

INVITATION FOR PROPOSAL/EOI
FOR INTERIM FINANCE AND /OR DEVELOPMENT PARTNER (DM)
FOR COMPLETION OF PROJECT "AJNARA AMBROSIA"
OF AJNARA INDIA LIMITED

(Under Corporate Insolvency Resolution Process)

PROJECT - AJNARA AMBROSIA

SECTOR -118, NOIDA, UP

This detailed EoI/documents is being issued in support and/or in furtherance to the EoI published in the national/regional newspapers (i) Economics Times (English) at page 11 and (ii) Navbharat Times (Hindi) for 10.01.2026 at page 12, and shall be treated at integral part of the above publication.

Through above publication, the prospective entities/persons (referred as "Prospective Investor") are invited to submit their proposal or Expressions of Interest ("EoI") for providing Interim Finance and/or as Development Partner (DM) for completion of the project "AJNARA AMROSIA" located at Plot no. GH-01, Sector 118, FNG Expressway, Noida, UP- 201301 (referred as "Project") of M/S Ajnara India Ltd, (under CIRP) and under further directions by Hon'ble NCLAT.

For M/S Ajnara India Limited



Sd/-

Mr. Amarpat

Interim Resolution Professional (IRP) of Ajnara India Limited

Registration no.: IBBI/IPA-001/IP-P01584/2018-2019/12411-AFA Valid upto 31.12.2026

Correspondence Address:

M/s Ajnara India Limited

801, Floor 8, Tower C, The Iconic Corenthum, Sector 62, Noida, Uttar Pradesh 201309

E-mail: cirp.ajnaraindia@gmail.com

Date : 10.01.2026

Place : Noida, Uttar Pradesh

INDEX

S. No.	Contents	Page No.
1.	Section I	
	This process is subject to Approval of Hon'ble NCLAT, New Delhi	1
	Disclaimer	2-5
2.	Section II - Invitation for Submission of Proposal / Expression of Interest (EoI)	
	A. Invitation of Expression of EoI (as published on 10.01.2026)	6
	B. Timelines and Process for the Expression of Interest (EoI)	7
3.	Section III - Terms of Reference and Background (Process till Date)	8
	A. Key Details of the Corporate Debtor	9
	B. Corporate Insolvency Resolution Process (CIRP) - Chronology	10-12
	C. Details of relevant Project "Ajnara Ambrosia"	13-15
4.	Section IV - Scope of Work, Desirability and Requirement	
	A. Scope of Work	15
	B. Desirability	16
	C. Requirements	17
5.	Section V - Instructions for Submission of proposal/Expression of Interest (EoI)	
	A. Manner of Submission of proposal/EoI	17
	B. Details of Information and Documents to be Submitted with EoI	18-19
	C. Submission of Refundable Security Deposit for this EoI	20
	D. Process for Sharing Data and Other Information	21
6.	Section VI - Shortlisting and Selection Process	21
	A. Process Overview	21

	B. Comparative analysis and Summary	21
	C. Joint Meeting of Stakeholders of the project & furnishing of performance guarantee, upon shortlisting and as per stakeholders	22
	D. Approval before Hon'ble NCLAT	22
7.	Section VII - Format of Essential Information to be Included in the EoI/Proposal	
	A. Applicants are requested to provide indicative information	22
	B. Notes and Other Terms and Conditions of this EoI	23
	C. Communication Details of the Interim Resolution Professional (IRP)	24-25
8.	Section VIII - Required Annexures along with EoI/Proposal	
	Annexure I - General Undertaking by Prospective Investor / Financial Entity	26-27
	Annexure II - Confidentiality Undertaking	28-33
	Annexure III - Format of Expression of Interest	34-36
	Annexure IV - Supporting Documents to be Submitted with EoI	37
	Annexure V - General Information required from Prospective Investor	38-39
	Annexure VI - Break-up of Estimates for existing liability and Fund Availability and Requirement	40
	Annexure VII - Brochure of Project Ambrosia circulated at time of its launch	41
	Annexure VIII - Copy of Newspaper Publication made in Economics Times and Navbharat Times dated 10.01.2026	41
	Annexure IX- Compilation of existing photos of Project Ambrosia	41

Section I

Expression of Interest is subject to approval by the Hon'ble NCLAT

This invitation for Expression of Interest ("EoI") is being published/issued by the Interim Resolution Professional ("IRP") in accordance with the applicable provisions of the Insolvency and Bankruptcy Code, 2016 and pursuant to and subject to, the directions and supervisory jurisdiction of the Hon'ble National Company Law Appellate Tribunal ("Hon'ble NCLAT") in relation to the Corporate Insolvency Resolution Process of the Corporate Debtor.

It is hereby expressly clarified that:

1. The process of inviting Expressions of Interest for interim finance and/or appointment of a Development Partner for the Project is being undertaken under the supervision of the Hon'ble NCLAT and in consultation with the relevant stakeholders, as may be required.
2. Any proposal/EoI received pursuant to this EoI, including the quantum and terms of interim funding or scope of work, shall attain finality only upon approval and/or directions of the Hon'ble NCLAT, wherever applicable.
3. Submission of an EoI or proposal shall not, by itself, confer any right or entitlement upon any prospective applicant unless and until approved and permitted to be implemented by the Hon'ble NCLAT.
4. The Interim Resolution Professional ("IRP") is issuing this EoI in a facilitative capacity to ascertain interest and obtain proposals and shall place the same before the stakeholders and/or the Hon'ble NCLAT, as required. The IRP does not bind the Corporate Debtor, stakeholders or the process to any proposal prior to such approval.

Disclaimer

This Invitation for Expression of Interest (EOI) is being published/issued to invite the proposal/business plan for Interim Finance/Interim Fund And/or Development Manager (DM) for completion of the project "Ajnara Ambrosia" and is being issued by Mr. Amarpal, Insolvency Professional, having Registration No: IBBI/IPA-001/IP-P01585/2018-2019/12411, appointed as the Interim Resolution Professional ("IRP") of Ajnara India Limited (referred as "Corporate Debtor" or "CD"), by Hon'ble NCLT vide its order dated September 20, 2022 ("Admission Order") under the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC" or "Code") and the regulations framed thereunder. Further on the appeal by suspended directors, Hon'ble NCLAT has stayed the further actions in the process and issued certain directions to complete the pending work of the projects. All the sequence of CIRP till date, has been summarized in "section - III" in this document.

This is for general information purposes only, without regard to any specific objective, suitability, financial situations and needs of any particular person.

