

E-AUCTION PROCESS INFORMATION MEMORANDUM

SHRI VENIGALLA VENKATA RAGHUPATHI RAO, BANKRUPT

(PERSONAL GUARANTOR TO M/S SV SVS PROJECTS PRIVATE LIMITED)

In Bankruptcy vide Hon'ble NCLT, Hyderabad Order dated 10.09.2024, in IA No. 807/2024 in CP(IB)
No. 175/95/HDB/2022

Address: House No. 24-317/4, Employees' Colony, Nuzvid, Krishna District (now Eluru District), Andhra Pradesh

RESERVE PRICE: RS. 90.00 LAKHS (E-AUCTION)

DATE OF PUBLIC SALE NOTICE – 25.09.2026

LAST DATE FOR SUBMISSION OF BID / EMD – 05.10.2026

DATE OF E-AUCTION – 07.10.2026

(Timings to be notified)

Issued by

Murali Mohan Chevuturi

Bankruptcy Trustee

Regd. No: IBBI/IPA-003/00307/2020-2021/13464

In the matter of Shri Venigalla Venkata Raghupathi Rao, Bankrupt

Email ID: bt.chevuturi@gmail.com

Date: 25.09.2026

INVITATION FOR BIDS FOR E-AUCTION OF IMMOVABLE PROPERTY OF SHRI VENIGALLA VENKATA RAGHUPATHI RAO, BANKRUPT (PERSONAL GUARANTOR TO M/S SV SVS PROJECTS PRIVATE LIMITED)

AUCTION OF IMMOVABLE PROPERTY UNDER THE PROVISIONS OF THE INSOLVENCY AND BANKRUPTCY CODE, 2016 BY AN ORDER OF THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL, HYDERABAD DATED 10.09.2024.

Mr. Murali Mohan Chevuturi, an Insolvency Professional registered with the Insolvency and Bankruptcy Board of India (IBBI) with Registration Number IBBI/IPA-003/00307/2020-2021/13464, has been appointed as the Bankruptcy Trustee in the matter of Shri Venigalla Venkata Raghupathi Rao (“Bankrupt”) by the Hon'ble National Company Law Tribunal (“NCLT”), Hyderabad Bench-I vide order dated 10.09.2024 to administer the estate of the Bankrupt under Bankruptcy. A Valuation Report dated 30.08.2026 has since been obtained, and the Committee of Creditors (“COC”), at its Meeting held on 24.09.2026, approved a Reserve Price of Rs. 90.00 Lakhs and authorized the Bankruptcy Trustee to conduct a E-AUCTION of the property.

Address for Correspondence:

Plot No. 1, SLV Bhavan, D. No. 1-2-597/1, 2nd Floor

Baraf Bagh Colony, Lower Tank Bund

HYDERABAD-500029, Telangana, India

Email: bt.chevuturi@gmail.com

Contact No.: +91 8978844588

Notes:

1. This E-Auction Process Information Memorandum is issued only for Interested Bidders.
2. Terms and Conditions, deadlines, etc., for participating in the E-Auction are provided in this E-Auction Process Information Memorandum.
3. Further information on the timelines, notifications, updates and other details, if any, for the E-Auction Process is available with the Bankruptcy Trustee and can be obtained on the website of the E-Auction process service provider, i.e., C1 India Private Limited Platform at <https://www.bankeauctions.com>. Intending Bidders desirous of submitting their Bids have to submit their Bids with the Bankruptcy Trustee

on email at bt.chevuturi@gmail.com to enable the bidder to participate on the E-Auction i.e., <https://www.bankeauctions.com>.

4. The Bankruptcy Trustee can change any terms and conditions at any time during the E-Auction Process. The Bankruptcy Trustee has the right to cancel the E-Auction Process partly or completely at any time. The decision of the Bankruptcy Trustee is final.

