO SIKAKOLLI	5.54	Cash or Security Receipts (% break up for each to be shared)

**Wholesale Loan Asset:**

Sr No.	Loan ID	Borrower Name	POS (Rs. Crs)	Mode
1	NA	M/s Rajesh Landmark Projects Private Limited	18.00	Cash or Security Receipts (% break up for each to be shared)

For IREP Credit Capital Private Limited

Sd/-

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Authorized Signatory