- (i) This document does not constitute or form part of and should not be construed as an offer or invitation for the sale or purchase of securities or any of the businesses or assets described in it or as a prospectus, offering circular or offering memorandum or an offer to sell or issue or the solicitation of an offer to buy or acquire securities or assets of the Corporate Debtor or any of its subsidiaries or affiliates in any jurisdiction or as an inducement to enter into investment activity.
- (ii) No part of this Invitation, nor the fact of its distribution, should form the basis of, or be relied on in connection with, any contract or commitment or investment decision whatsoever. Nothing in this document is intended by the IRP to be construed as legal, accounting, financial, regulatory or tax advice.

- (iii) It is clarified that if any proposal for Interim Finance/DM or the terms thereof, which is received by the IRP is not pursuant to or in accordance with the provisions of this Invitation and/or such proposal is not in accordance with the terms and conditions set out in this Invitation, then such proposal may not be considered eligible for evaluation by the IRP of **Ajnara India Limited**.
- (iv) By accepting this Invitation, the recipient acknowledges and agrees to the terms set out in this Invitation. This document is specific to each applicant and does not constitute an offer or invitation or solicitation of an offer to the public or to any other person within or outside India.
- (v) This document is neither an agreement nor an offer to the Proposed Investor or Investing Entity(s) or any other person. The purpose of this document is to provide interested parties with information that may be useful to them in submission of Expression of Interest ("EOI") to submit the interim finance/DM proposal and with respect to the Corporate Debtor in relation to under construction projects of Ajnara India Limited.
- (vi) Recipients of the information contained in this document are encouraged/suggested to exercise their own independent judgement and undertake such verification as they may consider appropriate before taking any decision. The information has been compiled from records and inputs available with the Interim Resolution Professional ("IRP") and other sources. While due care has been taken in collating the information, the IRP does not make or purport to make any representation or assurance as to the accuracy, completeness or reliability of the information, including any historical or prospective financial statements, management representations or other data of the Corporate Debtor and recipients are advised to rely on their own assessment.

- (vii) No statement, fact, information (whether current or historical) or opinion contained herein or as part of the inviting and accepting Expression of Interest should be construed as a representation or warranty, express or implied, of the Interim Resolution Professional or the Corporate Debtor; and none of the Interim Resolution Professional, Corporate Debtor, or any other person(s)/ entities shall be held liable for the authenticity, correctness or completeness of such statements, facts or opinions and any such liability is expressly disclaimed. This document has not been approved and will or may not be filed, registered or reviewed or approved by any statutory or regulatory authority in India.
- (viii) This document may not be all inclusive and may not contain all of the information that the recipient may consider material. The recipient acknowledges that it will be solely responsible for its own assessment of the market and the market position of the Corporate Debtor and that it will conduct its own analysis and be solely responsible for forming its own view of the potential future performance of the business of the Corporate Debtor.
- (ix) The recipient must not use any information disclosed to it as part of this Invitation or otherwise to cause an undue gain or undue loss to itself or any other person. The recipient must comply with its confidentiality obligations as outlined here and insider trading laws, if applicable, and agrees to protect all intellectual property of the Corporate Debtor, whether registered or otherwise, it may have access to and will not share or disclose any confidential information with third parties.
- (x) By accepting this document, the recipient accepts the terms of this disclaimer notice, which forms an integral part of this document and the terms of this document. Further, no person shall be entitled under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise to claim for any loss, damage, cost or expense which may arise from or be incurred or suffered on account of anything contained in this document, the documents / information provided

otherwise, including the accuracy, adequacy, authenticity, correctness, completeness or reliability of the information or opinions contained in this document and as stated above and any assessment, assumption, statement or information contained therein or deemed to form part of this document, and the Interim Resolution Professional, the Corporate Debtor, and their advisors, affiliates, directors, employees, agents and other representatives do not have any responsibility or liability for any such information or opinions and therefore, any liability or responsibility is expressly disclaimed.

- (xi) The issue of this document does not imply that the IRP/stakeholder or Hon'ble NCLAT is bound to select an applicant as a "successful/shortlisted prospective Investor or entity" post submission of Expression of Interest/proposal. This document is neither assignable nor transferable by an Investor or its entity. Each applicant shall bear all its costs associated with or relating to the preparation and submission of its Expression of Interest, including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstration or presentation which may be required by Interim Resolution Professional or any other cost incurred in connection with or relating to its Expression of Interest.
- (xii) This document and information contained herein or disclosed pursuant to the terms of this document, or any part of such information do not constitute or purport to constitute any advice or information in publicly accessible media and should not be printed, reproduced, transmitted, sold, distributed, or published by the recipient without prior written approval from the Interim Resolution Professional.

**INVITATION FOR SUBMISSION OF PROPOSAL/EoI FOR INTERIM FINANCE/
DEVELOPMENT PARTNER (DM) FOR COMPLETION OF PROJECT
"AJNARA AMBROISA"
OF M/S AJNARA INDIA LIMITED**

(Under Corporate Insolvency Resolution Process (CIRP))

SECTION - II

A) INVITATION OF EoI/PROPOSAL AS NEWSPAPER PUBLISHED ON 10.01.2026

1. This detailed EoI/ documents is being issued in support and/or in furtherance to the EoI published in the national/regional newspapers (i) Economics Times (English) at page 11 and (ii) Navbharat Times (Hindi) for 10.01.2026 at page 12, and shall be treated at integral part of the above publication. The said publication is available on the website www.ajnaraindiacirp.in also.
2. The Interim Resolution Professional ("IRP") of **Ajnara India Limited** (under Corporate Insolvency Resolution Process), hereby invites Expressions of Interest ("EoI") from interested and eligible entities/persons for providing **Interim Finance and/or acting as Development Partner (DM)** for completion of the real estate project "**Ajnara Ambrosia**", located at Sector-118, Noida, Uttar Pradesh.
3. The EoI is being issued in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 and the regulations framed thereunder, and pursuant to the directions and supervisory jurisdiction of the Hon'ble National Company Law Appellate Tribunal (NCLAT), in relation to the Corporate Debtor.
4. The detailed EoI document containing, inter alia, the background of the Corporate Debtor and the Project, scope of work, indicative requirements, timelines, eligibility criteria, submission process and the basis for shortlisting of applicants is enclosed herewith / made available along with this invitation.

5. The necessary details of the Project "Ajnara Ambrosia" can also be accessed from the official website of UP RERA (<https://www.up-rera.in/index>) and on the website of the Corporate Debtor created for this process at www.ajnaraindiacirp.in. Interested applicants are advised to familiarise themselves with the Project particulars prior to submission of the EoI.
6. The EOI/proposal received shall be securitized and would be placed before the respective stakeholders and before Hon'ble NCLAT for its final approval or directions. Based on such consideration, further communication, if any, shall be issued. Based on the evaluation, further documents may be issued to the applicants.