DISCLAIMER

- 1.** This E-Auction Process Information Memorandum (“Memorandum”) is issued by Mr. Murali Mohan Chevuturi, the Bankruptcy Trustee appointed by the Hon'ble NCLT, Hyderabad in the matter of Shri Venigalla Venkata Raghupathi Rao (Bankrupt) for general information purposes only.
- 2.** The purpose of this document is to lay out the process for (i) submitting the E-Auction Bids for the immovable property of Shri Venigalla Venkata Raghupathi Rao (Bankrupt) in accordance with the Insolvency and Bankruptcy Code, 2016 (‘Code’) and (ii) submitting Bids for the immovable property of the Bankrupt in accordance with the Code.
- 3.** This document is not a statutory document, and it has not been approved or registered with any regulatory or statutory authority of Government of India or any State Government. Nothing herein or in materials relating to the Memorandum should be construed as legal, financial, accounting, regulatory or tax advice by the Bankruptcy Trustee.
- 4.** It is to be noted that no information being provided in this Memorandum claims to be comprehensive. Independent due diligence of the intended users of this document or the bidders is highly recommended.
- 5.** This Memorandum and information contained herein or disclosed should not be printed, reproduced, transmitted, sold, distributed, or published by the recipient, without prior written approval from the Bankruptcy Trustee.
- 6.** Neither the Bankruptcy Trustee, nor his Associates, etc., shall be liable for any damages, whether direct or indirect, including loss of revenue or profits that may arise from or in connection with the use of this Memorandum, including for the E-Auction Process Participant not being selected as a Successful Bidder or on account of any decision taken by the Bankruptcy Trustee.
- 7.** Further, apart from the provisions set out in this Memorandum, the E-Auction Process Participant shall be responsible for fully satisfying the requirements and provisions of the Insolvency and Bankruptcy Code, 2016 and of the Insolvency and Bankruptcy Board of India (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019 as well as all laws in force that are or may be applicable to the E-Auction Process Participant or the sale process and for obtaining requisite regulatory approvals / clearances, which will be the onus of the E-Auction Process Participant.
- 8.** It is to be noted that by procuring a copy of this Memorandum, the recipient accepts the terms of this disclaimer, which forms an integral part of this Memorandum and part of all the other terms and conditions of this Memorandum.

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

10. The Property and Asset of the Bankrupt are proposed to be sold on “AS IS WHERE IS, WHATEVER THERE IS AND NO RECOURSE BASIS” and the proposed sale of assets of the Bankrupt does not entail transfer of any other title, except the title which the Bankrupt holds on its assets as on the date of transfer. The Bankruptcy Trustee does not take or assume any responsibility for any shortfall or defect or shortcoming in the immovable asset of the Bankrupt.

11. The E-Auction Process Participant shall bear all its costs and charges associated with or relating to the preparation and submission of its bid including but not limited to physical and electronic preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Bankruptcy Trustee or any other costs incurred in connection with or relating to its bid.

12. This Memorandum is neither an agreement nor an offer by the Bankruptcy Trustee to the Prospective Bidders or any other person. The objective of this E-Auction Process Information Memorandum is to provide interested parties with information that may be useful to them in making their bids.

13. Information provided in this Memorandum to the Bidder(s) has been collected and collated from several sources. The information given by no means claims to be an exhaustive account of statutory requirements and should not be regarded as complete.

1. INFORMATION MUST BE READ BEFORE BIDDING

This E-Auction Process Information Memorandum (“Memorandum”) has been issued for the purpose of carrying out an electronic auction (E-Auction) of the immovable property of Shri Venigalla Venkata Raghupathi Rao (“Bankrupt”), under the provisions of the Insolvency and Bankruptcy Code, 2016 (“Code”) and the Insolvency and Bankruptcy Board of India (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019 (“Bankruptcy Process Regulations”).

This Memorandum is issued by the Bankruptcy Trustee in the matter of Shri Venigalla Venkata Raghupathi Rao (“Bankrupt”) under the authority vested by the Hon'ble NCLT, Hyderabad, pursuant to the resolution passed by the Committee of Creditors at its Meeting held on 24.09.2026 approving the Reserve Price, and in accordance with Regulations 27 to 35 of the IBBI (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019 (“Bankruptcy Regulations”).

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

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

1.2. The information contained in this Memorandum or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Bankruptcy Trustee, is provided to Bidder(s) on the terms and conditions as set out in this Memorandum.

1.3. The Bankruptcy Trustee may in his absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Memorandum.

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

1.5. The E-Auction Platform (<https://www.bankeauctions.com>), C1 India Private Limited (“E-Auction Service Provider”), has been appointed as the E-Auction Service Provider for the E-Auction. The sale of the asset of the Bankrupt shall be undertaken through the E-Auction Service Provider for and on behalf of

the Bankruptcy Trustee through the E-Auction platform provided on the website portal of the E-Auction Service Provider.

Particulars	Details
Type of BID	E-Auction
Seller	Mr. Murali Mohan Chevuturi (Bankruptcy Trustee for Shri Venigalla Venkata Raghupathi Rao)
Website of E-Auction service provider	https://www.bankeauctions.com
Service Provider	C1 India Private Limited
Reserve Price	Rs. 90.00 Lakhs
Earnest Money Deposit	Rs. 4.50 Lakhs (5% of Reserve Price)
Incremental Bid Amount	Rs. 50,000/-
Date of E-Auction	07.10.2026, from 11.00 hrs to 13.00 hrs, with unlimited extensions of 5 minutes each

Annexures and Formats

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

2. KEY DEFINITIONS

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

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

"Bankrupt" means Shri Venigalla Venkata Raghupathi Rao, S/o V. Venkata Ratnam, an individual and personal guarantor to M/s SV SVS Projects Private Limited residing at House No. 24-317/4, Employees' Colony, Nuzvid, Krishna District (now Eluru District), Andhra Pradesh and now under Bankruptcy Process in terms of order of the Hon'ble NCLT, Hyderabad dated 10.09.2024.

"Bankruptcy Trustee" means an insolvency professional appointed as a Bankruptcy Trustee in accordance with Section 125 of the Code.

"Reserve Price" means the minimum price below which sale shall not be made, being Rs. 90.00 Lakhs as approved by the Committee of Creditors at its Meeting held on 24.09.2026.

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

3. INTRODUCTION

3.1. The Bankruptcy Process of the Bankrupt has been initiated under the provisions of the Code and the Bankruptcy Process Regulations by an order of the Hon'ble NCLT, Hyderabad with effect from 10.09.2024. As per the said order, Mr. Murali Mohan Chevuturi has been appointed as the Bankruptcy Trustee.

3.2. It is the endeavor of the Bankruptcy Trustee to sell the assets and properties comprising the Bankruptcy Estate of the Bankrupt under Section 155 of the Code in the manner specified under the Bankruptcy Regulations.

3.3. Valuation Report dated 30.08.2026 has since been obtained from the Registered Valuer, and the Committee of Creditors, at its Meeting held on

24.09.2026, approved a Reserve Price of Rs. 90.00 Lakhs, with a corresponding Earnest Money Deposit of Rs. 4.50 Lakhs and an incremental bid amount of Rs. 50,000/-, and authorized the Bankruptcy Trustee

to conduct a E-AUCTION of the property through the C1 India E-Auction Platform, in the manner specified under the Code and the regulations issued thereunder.

4. TERMS AND CONDITIONS

4.1. The E-Auction of the asset / immovable property of the Bankrupt will be conducted on “AS IS WHERE IS,” “WHATEVER THERE IS” and “NO RECOURSE BASIS” through C1 India Private Limited at E-Auction Platform: <https://www.bankeauctions.com>.

4.2. The E-Auction Sale Notice dated 25.09.2026, published in newspaper(s) Business Line-English and Eenadu- Telugu having wide circulation in Hyderabad / Nuzvid, shall be read in conjunction with this Memorandum containing details of the asset of the Bankrupt under E-Auction.

4.3. The intending bidders prior to submitting their bids should make their independent inquiries regarding title, encumbrances, statutory liabilities and all other aspects pertaining to the property.

4.4. The intending bidder is required to remit the amount of Earnest Money Deposit (EMD) of Rs. 4.50 Lakhs to **Bank of Maharashtra, Sultan Bazar Branch, IFSC: MAHAB0000010, Account No. 60524731074 held in the name & style of Murali Mohan Chevuturi – Bankruptcy Trustee**, by way of NEFT / RTGS or any other mode of remittance.

4.5. The intending bidders should submit the proof of remittance of the EMD amount along with KYC documents, PAN Card, Aadhaar Card, Address Proof, GST Registration Certificate (if applicable), valid e-mail ID and mobile number.

4.6. Intending Bidders will have to email their Bid Documents / KYC documents on email id: bt.chevuturi@gmail.com on or before 05.10.2026 (23:59 hrs) and remit the EMD on or before 05.10.2026.

4.7. The Bidders participating in the E-Auction will have to bid for at least the Reserve Price of Rs. 90.00 Lakhs indicated against the property and increase over the Reserve Price shall be by a minimum incremental amount of Rs. 50,000/-.

4.8. The E-Auction shall be conducted on 07.10.2026 from 11.00 hrs to 13.00 hrs. In case a bid is placed in the last 5 minutes of the closing time of the E-Auction, the closing time will automatically get extended for another 5 minutes, and such extensions shall be unlimited.

4.9. The Bankruptcy Trustee will issue a Letter of Intent (LOI) to the Successful Bidder within 2 days of declaration of Successful Bidder.

4.10. The Successful Bidder shall bear the applicable statutory charges and all statutory dues.

4.11. Registration

After payment of the entire sale consideration and interest, if any payable, the Certificate of Sale containing due disclosure of the fact that the sale is “AS IS WHERE IS”, “WHATEVER THERE IS” and “NO RECOURSE BASIS” will be issued.

5. THE BANKRUPT AND HIS ASSET OVERVIEW

Brief Background:

5.1. Shri Venigalla Venkata Raghupathi Rao (“Bankrupt”), S/o V. Venkata Ratnam, is an individual who extended his personal guarantee to M/s SV SVS Projects Private Limited, residing at House No. 24-317/4, Employees' Colony, Nuzvid, Krishna District (now Eluru District), Andhra Pradesh.