The last date for submission of Expression of Interest, in the manner and format specified in this EoI document, is 20.01.2026, up to 9:00 PM.

B) TIMELINES AND PROCESS FOR THE EXPRESSION OF INTEREST

Sl. No	Particulars	Timelines
1.	Date of newspaper Publication of invitation for EoI/Proposal for Interim Finance/Development partner	10-01-2026
2.	Last date for receipt of proposal pursuant to the above publication of (EoI),	20-01-2026
3.	Opening of all proposal received	21-01-2026
4.	Date of issue of Provisional list of prospective entities/person who submit proposal/EoI	22-01-2026
5.	Circulation of the comparative summary of all the proposal to the stakeholders in the project	23-01.2026
5	Joint meeting of relevant stakeholders to discussion the proposal/EoI received	27-01-2026

SECTION - III

TERMS OF REFERENCE AND BACKGROUND, INCLUDING THE PROCESS TILL DATE

1. The present Expression of Interest ("EoI") has been issued with the objective of ascertaining interest from entities/persons willing to provide Interim Finance and/or act as Development Manager for completion of the project "*Ajnara Ambrosia*" of the Corporate Debtor during the subsistence of the Corporate Insolvency Resolution Process.
2. The scope of this EoI is limited to inviting indicative proposals and information from interested applicants to understand the nature, structure and feasibility of interim funding and/or development management support that may be extended for completion of the Project.
3. The Interim Resolution Professional ("IRP") is issuing this EoI in a facilitative capacity, in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 and under the overall supervision/ directions of the Hon'ble National Company Law Appellate Tribunal (NCLAT). The IRP shall collate and place the Expressions of Interest received before the relevant stakeholders and the Hon'ble NCLAT, as may be required. Further, it is also being issued and published in the interest of transparency, value maximisation and to explore viable options for completion of the Project in accordance with the objectives of the Insolvency and Bankruptcy Code, 2016.
4. During the course of hearings for this matter, the Hon'ble Tribunal has also advised that options be explored through public participation so as to ensure a transparent and competitive process. There is no restriction or prohibition under the Code or under any order of the Hon'ble Tribunal against issuance of a public invitation for

Expressions of Interest for interim finance and/or development management support. Accordingly, the IRP has issued the present EoI in a facilitative and non-binding manner to invite interest with a view to enabling an informed, transparent and stakeholder-driven decision-making process, subject to applicable law and approvals.

A. Key Details of the Corporate Debtor M/S Ajnara India Ltd.

1	Name of the Company	Ajnara India Limited
2	Date of incorporation of the Company	November 11, 1991
3	Authority under which company is incorporated / registered	Registrar of Companies (Delhi)
4	Corporate Identity number	U01111DL1991PLC046358
	Details of the place where majority of fixed assets are located	NOIDA, Greater Noida, Ghaziabad (within State of Uttar Pradesh/Delhi NCR)
5	Core business activities	Real Estate Development and construction
6	Address of the registered office (R/o) and principal office (if any) of the company	502, 5th Floor, Sachdeva corporate Tower 17, Karkardooma community Centre, Delhi East, Delhi DL 110092 IN.
7	Communication Address other than R/o where all or any books of account and papers are maintained	801, Floor 8, Tower C, The Iconic Corenthum, Sector 62, Noida, Uttar Pradesh 201309
8.	URL of the website (For CIRP)	www.ajnaraindiacirp.in

B. Corporate Insolvency Resolution Process (CIRP) till date

1. M/S Ajnara India Limited is a real estate development company based at Delhi NCR and engaged in development and construction of real estate projects at various locations, majorly Noida, Ghaziabad.
2. Ajnara India Limited (CD) was admitted into Corporate Insolvency Resolution Process ("CIRP") by order of the Hon'ble National Company Law Tribunal (NCLT) New Delhi, vide order dated September 20, 2022. Vide same order, Mr. Amarpal was appointed as IRP (Interim Resolution Process) and moratorium u/s 14 of IBC was imposed. Based on above order and as per IBC Laws, the IRP issued the public announcement was made on September 20, 2022 stating the last date of accepting the claim as October 04, 2022. After the due verification of the claims received till last date of receiving the claims, as above, the Committee of Creditor (CoC) was constituted on October 11, 2022.
3. Further, the ex-director of the Corporate Director filed an appeal bearing Company Appeal (AT) (Ins) No. 1243 of 2022 on October 3, 2022 ("Admission Appeal") before the Hon'ble National Company Law Appellate Tribunal at New Delhi ("NCLAT"), against the Admission Order. The NCLAT vide order dated 17.10.2022 & 11.01.2023 stayed the further actions in this process and issued the directions to supervise the construction of the pending projects of the Corporate Debtor by the ex-management as per the following directions (inter-alia),
 - a. The IRP shall continue with other projects of the Corporate Debtor with the cooperation of the ex-management, its employees and officers;
 - b. The Accounts with regard to other projects which have been frozen, are permitted to be operated with the authorized signatory of the corporate debtor with a counter signature of the IRP;
 - c. The IRP shall maintain the accounts of expenses and incomes both."

4. Pursuant to the aforesaid directions, steps were taken to resume construction and operational activities across the projects of the Corporate Debtor, including *Ajnara Ambrosia*, under the supervision of the IRP.
5. However, it was known that most of the dues from homebuyers are receivable on upon the possession of respective units and in order to reach the such possession stage, there is requirement to complete the construction and clear the land dues. Accordingly, based on preliminary estimates, it was assessed that approximately **Rs. 125 to 150 Crores** would be required as interim funding, with or without engagement of a Development Manager, to start the construction work and/or payment of initial funds for Land dues, for completion of the Project "*Ajnara Ambrosia*". The indicative estimates of funds/liabilities are annexed as **Annexure VI**.
6. As per IBC Laws, the consent and NOC from the lender is required to sale or mortgage any assets/unit which has already been mortgaged with any lender. Since the project '*Ajnara Ambrosia*' has been financed by L&T Finance Ltd, Now assigned to Asset Reconstruction company India Limited (**ARCIL**), hence the consent and NOC are required to start sell of unsold inventories or raise any interim funds/DM.
7. Further, vide order dated 25.07.2023, the Hon'ble NCLAT, while noting submissions of the IRP regarding paucity of funds, recorded that interim finance could be explored as one of the permissible means for continuation and completion of the Project, in addition to sale of unsold units and recovery of balance dues from homebuyers.
8. Vide order dated 29.02.2024, the Hon'ble NCLAT directed that project-wise meetings of all stakeholders be convened under the chairmanship of the IRP to discuss, inter alia, the status of construction, requirement and source of interim

funds, proposals for completion of projects and related issues and further directed submission of a comprehensive report thereafter. In compliance with the said directions, the IRP conducted the stakeholder meetings and filed a comprehensive report before the Hon'ble NCLAT on 04.07.2025.