5.2. The Bankruptcy Process against the Bankrupt was initiated by the Hon'ble NCLT, Hyderabad Bench-I vide order dated 10.09.2024, in IA No. 807/2024 in CP(IB) No. 175/95/HDB/2022, on the application of the Financial Creditor under Section 123 read with Section 60(2) of the Code, and Mr. Murali Mohan Chevuturi was appointed as the Bankruptcy Trustee of the Bankrupt, as detailed in Clause 3.1 above.

5.3. The Financial Creditor, Bank of Maharashtra, SAM Branch, Sultan Bazar, Koti, Hyderabad, holds an a voting share of 100% on the Committee of Creditors. The security interest of the Financial Creditor over the asset listed hereinabove has been relinquished in favour of the Bankruptcy Estate of the Bankrupt.

5.4. The Bankruptcy Trustee and his team visited the immovable property located at Employees' Colony, Nuzvid and attached the same by affixing a public notice indicating its attachment by the Bankruptcy Trustee. The property is a corner plot of 275 Sq. Yds abutting a 33 ft. road on the North and a 40 ft. road on the West, with an RCC Residential Building of Ground + 2 Upper Floors, compound wall and gate, constructed about 25 years ago.

5.5. A fresh Valuation Report dated 30.08.2026 (inspection carried out on 03.07.2026) has been obtained from Mr. V L N Murthy (Laxminarayana Murthy Vedaraju), IBBI Registered Valuer (Land & Building), Registration No. IBBI/RV/02/2021/13924, who has determined the Fair Market Value of the property at Rs. 1,12,03,125/- (Rs. 1.12 Crores) and the Realisable (Liquidation) Value at Rs. 89,62,500/- (Rs. 89.63 Lakhs).

5.6. The Committee of Creditors has, at its Meeting held on 24.09.2026, approved a Reserve Price of Rs. 90.00 Lakhs, and authorised the Bankruptcy Trustee to conduct the E-AUCTION of the property.

5.7. Details of the asset are furnished under Annexure-V.

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

The E-Auction Process Participant or the Intending Bidder would need to submit the following forms, documents, and authorizations to participate in the E-Auction:

1. Proof of Identity
2. Current Address Proof
3. PAN Card and Aadhaar Card
4. Valid Email ID
5. Landline / Mobile Phone Number
6. Authorization to the Signatory and GST Registration Certificate (in case bidder is a legal entity)
7. Affidavit and Undertaking
8. Bid Application Form
9. Declaration by Bidder
10. Confidentiality and Non-Disclosure Undertaking

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

7.1. The property described in Annexure-V may be inspected by intending bidders on any working day between 11:00 hrs and 16:00 hrs, by prior appointment only. No inspection shall be permitted after 05.10.2026.

7.2. Intending bidders desirous of inspecting the property shall send a request by email to bt.chevuturi@gmail.com, stating the name of the person(s) proposing to attend, contact number, proof of identity and the preferred date. Inspection shall be facilitated directly by the office of the Bankruptcy Trustee at Hyderabad / Nuzvid.

7.3. Intending bidders shall attend the inspection at their own risk, cost and expense. Neither the Bankruptcy Trustee nor any person acting on his behalf shall be liable for any injury, loss or damage of any nature suffered during or in connection with the site visit.

7.4. Copies of the title documents of the property available on record with the Bankruptcy Trustee may be perused at the office of the Bankruptcy Trustee at Hyderabad, on any working day between 11:00 hrs and 17:00 hrs, on the same notice as above. Photocopies shall be provided only upon written request and at the cost of the intending bidder.

7.5. Occupancy and possession. The Bankruptcy Trustee is in symbolic possession of the property. The Successful Bidder shall be delivered such possession as the Bankruptcy Trustee holds as on the date of the Sale Certificate, and the Successful Bidder shall, at his own cost and risk, take such steps as may be necessary to obtain physical possession, and the Bankruptcy Trustee shall render such assistance as may be reasonably required without incurring any liability or cost in that behalf.

7.6. Statutory dues and outgoings. Arrears, if any, of property tax, electricity charges, water charges, and other municipal dues payable in respect of the property, are to be ascertained from the respective authorities. All arrears, dues and outgoings in respect of the property, whether or not ascertained and whether pertaining to the period prior to or after the date of sale, shall be borne and discharged solely by the Successful Bidder, in addition to the bid amount, and no claim in that regard shall lie against the Bankruptcy Trustee or the Bankruptcy Estate.