9. Vide order dated 08.10.2025, the Hon'ble NCLAT recorded consensus among stakeholders that issues relating to the Project "Ajnara Ambrosia" be taken up and addressed first and that deliberations may be undertaken to arrive at an amicable and workable solution for completion of the Project. Pursuant thereto, the IRP filed a compliance report before the Hon'ble NCLAT on 06.11.2025.
10. Hon'ble NCLAT while hearing this matter on 07.01.2026, advised that the invitation for the EoI/proposal should be circulated in the public to invite respective proposal/EoI from the prospective investors. Vide order dated 08.01.2026, the Hon'ble NCLAT, after considering the status report submitted by the IRP and the complexity of issues involved, directed the stakeholders, including lenders, homebuyers and statutory authorities, to convene a meeting on 16.01.2026 to explore and work out a consensus-based solution, and to report the outcome to the Hon'ble Tribunal.
11. In view of the aforesaid orders, circumstances, advise from the stakeholders and to find the lucrative proposal for interim funds/development partner (DM) for completion of the Project "Ajnara Ambrosia", the present Expression of Interest is being issued to ascertain interest from entities/persons willing to provide Interim Finance and/or act as Development Manager, subject to applicable law and approvals of the Hon'ble Appellate Tribunal.

C. Relevant details of Project "AJNARA AMROSIA"

- The project "Ajnara Ambrosia" is a luxurious and modern township spread over 18 acres and located in Sector 118, Noida, UP. The Project comprises 1,690 residential units and also has additional Floor Area Ratio (FAR) earmarked for future development (Phase-IV), the construction of which is yet to commence. Following is the summary of Sold and Unsold units in phase 1,2 & 3 of the project "Ajnara Ambrosia":-

S. No	Project Name	Total Units		Sold Units		Unsold Units	
		Unit	Area (Sq Ft)	Unit	Area (Sq Ft)	Unit	Area (Sq Ft)
1	Ajnara Ambrosia (Phase 1, 2 and 3)	1,611	2,147,277	1,239	1,662,860	372	484,417
2	Ajnara Ambrosia Commercial	83	38,369	76	31,934	7	6,435
3.	Ajnara Ambrosia (Phase 4)	423	17,15,230	0	-	423	17,15,230
	TOTAL	2,117	39,00,876	1,315	1,694,794	802	22,06,082

** the details are as per data given, there may be some changes after complete due diligence*

- Further, following is the summary of the units under phase 1-3 of the Project "Ambrosia":

S. No	Project Name	Total Units	Sold Units	Unsold Units	Possession handed over	Near Ready Units	Under construction Units
1	Ajnara Ambrosia (phase 1,2,3)	1,611	1,239	372	182	622	807
2	Ambrosia Commercial	83	76	7	0	21	62
	TOTAL	1,694	1,315	379	182	643	869

** the details are as per data given, there may be some changes after complete due diligence*

The complete details of the project can be accessed from UPRERA (<https://www.uprera.in/index>).

3. The status of construction for the respective towers and commercials is as follows (these are indicative, just for estimates, the correct details can be assessed by the respective professional):

Ongoing/Launched Project	Sub-Projects	Tower	% Completed as of 15.03.2024 *
Ajnara Ambrosia	Ajnara Ambrosia	A	80%
		B	75%
		C	96%
		D	65%
		E	65%
		G	65%
		F	99%
		H	99%
		J	80%
		K	76%
	Spano Shoppe 118	C4	0%
		C5	10%
		C6	95%
	Phase-IV	5-10%	

4. The land situated at Sector-118, Noida, forming part of the Project "Ajnara Ambrosia", was leased by the NOIDA Authority to IVR Prime Developers (Avadi) Pvt. Ltd., which thereafter entered into a collaboration arrangement with the Corporate Debtor and M/S Supertech Ltd for the development of the project in a 50:50 proportion. As per the current status, the Lessee is the IVR Prime Developers Pvt Ltd whose shareholding is held by corporate Debtor and Supertech Ltd in 50% :50% ratio.

5. The present Expression of Interest is being invited in respect of the Corporate Debtor's 50% share of development rights and stakeholder interest in the Project. It is clarified that parallel discussions are ongoing with NOIDA authority for the bifurcation and crystallization for dues for 50% of the project as co-developer which are as advance stage in relation to the overall development framework and the present EoI is being issued subject to applicable approvals and further stakeholder deliberations.

SECTION IV

SCOPE OF WORK, DESIRABILITY AND REQUIREMENT

A. Scope of Work

The scope of work under this Expression of Interest/Proposal is intended to facilitate completion of the Project "Ajnara Ambrosia" during the subsistence of the Corporate Insolvency Resolution Process (CIRP), in consultation with the relevant stakeholders with overall directions by Hon'ble NCLAT.

Without limiting the generality of the above, the scope may include the following:

- a. Provision of Interim Finance, in tranches, for meeting construction costs, statutory and land dues, project-level operational expenses and other costs necessary for completion of the Project, in accordance with applicable approvals.
- b. Acting as Development Manager (DM), either independently or in conjunction with interim funding, for overseeing, coordinating and facilitating completion of construction activities, including engagement and supervision of contractors, consultants and vendors, subject to existing contracts and approvals.

- c. Assisting & supporting in preparation and implementation of project completion schedules, cash flow projections and construction milestones, in coordination with the IRP and other stakeholders.
- d. Such other activities as may be necessary for completion of the Project and as may be mutually discussed, subject to applicable law and approvals of the Hon'ble NCLAT.

B. Desirability

1. Considering the current stage of construction and immediate project requirements, it is desirable that entities/persons expressing interest under this EoI have the capacity and willingness to facilitate **initial infusion of interim funds of minimum Rs. 125 to 150 Crores**, in tranches, at the initial stage of engagement, to enable timely progress of construction and meeting of critical project obligations. The indicative tranche of the initial infusion may be structured as under, subject to approvals and project requirements:
 - a. First Tranche: Initially approximately Rs. 25 Crores, to mobilize at site and start the construction work;
 - b. Second Tranche: Amount equivalent to up to 25% of the land dues, as and when required for addressing land-related obligations; and
 - c. Third Tranche: Balance amount, to be infused in accordance with construction milestones and project execution requirements.

Note - It is clarified that any amounts or tranches of interim funds mentioned in this document are indicative in nature only and are based on preliminary assessments. The actual fund requirement may vary upwards or downwards depending upon project progress, cash flow requirements, statutory dues, stakeholder deliberations and approvals in accordance with applicable law.