7.7. Encumbrances and title. The security interest of the Financial Creditor, Bank of Maharashtra, over the property has been relinquished in favour of the Bankruptcy Estate, as set out in Clause 5.3 above. The property was acquired by the Bankrupt under Sale Deed Doc. No. 912/1995 dated 27.03.1995 registered at SRO Nuzvid, and the online Encumbrance Statement (Statement No. 154077069 dated 14.09.2026) for Sy. No. 395/2 & 397 reflects NIL encumbrances for the period searched. Verification of title, encumbrances, litigations or any other legal implications is beyond the scope of the Valuation Report and this Memorandum, and intending bidders are advised to independently verify the same, including from a legal professional, before bidding.

7.8. The particulars set out in this Clause 7 are furnished in good faith on the basis of the records and information presently available with the Bankruptcy Trustee, and do not constitute any representation or warranty. The sale is on an “AS IS WHERE IS”, “WHATEVER THERE IS” and “NO RECOURSE” basis. Every bidder shall be deemed to have inspected the property and satisfied himself in all respects, whether or not he has in fact availed of the inspection facility offered under this Clause, and no bid, once submitted, shall be capable of withdrawal or variation on the ground of any defect, deficiency, encumbrance, occupancy or arrears subsequently discovered.

8. DUE DILIGENCE

The Bankruptcy Trustee shall endeavor to provide necessary assistance facilitating the conduction of due diligence by intending bidders.

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

Lot No.	Asset / Asset Parcel	Reserve Price (Rs. in Lakhs)	EMD (Rs. in Lakhs)	Incremental Bid Amount (Rs. in Lakhs)
1	Plot No. 27, Sy. No. 395/2 & 397, Employees' Colony, near Kendriya Vidyalaya, Nuzvid Town & Municipality, Nuzvidu Mandal, Eluru Dist., Andhra Pradesh. Land extent 275 Sq. Yds (corner plot) together with RCC Residential Building of Ground + 2 Upper Floors (Ground Floor 1950 Sq. Ft., First Floor 1950 Sq. Ft. and Second Floor 975 Sq. Ft.; total built-up area 4875 Sq. Ft.), with compound wall of 200 Rft. and gate.	90.00	4.50	0.50

Explanations:

1. The security interest of the Financial Creditor, Bank of Maharashtra, over the asset listed hereinabove has been relinquished in favour of the Bankruptcy Estate of the Bankrupt.
2. The Bankruptcy Trustee does not give any assurance or warranty of the physical condition of the asset / property under E-Auction.
3. The Reserve Price now indicated is based on the Realisable Value determined in the fresh Valuation Report dated 30.08.2026.
4. The details of the asset, with full description thereof, held by the Bankrupt are furnished in Annexure-V.

10. EARNEST MONEY DEPOSIT (EMD)

10.1. All the intending bidders shall provide 5% of the Reserve Price, i.e., Rs. 4.50 Lakhs, towards Earnest Money Deposit (“EMD”) by way of NEFT / RTGS transfer.

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

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

10.4. EMD of unsuccessful bidders shall be refunded within 7 working days from the date of conclusion of the E-Auction, save that the Bankruptcy Trustee may retain the EMD of the second highest bidder until the sale in favour of the Successful Bidder is completed.

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

10.6. The Successful Bidder shall pay the balance sale consideration, after adjustment of the EMD already paid, within 30 days from the date of confirmation of sale by the Bankruptcy Trustee, as intimated in the Letter of Intent (LOI), in terms of the Reserve Price Resolution of the Committee of Creditors dated 24.09.2026.

10.7. In case the payment is delayed after 30 days but not later than 90 days from the date of issuance of LOI, interest at the rate of 12% per annum shall be payable.

10.8. In the event the Successful Bidder fails to remit the entire sale consideration within the aforesaid outer period of 90 days from the date of issuance of the LOI, the sale shall stand cancelled, the Earnest Money Deposit and all other monies paid by the Successful Bidder shall stand forfeited to the Bankruptcy Estate, and the Bankruptcy Trustee shall be at liberty to conduct a fresh e-auction of the property or otherwise deal with the same in such manner as may be permissible under the Code and the regulations made thereunder, without any further notice to the Successful Bidder.