2. The prospective investor is expected to have requisite experience and capability in providing interim finance and/or managing execution of real estate or

infrastructure projects of comparable scale and complexity, particularly in multi-stakeholder or regulated environments, may be an added advantage.

3. The prospective investor is expected to have requisite brand name and market presence to assist in generation of good value for the assets of the unsold units.

Notes - It is clarified that the above is **indicative in nature**, intended to provide prospective applicants with an understanding of the Project's immediate requirements, and shall not be construed as a qualification criterion or a binding condition at this stage.

C. Requirement

At this stage, the IRP seeks to ascertain interest and obtain indicative proposals from entities/persons willing to provide interim funding and/or development management support for completion of the Project. The prospective investor is expected to give comprehensive EoI with proposal containing the infusion of funds, their timelines of infusion, offer of other services to maximize value if any, expected returns, timelines of the returns, and other term/conditions etc so that proposal can be discussed and deliberated in comparative analysis with stakeholders and final presentation with Hon'ble NCLAT.

SECTION- V

INSTRUCTION FOR SUBMISSION OF EOI

A. Manner of submitting expression of interest to the interim resolution professional (IRP)

- i. The Expression of Interest ("EoI") shall be submitted in the format prescribed under **Annexure III**, along with all supporting documents as specified herein.
- ii. The EoI shall be submitted either in physical form or in electronic form, as detailed below:

Physical Submission

In case of hard copies, sealed envelope consisting of all the requisite documents along with a pen drive carrying a scanned soft copy of the complete submission should be sent through speed post/registered post or by hand delivery to the office of Mr. Amarpal, Interim Resolution Professional (IRP) for Ajnara India Limited, **at 801, Floor 8, Tower C, The Iconic Corenthum, Sector 62, Noida, Uttar Pradesh 201309** by **9:00 PM on JANUARY 20, 2026**. The sealed envelope should be super-scribed as **"Expression of Interest for Interim Finance/DM for Ajnara India Limited- Project AJNARA AMBROSIA"**.

Electronic Submission

In case of submission through soft copy, the Expression of Interest along with all annexures and supporting documents shall be **password-protected** and e-mailed to **cirp.ajnaraindia@gmail.com**. Any Expression of Interest received after the time specified above may not be considered and liable to be rejected.

B. Details of Information & Documents to be Submitted with EoI

1. The expression of interest **must be accompanied** with the following documents. In case of consortium, these documents are required to be submitted by each member of the consortium :-
 - (a) Proof of the payment of refundable security deposit of Rs. 10 Lac as per point "C" on this section.
 - (b) An undertaking in the format set out as Annexure I, by the Prospective Investors undertaking the following:
 - i. It meets the criteria specified by the IRP in this Invitation document;
 - ii. Every information and records provided in connection with or in the expression of interest is true and correct and discovery of any false

- information or record at any time shall render the proposed investor ineligible to submit proposal and attract penal action;
- (c) An undertaking in the format set out as **Annexure II**, by the Prospective Investors 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.
 - (ii) Relevant records in evidence of meeting the criteria under the aforementioned point (b)(i);
 - (iii) Other relevant information and records to enable an assessment of eligibility:
- (d) Other evidence to establish the credentials of the Prospective Investors including but not limited to
- (i) Registration documents of the prospective investors
 - (ii) Copy of PAN card, GST no etc
 - (iii) Company profile and details of KMP/Promoters/Board of Directors and rationale for bidding for the Corporate Debtor.
 - (iv) Summary of the relationship (past or present) with any of the stakeholder in this process.

2. List of Documents to be attached with the proposal/EoI

- i. Summary of the Audited Financial Statements of the last 3 financial years
- ii. Income Tax Returns of the last 3 financial years
- iii. Net Worth Certificate of the last 3 financial years
- iv. Details of total real estate projects launched, completed and pending, till date
- v. Whether any project has been undertaken under reverse Insolvency process or undertaken under IBC process?
- vi. Write up of Total experience in the relevant areas (in years)
- vii. Details of any investigations by ED / CBI / SFIO, if any, concluded or on-going

- viii. Credit Rating Report, if any
- ix. Details of Litigation or Arbitration, (if any)
- x. Summary of cases pending with RERA, if any
- xi. Brief note on Source of funds to complete the project "Ambrosia"
- xii. Undertaking in the attached format that all the information is true and correct.

C. Submission of Refundable Deposit with Expression of Interest (EOI)

1. All prospective Investors shall be required to submit refundable security deposit of INR 10 Lakhs (Rupees Ten Lakhs Only) as per manner detailed below along with EOI. The said refundable security deposit is intended to shortlist the serious parties and it shall be refundable/adjustable without any interest or other charges, as per the outcome of the process.
2. Refundable Deposit shall be paid through Demand Draft/RTGS/NEFT in favour of "Ajnara India Limited CIRP" payable at Green Park, Delhi.

The details of the Bank Account are as follows: -

Name of Bank	:	HDFC Bank
Name of Account Holder	:	Ajnara India Limited CIRP
Account Number	:	50200075283209
IFSC Code	:	HDFC0000586

3. Refundable Deposit shall be refunded (without interest) within 30 days of the following: -
 - Rejection of EOI of such Investor and/or non-inclusion of the Investor in the final list of eligible Investors.
 - Withdrawal of Investor from the process (where such withdrawal is notified to the IRP in writing) before the date of submission of non-binding term sheet.

- The impact of any gain/loss on account of foreign exchange fluctuation, if any shall be borne by Investor without any recourse to IRP/CD/Creditors of Ajnara India Limited.
- IRP reserves the right to amend/modify/waive any clause of the said paragraph.

D. Process for sharing Data or other relevant documents and Proposal by the Prospective Investors

- (i) All the relevant information of the corporate debtor, insolvency process till date, construction status, project details are being provided with this documents.
- (ii) The project brochure and other details have been uploaded on the website www.ajnaraindiacirp.in.
- (iii) Other relevant information, if any which is missed out, may be provided based on the requirement for which email can be sent to cirp.ajnaraindia@gmail.com. Non-provision of information can't be reason for non-submission of proposal.

SECTION VI

SHORTLISTING AND SELECTION PROCESS

A. Process Overviews

All Expressions of Interest received within the stipulated timelines shall be securitized by the undersigned IRP.

B. Comparative Summary

A comparative summary of the Expressions of Interest received may be prepared for facilitation of stakeholder deliberations.

C. Joint Meeting of relevant Stakeholders and requirement of furnishing performance guarantee

A joint meeting of relevant stakeholders, including representatives of lenders, homebuyers and other concerned parties, may be convened to deliberate upon the Expressions of Interest received. **Please note that upon shorting of the profile and discussion with the relevant stakeholders, there may be requirement of furnishing of performance guarantee as per stakeholders consultation. The said performance guarantee would not more than 10% of the interim funds. The manner and quantum shall be decided in the joint meeting of the relevant stakeholders.**

D. Approval before the Hon'ble NCLAT

Any further steps, including engagement of interim finance and/or appointment of a Development Manager, shall be subject to approval and directions of the Hon'ble National Company Law Appellate Tribunal.

SECTION VII

FORMAT OF ESSENTIAL INFORMATION TO BE INCLUDED IN THE EXPRESSION OF INTEREST/PROPOSAL

A. Applicants are requested to provide indicative information including:

- i. Amount of interim funds proposed to be infused, **with an initial minimum tranche (as mentioned in Section-IV (D)) of Rs.125-150 Crores**, being the immediate requirement for the Project; any further infusion shall be as per the requirement.
- ii. Proposed timelines for infusion of funds.
- iii. Source of interim funds with sufficient proof and supportings
- iv. Indicative expectations relating to return on interim funds, if any.
- v. Details of additional support / scope of work for completion of the Project.
- vi. Indicative expectations, if any, relating to additional scope of work.

- vii. Any other terms or conditions proposed.
- viii. The above information is sought for understanding feasibility only and shall not be construed as binding
- ix. Detailed presentation about the experience till date in the sector of real estate development

B. Notes and Other Terms and Conditions for Expression of Interest (EOI)

- (i) The Invitation for EOI is not an offer or invitation for sale or the solicitation of an offer to buy, purchase or subscribe to any securities, if any, of the Corporate Debtor i.e. Ajnara India Limited, and is issued with no commitment.
- (ii) IRP reserves the right to withdraw EOI process and/or cancel the interim finance proposal process at any stage without assigning any reason and incurring any liability towards any Prospective Investors. Mere submission of the EOI shall not create any rights in favour of the IRP and the decision of the IRP regarding the interim finance/DM proposal process shall be final and binding on all parties. The IRP further reserves the right to:
 - a. Amend, extend, vary or modify the terms and conditions for submission of Expression of Interest/ Interim Finance/DM Proposal, including timelines for submission of expression of interest / proposal; and
 - b. Disqualify and/or reject any Prospective Investors/ Financial Entity at any stage of the bid process without assigning any reason and without incurring any liability, including any tortious liability.

- (iii) No agreement with IRP or any official, representative, affiliates, associate, advisor, agent, director, partner or employee of the IRP or Corporate Debtor i.e., Ajnara India Limited- or verbal communication by them shall affect or modify any terms of this EOI.
- (iv) No claim against the IRP or Corporate Debtor or any of their official, representative, affiliates, associate, advisor, agent, director, partner, or employee would arise out of this EOI.
- (v) By submitting an EOI / interim finance/DM proposal, each Prospective Investors shall be deemed to acknowledge that he/ it has carefully read the entire Invitation of EOI along with its terms and conditions.
- (vi) Expression of Interest must be unconditional.
- (vii) The Prospective Investor acknowledges that any investment as interim finance/DM in the Corporate Debtor shall be made by the Prospective Investors on an "as is, where is" basis and the IRP will not be providing any representations or warranties for or on behalf of the Corporate Debtor.

Address and email to be used for correspondence with IRP

In case any Prospective Investors has any queries, they may reach out to the IRP at the below:

Correspondence Address:

Ajnara India Ltd - Office of IRP,

Add - 801, Floor 8, Tower C, The Iconic Corenthum, Sector 62, Noida, Uttar Pradesh 201309.

Email: cirp.ajnaraindia@gmail.com, amarpal@icai.org

Phone - +91 9717105008

This is not an offer document. Prospective Investors should regularly **visit website www.ajnaraindiacirp.in** to keep themselves updated regarding clarifications, amendments or extensions of time, if any.



Mr. Amarpal
Interim Resolution Professional of Ajnara India Limited
Insolvency Professional Registration no.: IBBI/PA-001/IP-P01584/2018-2019/12411
Certificate Number: AA1/12411/02/231123/104887 (Valid till 31.12.2026)
Ajnara India Ltd- Office of IRP

Add - 801, Floor 8, Tower C, The Iconic Corenthum, Sector 62, Noida, Uttar Pradesh 201309

(Ajnara India Limited is under Corporate Insolvency Resolution Process as per the provisions of IB Code, 2016. Its affairs, business and assets are being managed by the Interim Resolution Professional, Mr. Amarpal, appointed by the New Delhi Bench of Hon'ble National Company Law Tribunal vide order dated September 20, 2022 under the provisions of the Code)

Please email your responses to cirp.ajnaraindia@gmail.com

Enclosed – Annexure requirement and their format

This space has intentionally been left blank.

Annexure I

General Undertaking by Prospective Investor/Financial Entity

[on stamp paper of appropriate value]

UNDERTAKING

This is in relation to the ongoing Corporate Insolvency Resolution Process ("CIRP") of Ajnara India Limited ("Corporate Debtor") in terms of the Insolvency and Bankruptcy Code, 2016 ("Code"). Pursuant to the Hon'ble NCLAT Orders dated 17.10.2022 and 11.01.2023, the Interim Resolution Professional of the Corporate Debtor ("IRP") (with consultation with the relevant stakeholders) has made newspaper publication on 10.01.2026 inviting expressions of interest/ proposal from Prospective Investor for interim finance /DM proposals for completing the construction/development of Project "AJNARA AMBROSIA" ("Invitation"). One of the requirements of the invitation is that the prospective investor is 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 Investor/ financial entity], son of _____, aged about _____ years, currently residing at _____ [Address to be inserted] and having Aadhaar / Passport number _____, on behalf of _____ [name of the Investor/ financial entity] 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 stakeholders of the Corporate Debtor, Hon'ble NCLAT and the IRP 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 IRP or to substantiate to the satisfaction of the IRP 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 respective Project of Corporate Debtor;
- (b) 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 interim resolution professional forthwith if it becomes ineligible at any time during the process; and
 - (c) that every information and records provided in connection with or in the expression of interest is true and correct and discovery of any false information or record at any time shall render the Applicant ineligible to submit proposal for interim finance/DM, attract penal action under the Code or any other law for the being in force.

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

For the avoidance of doubt, it is clarified that this undertaking shall inure to the benefit of any IRP appointed for the Corporate Debtor from time to time.

Signed on behalf of
[Insert name of Prospective Investor] by
Mr/Ms. _____
(Name and Designation)
Authorised Signatory

Annexure II:
[on stamp paper of appropriate value]
CONFIDENTIALITY UNDERTAKING

This confidentiality undertaking has been signed on _____ day of _____, 2026 by _____ [Insert name of Prospective Investor], having its office at _____ acting through Mr./Ms. _____, the authorized signatory / authorized representative ("Recipient", which expression shall, unless repugnant to the context, include its successors in business, administrators in business, administrators, insolvency professional, liquidator and assigns or legal representatives) in favour of **Mr. Amarpal, an insolvency professional having registration no. IBBI/IPA-001/IP-P01584/2018-2019/12411** in his capacity as the interim resolution professional for the Corporate Debtor (as hereinafter defined).