Mr. Murali Mohan Chevuturi, Bankruptcy Trustee In the matter of Shri Venigalla Venkata Raghupathi Rao (Bankrupt) : IBBI/IPA-003/00307/2020-2021/13464

Plot No. 1, SLV Bhavan, D.No. 1-2-597/1, 2nd Floor

Baraf Bagh Colony, Lower Tankbund Road

Place: HYDERABAD-500029. Telangana, India

ANNEXURE-I**BID APPLICATION FORM / BID FORM-CUM AFFIDAVIT**

(To be executed on non-judicial stamp paper of Rs. 100/- and duly notarised)

(Please fill up the Bid application form for the property)

Date:

To

Mr. Murali Mohan Chevuturi

Bankruptcy Trustee In the matter of Shri Venigalla Venkata Raghupathi Rao (Bankrupt)

Plot No. 1, SLV Bhavan, D.No. 1-2-597/1, 2nd Floor

Baraf Bagh Colony, Lower Tankbund Road

HYDERABAD-500029. Telangana, India

("Bankruptcy Trustee")

Dear Sir,

I/We am/are desirous of participating in the E-Auction announced pursuant to the E-Auction Sale Notice dated 25.09.2026.

Details of Bankrupt:

Name of Bankrupt	Venigalla Venkata Raghupathi Rao
Address	House No. 24-317/4, Employees' Colony, Nuzvid, Krishna District (now Eluru District), Andhra Pradesh

Details of Bidder

Name of the Interested Bidder	
Constitution of Interested Bidder	
Contact No.	
Email ID	

PAN No.	
Mobile No of Contact person	
GST No.	
Address	
MOA/AOA/Certificate of Incorporation / Certificate of Commencement	
Board Resolution	

Details of Earnest Money:

Description of Asset	Plot No. 27, Sy. No. 395/2 & 397, Employees' Colony, near Kendriya Vidyalaya, Nuzvid, Eluru Dist., AP
Reserve Price	Rs. 90.00 Lakhs
Earnest Money deposited	Rs. 4.50 Lakhs
Mode of Earnest Money payment	
Transaction Reference / Proof of Payment	

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

Name	
Account Number	
Bank Name	
Branch	
IFSC	

1. I/We/M/s. ----- further declare that the information revealed by me/us in this Bid Form is true and correct to the best of my/our knowledge and belief.
2. I/We/M/s.----- also enclose copies of the required KYC documents. We request you to kindly verify the same and arrange with the auction portal for issue of an ID and password for us to enable us to take part in the E-Auction.
3. I/We/M/s. ----- agree if any of the statement / information revealed by me/us is found incorrect, my/our bid document is liable to be cancelled and, in such case, the Earnest Money Deposit paid by me/us is liable to be forfeited by the Bankruptcy Trustee and the Bankruptcy Trustee is at liberty to annul the offer made to me/us at any point of time.
4. I/We/M/s.----- also agree that after my/our offer given in my/our bid for purchase of the asset of the Bankrupt is accepted by the Bankruptcy Trustee if I/We/M/s. fail to accept the terms and conditions of the offer letter or am/are not able to complete the transaction within the time limit specified in the offer letter for any reason whatsoever and/or fail to fulfil any/all the terms and conditions of the bid document and offer letter, the Earnest Money Deposit paid by me/us along with the bid document is liable to be forfeited by the Bankruptcy Trustee to the Bankruptcy Estate.
5. I/We/M/s.----- will not claim any interest from the date of submission of offer in case the process of sale is delayed for any reason.
6. The general terms and conditions of sale are received, read and acceptable to me/us.

VERIFICATION

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

Place:

Date:

Signature and name of the Interested Bidder / Authorized Signatory

[Rubber stamp / Seal of the Interested Bidder]

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

NOTARY PUBLIC / OATH COMMISSIONER

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

Designation Enclosures:

- a) Transaction Reference No. ----- dated:
- b) KYC documents including Identity Proof and Address Proof
- c) Authority Letter/Board Resolution of the authorized representative bidding in case of any bidder other than proprietorship firm.
- d) Any other documents (please specify)

DECLARATION BY BIDDERS

To

Mr. Murali Mohan Chevuturi

Bankruptcy Trustee In the matter of Shri Venigalla Venkata Raghupathi Rao (Bankrupt)

Plot No. 1, SLV Bhavan, D.No. 1-2-597/1, 2nd Floor

Baraf Bagh Colony, Lower Tankbund Road

HYDERABAD-500029. Telangana, India

("Bankruptcy Trustee")

Dear Sir,

1. I/We, the Bidder(s) aforesaid do hereby state that, I/We have read the entire terms and conditions for the sale of assets as specified in the E-Auction Process Information Memorandum & Asset Information Sheet and have understood them fully. I/We, hereby unconditionally agree to conform to and to be bound by the said terms and conditions and agree to take part in the E-Auction process.
2. I/We declare that the Earnest Money Deposit (EMD) of Rs. 4.50 Lakhs has been made by me/us as against my/our bid and that the particulars of remittance and all other information given by me/us in the online form is true and correct.
3. I/We further understand and agree that if any of the statement / information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the EMD and/or any monies paid by me/us is liable to be forfeited by the Seller ("Bankruptcy Trustee") and the Seller will be at liberty to annul the offer made to me/us at any point of time.
4. I/We also agree that after my/our offer given in my/our bid for purchase of the property is accepted by the Seller and if, I/We, fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all the terms and conditions of the auction and offer letter/LOI, the EMD and other monies paid by me/us along with the online form and thereafter, are liable to be forfeited. In case final sale consideration is not paid within the timeline, the Bankruptcy Trustee shall forfeit the EMD.

5. I/We understand that the EMD of unsuccessful bidders shall be refunded in the manner provided in Clause 10.4 of the E-Auction Process Information Memorandum. I/We, state that I/We, have fully understood the terms and conditions therein and agree to be bound by the same.
6. I/We confirm that our participation in the E-Auction process, submission of bid or acquisition of the property/asset pursuant to the provisions of the E-Auction Process Information Memorandum will not conflict with, or result in a breach of, or constitute a default under, (i) our constitutional documents; or (ii) any applicable laws; or (iii) any authorization or approval of any government agency or body; or (iv) any judgement, order, injunction, decree, or ruling of any court or governmental authority, domestic or foreign binding on me/us; or (v) any agreement to which I am/we are a party or by which I am/We are bound.
7. The decision taken by the Bankruptcy Trustee with respect to the selection of the Successful Bidder and communicated to us shall be binding on me/us.
8. I/We also undertake to abide by the additional conditions if announced during the E-Auction including any announcement(s) on correction of and/or additions or deletions to the time of auction portal and property being offered for sale.
9. I/We confirm that the Seller and his employees, shall not be liable and responsible in any manner whatsoever for my/our failure to access and bid on the E-Auction portal due to any unforeseen circumstances etc., before or during the auction event.
10. I/We hereby confirm that I/we are eligible to purchase the asset of the Bankrupt under the Insolvency and Bankruptcy Code, 2016.

(Signature)

Name:

Address:

Email: Mobile:

TECHNICAL TERMS & CONDITIONS OF E-AUCTION SALE

1. Intending bidders shall have a valid e-mail ID, valid PAN Card, and KYC document to register with the E-Auction Service Provider.
2. Intending bidders shall be provided with login credentials by the provider C1 India at the E-Auction Platform to participate in the online E-Auction.
3. Only upon verification of the Bid Form and confirmation of remittance of the EMD shall the Bidder be declared eligible and permitted to access the E-Auction Platform for bidding for the property.
4. The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/representation will be entertained in this regard by the Agency/the Seller. Hence, Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
5. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy.
6. Bidders are advised to change the password immediately on receipt thereof.
7. The Affidavit, Declaration and undertaking as per the formats set out in the Annexure(s) must be executed in accordance with applicable law and it must be issued in accordance with the constitutional documents of the Bidder, if applicable, after obtaining all corporate approvals as may be required. The extract of constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of the Bidder being an individual, the declaration must be personally signed by the Bidder. In case the Bidder is not an individual, the declaration must be signed by a person who is in full-time employment of the Bidder and duly authorized to sign the same.
8. All the aforementioned documents are required to be emailed and the original physical copies thereof shall be provided by the Bidder to the Bankruptcy Trustee in accordance with this E-Auction Process Information Memorandum.
9. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bid is placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.

10. The highest bid on the E-Auction shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer/bid does not get any right to demand acceptance of his bid.
11. The E-Auction shall commence at 11.00 hrs on 07.10.2026 and shall close at 13.00 hrs, subject to automatic extension of 5 minutes each in the event a bid is placed within the last 5 minutes, such extensions being unlimited.
12. After the conclusion of the E-Auction for the asset/property, the Successful Bidder shall be informed through a message displayed automatically by the portal, of the outcome of the E-Auction. A separate Intimation shall also be sent to the Successful Bidder. The date of sending the e-mail will be considered as the date of receipt of the Intimation, i.e., Date of Intimation.
13. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.

CONFIDENTIALITY AND NON-DISCLOSURE UNDERTAKING BY INTENDING BIDDER

To

Mr. Murali Mohan Chevuturi

Bankruptcy Trustee In the matter of Shri Venigalla Venkata Raghupathi Rao (Bankrupt)

Plot No. 1, SLV Bhavan, D.No. 1-2-597/1, 2nd Floor

Baraf Bagh Colony, Lower Tankbund Road

HYDERABAD-500029. Telangana, India

("Bankruptcy Trustee")

Dear Sir,

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

This Confidentiality and Non-Disclosure Undertaking ("CNDU") has been signed by, the Intending Bidder in response to the E-Auction sale notice dated 25.09.2026 of the asset of the Bankrupt.