WHEREAS the IRP is compiling data to share with the recipient some information including but not limited to the information available on the virtual data room and is required to share the same after receiving an undertaking from recipient of such information to the effect that such recipient shall maintain confidentiality of the information contained in the virtual data room and shall not use such information to cause an undue gain or undue loss to itself or any other person. .

THEREFORE, the Recipient hereby unconditionally and irrevocably declares and undertakes as follows:

1. The Recipient undertakes and declares that it will not divulge any part or whole of any information of the subject project of Corporate Debtor including any information contained in the virtual data room, any other "relevant information" as defined under Explanation to section 29 of the Code (reference only for the purposes of the definition provided thereunder), and any other information related to Corporate Debtor or its projects of which access is provided to the Prospective Investor or it's connected person during the period of raising the interim finance/appointment of DM for construction of project "Ajnara Ambrosia" of the Corporate Debtor, through oral, electronic or written

- communication or through any mode (including on a data room) to anyone, and the same shall constitute "Confidential Information". Additionally, any information or documents generated or derived by the Recipient that contains, reflects or is derived from any Confidential Information shall also be deemed as "Confidential Information".
2. The Recipient further unconditionally and irrevocably undertakes and declares that:
- a) the Confidential Information shall be kept confidential by the Recipient and shall be used solely in accordance with the applicable laws for the time being in force;
 - b) the Recipient shall not use the Confidential Information to cause any undue gain or undue loss to itself, the Corporate Debtor, the IRP or any other person;
 - c) the Recipient shall comply with the requirements under the applicable provisions of law for the time being in force relating to confidentiality and insider trading in relation to such Confidential Information;
 - d) the Recipient shall protect any intellectual property of the Corporate Debtor which it may have access to;
 - e) the Recipient shall ensure that all Confidential Information is kept safe and secured at all times and is protected from unauthorized access, use, dissemination, copying, theft or leakage;
 - f) The Recipient shall immediately destroy and permanently erase all Confidential Information within [60 days] upon being notified to do so by the IRP or the Corporate Debtor or upon being declared as an unsuccessful Prospective Investor, as the case may be;

Provided that the Recipient shall be permitted to retain copies of Confidential Information to the extent and duration for which it is strictly necessary to comply with applicable law or established document retention policies subject to (i) prior intimation to the IRP and Corporate Debtor as to the information retained, applicable law or established document retention policy under which it is retained and duration of such retention, and (ii) such copies being held by Recipient and kept confidential as per the terms of this confidentiality undertaking and the Code;

- g) the Recipient shall take all necessary steps to safeguard the privacy and confidentiality of the Confidential Information and shall use its best endeavour to secure that no Representative (as defined below) 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 or otherwise; and,
 - h) the Recipient 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 for any loss, damages and costs incurred by the Resolution Professional due to such breach of obligations by the Recipient or any person acting on its behalf.]
3. The Recipient agrees, acknowledges, and undertakes that the Confidential Information may only be disclosed to and shared with any officers, directors, employees, existing shareholders/ investors, or advisors of the Recipient, or, upon prior intimation to the RP, with identified co-investors or lenders of the

- Recipient, (collectively, referred to as, "Representatives"), in accordance with applicable laws in relation to confidentiality and insider trading, the Code and the CIRP Regulations, and the 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 Recipient shall bind such Representatives by way of undertakings/ agreements, to terms at least as restrictive as those stated in this confidentiality undertaking.
4. The Recipient shall be responsible for any breach of the confidentiality obligations by any Representatives to whom the Recipient shares the Confidential Information in accordance with this confidentiality undertaking; Provided that, disclosure of any Confidential Information by the Recipient to a Representative shall be allowed only upon prior written intimation to the RP and submission of confidentiality undertaking/ agreement as may have been entered into between the Recipient and such third party as per the terms of this clause.
 5. Notwithstanding anything to the contrary contained herein, it is clarified that the obligation to maintain confidentiality of Confidential Information shall not apply to:
 - a) information which, at the time of disclosure to the Recipient was already in the public domain without violation of any provisions of applicable laws;
 - b) information which, after disclosure to the Recipient becomes publicly available without any breach of this confidentiality undertaking or violation of applicable laws;

- c) information which was, lawfully and without any breach of this confidentiality undertaking, in the possession of the Recipient prior to its disclosure, as evidenced by the records of the Recipient;
 - d) information that is mandatorily required to be disclosed by the Recipient (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.
6. The Recipient agrees that the IRP makes no representation, warranty or inducement, whether express or implied, as to the accuracy, completeness, authenticity or adequacy of the information (including but not limited to the Confidential Information) provided to the Recipient. The Recipient further agrees that the IRP shall not be liable to the Recipient and/or the Representatives for any damage arising in any way out of the use of the Confidential Information and the Recipient and/or the Representatives shall not have any claim against the IRP or the Corporate Debtor in relation to any information provided to the Recipient.
 7. Nothing in this confidentiality undertaking shall have the effect of limiting or restricting any liability arising as a result of fraud or willful default.
 8. Damages may not be an adequate remedy for a breach of this confidentiality undertaking and the IRP shall be entitled to the remedies of injunction, specific performance, other equitable relief for a threatened or actual breach of this confidentiality undertaking. The remedies herein provided shall be cumulative and not exclusive of any remedies provided by law.

9. The Recipient hereby represents and warrants that it has the requisite power and authority to execute, deliver and perform its obligations under this confidentiality undertaking.
10. 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 courts/tribunals at New Delhi shall have exclusive jurisdiction over matters arising out of or relating to this confidentiality undertaking.
11. This confidentiality undertaking shall become binding on the Recipient from the date hereinabove written.
12. The confidentiality undertaking shall be in addition to any other undertakings provided by the Recipient to the IRP. For the avoidance of doubt, it is clarified that this confidentiality undertaking shall inure to the benefit of any IRP appointed for the Corporate Debtor from time to time.

Signed on behalf of
[Insert name of Prospective Investor] by

Mr/Ms. _____
(Name and Designation)

Authorised Signatory

Annexure III

[On the letterhead of the entity submitting the expression of interest]

EXPRESSION OF INTEREST

To

[Date.....]