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

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

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

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

derived by the recipients of Confidential Information that contains, reflects, or is derived from any Confidential Information shall also constitute Confidential Information;

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

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

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

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

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

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

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

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

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

1. Information which, at the time of disclosure to the Intending Bidder was already in the public domain without violation of any provisions of applicable laws; or
2. Information which, after disclosure to the Intending Bidder becomes publicly available and accessible without violation of applicable laws or a breach of this Confidentiality undertaking; or
3. Information which was in the possession of the Intending Bidder prior to its disclosure, as evidenced by the records of the Intending Bidder; or
4. Information that is received by the Intending Bidder from a third party which is not in breach of its Confidentiality obligations hereunder; and/or
5. Information that is required to be disclosed by the Intending Bidder (and to the extent required to be disclosed) pursuant to the requirements of applicable laws, or order of a judicial, regulatory or administrative authority, provided however the Intending Bidder should use its best endeavour to provide prior intimation of such disclosure to the Bankruptcy Trustee.

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

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

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

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

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

(Signature)

Name:

Address:

Email:

Mobile:

ANNEXURE-V

DESCRIPTION OF ASSET / IMMOVABLE PROPERTY OF SHRI VENIGALLA VENKATA RAGHUPATHI RAO, BANKRUPT

The following is the status of the asset of the Bankrupt being put on E-AUCTION pursuant to the E-Auction Sale Notice dated 25.09.2026 referred to herein.

No.	Holder's Name	Location & Description
1.	Shri Venigalla Venkata Raghupathi Rao (under Bankruptcy)	Plot No. 27, Sy. No. 395/2 & 397, Employees' Colony, near Kendriya Vidyalaya, Nuzvid Town & Municipality, Nuzvidu Mandal, Eluru Dist., Andhra Pradesh

ASSET INFORMATION SHEET

Property Description

Land admeasuring 275 Sq. Yds (corner plot), together with an RCC Residential Building of Ground + 2 Upper Floors (Ground Floor 1950 Sq. Ft., First Floor 1950 Sq. Ft. and Second Floor 975 Sq. Ft.; total built-up area 4875 Sq. Ft.), with compound wall of 200 Rft. and gate, situated at Plot No. 27, Sy. No. 395/2 & 397, Employees' Colony, near Kendriya Vidyalaya, Nuzvid Town & Municipality, Nuzvidu Mandal, Eluru Dist., Andhra Pradesh.

Property Details

Particulars	Details
Property Type	Residential House – RCC Building (Ground + 2 Upper Floors) on a corner plot
Door No.	Plot No. 27; H. No. 24-317/4
Locality	Sy. No. 395/2 & 397, Employees' Colony, near Kendriya Vidyalaya
Town / Municipality	Nuzvid Town & Municipality

Mandal / District	Nuzvidu Mandal, Eluru District, Andhra Pradesh
Land Extent	275 Sq. Yds
RCC Residential Building (Ground Floor + First Floor)	3900 Sq. Ft. (1950 Sq. Ft. each)
RCC Residential Building (Second Floor)	975 Sq. Ft.
Compound Wall & Gates	200 Rft.
Fair Market Value (as per Valuation Report dated 30.08.2026)	Rs. 1,12,03,125/- (Rs. 1.12 Crores)
Realisable Value (as per Valuation Report dated 30.08.2026)	Rs. 89,62,500/- (Rs. 89.63 Lakhs)
Reserve Price	Rs. 90.00 Lakhs
EMD (5% of Reserve Price)	Rs. 4.50 Lakhs
Incremental Bid Amount	Rs. 50,000/-

Boundaries of Site

For the plot of 275 Sq. Yds (Plot No. 27):

Direction	Boundary
North	33 ft. wide Municipal Road
South	Plot No. 26
East	Plot No. 28
West	40 ft. wide Municipal Road

Auction Schedule

Particulars	Date / Details
Date of Valuation Report	30.08.2026
Date of Public Sale Notice	25.09.2026
Newspapers of Publication	Business Line-English, Eenadu-Telugu
Last Date for Submission of Bid Documents / KYC and remittance of EMD	05.10.2026
Date of E-Auction	07.10.2026
Time of E-Auction	11.00 hrs to 13.00 hrs, with unlimited extensions of 5 minutes each
E-Auction Platform	https://www.bankeauctions.com
E-Auction Provider	C1 India Private Limited

Contact Details

Mr. Murali Mohan Chevuturi

Bankruptcy Trustee

IBBI/IPA-003/00307/2020-2021/13464

Plot No. 1, SLV Bhavan, D.No. 1-2-597/1, 2nd Floor

Baraf Bagh Colony, Lower Tankbund, Hyderabad – 500029

Email: bt.chevuturi@gmail.com

Mobile: +91 8978844588