Mr. Amarpal

Interim resolution Professional (IRP)

**Add - 801, Floor 8, Tower C, The Iconic Corenthum, Sector 62, Noida, Uttar Pradesh
201309**

**Subject: Submission of Expression of Interest ("EOI") for submitting Interim
Finance/DM Proposal for Ajnara India Limited - Project "AJNARA AMBROSIA"**

Dear Sir,

This is with reference to your public advertisement in **Economics Times and Navbharat Times and website - cirp.ajnaraindia@gmail.com** on [10.01.2026], inviting EOIs for submitting the interim finance/DM proposal for construction of project "AJNARA AMBROSIA" of M/S **Ajnara India Limited** as per this documents.

We confirm that we have understood the eligibility and other criteria mentioned in the Invitation for submission of EOIs and meet the necessary threshold and criteria mentioned therein and are submitting our EOI for submission of an interim finance/DM proposal for construction of project "AJNARA AMBROSIA".

We have attached the necessary information and supporting documents required to be submitted with EOI for your review and evaluation. We hereby confirm that the information provided by us in this EOI is true, correct and accurate to the best of our knowledge.

We understand and confirm that:

- a. the EOI will be evaluated by the Interim Resolution Professional of M/S Ajnara India Limited based on the information provided to the IRP in this EOI and attached documents to determine whether we qualify to submit the interim finance/DM proposal for construction of project "AJNARA AMBROSIA";
- b. the Interim Resolution Professional reserves the right to determine, whether or not we qualify for the submission of the interim finance/DM proposal for construction of project AJNARA AMBROSIA and may reject the EOI submitted by us without assigning any reason whatsoever, and not include us in the provisional or final list of eligible Investor;
- c. the Interim Resolution Professional reserves the right to conduct due diligence on us and/or request for additional information or clarification from us for the purposes of the EOI and we shall promptly comply with such requirements.

Failure to satisfy the queries of Interim Resolution Professional, may lead to rejection of our EOI;

- d. meeting the qualification criteria set out in this invitation of EOI alone does not automatically entitle us to participate in the next stage of the bid process.

Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the IEOI.

For further information/ queries, please contact:

Thank you.

On behalf of: **[insert name of the firm/company/organization]:**

Signature:

Name of signatory:

Designation:

Company Seal/stamp

Place:

Date:

Enclosed:

- All relevant document / details as per Annexure V
- General Information as per Annexure VI along with all supporting documents

Note:

- In case of Consortium / Applicant, the EOI shall be signed by the nominated Lead.
- The person signing the EOI and other supporting documents should be an authorised signatory supported by necessary Board resolution / authorization letter.

Annexure IV

Supporting Documents required to be submitted with EOI

- Profile of the Financial Entity/Prospective Investor;
- Legal Documents: Copies of Certificate of Registration / Incorporation and Constitutional Documents (Memorandum and Articles of Association), of Investor / Financial Entity;
- Copy of PAN;
- For AUM: Certified true copies of Audited financial statements of immediately preceding completed financial year of Prospective Investor and / or group or any other group company as per eligibility criteria;
- Undertaking for fulfilment of Eligibility Criteria as per Annexure I;
- Confidential Undertaking - Annexure II;
- A notarized declaration from Prospective Investor in order to demonstrate that the Investor/ group or any other group company are part of the same group, in case the interested party is using such entities for meeting the eligibility criteria. Please note that Prospective Investor shall provide all relevant documents for itself / group or any other group company, if required to meet the eligibility criteria;
- Any other documents / information which prospective Investor finds necessary to share or as may be notified by the IRP from time to time.

Annexure V

General Information of Prospective Investor

1. Name and address (with proof) of the Investor / Financial Entity:
2. Date of establishment of Investor Entity/ Group along with supporting document:
3. Core area of expertise of Investor Entity:
4. Contact Person:
 - Name:
 - Designation:
 - Telephone No:
 - Mobile No.:
 - Email:
5. PAN No, CIN No or equivalent details of Investor/ Financial Entity along with copy of supporting documents:
6. Company / Organisation Profile:
 - i. Company's / Organisation's Financial Profile (consolidated / standalone as applicable):

(Note: The Company / organization profile should necessarily include details pertaining to "assets under management" and/ or "committed funds" for the immediately preceding completed financial year or the committed funds available as on March 31st, 2025 for investment.

- ii. Experience in the relevant sector(s):
- iii. History if any, of the company or affiliates of the company being declared a 'willful defaulter' or 'non-cooperative borrower' or 'non-performing asset':
- iv. Details of Consortium / SPV, if any;

(Note: In case of consortium / SPV, the details set out above are also to be provided for each of the member of the consortium / sponsors of SPV)

EOI for Ambrosia

Annexure VI

Summary of major liabilities, and Estimates for Fund availability & Requirement

S. No.	Particulars (Note 1)	Approx Amt (Rs in Crs)
1.	Receivable from the existing sold inventories (As per BBA and without adjustment of the penalty and/or interest) <i>(As per data provided by ex-management and without any further verification)</i>	186.00
2.	Receivables from Unsold Inventories (Estimated) in all phases	2455.00
3.	Estimated Funds required to complete the pending work in Phase 1 to 3 of project "Ajnara Ambrosia"	133.00
4.	Estimated Funds required to complete the pending work in Phase 4 of project "Ajnara Ambrosia"	581.00
5.	Land Dues for the 50% of the land Portion <i>(Estimated and subject to approval from NODIA Authority)</i>	300.00
6.	Approx. Pending dues of existing Lenders as per claim filed <i>(shall be finalised upon final verification)</i>	430.00

Note 1 - Please note that above are major head of liabilities and assets. There would be other expenditures to undertake the complete the project, tax liabilities, funds for other professional, technical assessment etc which are expected to be assessed by the prospective inventor and can be finalized upon final due diligence. The above estimate does not include the CIRP cost and other cost which would be associated to keep the company as going concern. The above figures are best of the estimates in nature and the actual would be known upon the actual due diligence.

Annexure VII

Project Brochure of "Ajnara Ambrosia"

The Project Brochure of "Ajnara Ambrosia" is available for reference and can be accessed and downloaded from the website of the process at www.ajnaraindiacirp.in

Note: The brochure is provided for general information purposes only and does not constitute any representation, warranty or binding commitment on behalf of the IRP, the Corporate Debtor or any stakeholder.

Annexure VIII

Newspaper Publication made on 10.01.2026

The Newspaper publications made in the national and regional newspapers dated 10.01.2026 has been uploaded separately on the website at www.ajnaraindiacirp.in

Annexure IX

Compilation of Photos of Project Ambrosia

Compilation of photographs (*indicative*) of the Project which are internally approved, available for reference and also accessible/downloadable from the website separately at www.ajnaraindiacirp.in

Please write back to the IRP at email – cirp.ajnaraindia@gmail.com for any clarification

XXXX