



# BID PROCESS DOCUMENT

FOR TRANSFER OF STRESSED LOAN EXPOSURE  
BY CANARA BANK OF  
M/s SUPREME HOUSING AND HOSPITALITY PRIVATE LIMITED  
("SHHPL") THROUGH OPEN AUCTION PROCESS FOLLOWED BY  
SWISS CHALLENGE METHOD

Issued by the Lender of SHHPL through:

May 04, 2026



*(A Wholly owned subsidiary of Bank of Baroda)*

**BOB Capital Markets Limited**

1704-B Wing, Parinee Crescenzo, BKC,  
Bandra (E), Mumbai 400051, MH, India.

Internal

## DISCLAIMER AND IMPORTANT NOTICE

This document constitutes the Bid Process Document ("**BPD**") for the transfer of the stressed loan exposure of M/s. Supreme Housing and Hospitality Private Limited (the "**Company**" or "**SHHPL**" or "**Borrower**") pertaining to the credit facilities advanced by Canara Bank ("**CB**" or "**Lender**" or "**Bank**"). The Company is in default in repayment of its debt obligations owed to the Lender, and the said exposure constitutes a stressed loan exposure (the "**Stressed Loan Exposure**"). The Lender has deliberated upon and resolved to sell / transfer the Stressed Loan Exposure to eligible transferees including (a) Commercial Banks excluding Local Area Banks, Regional Rural Banks and Small Finance Banks; (b) All India Financial Institutions (AIFIs); (c) Non-Banking Finance Companies (NBFCs) including Housing Finance Companies (HFCs); (d) Asset Reconstruction Companies (ARCs) and (e) a company, as defined under section 2(20) of the Companies Act, 2013 other than a financial service provider as defined under section 3(17) of the Insolvency and Bankruptcy Code, 2016 ("**IBC**") (collectively, "**Permitted Transferees**" or "**Bidders**"), including the RBI (Commercial Banks – Transfer and Distribution of Credit Risk) Directions, 2025, as amended from time to time ("**RBI Directions**").

BOB Capital Markets Limited ("**BOBCAPS**" or "**Process Advisor**") has been mandated by the Lender to advise and assist in conducting the bid process for transfer of the Stressed Loan Exposure through an open auction process followed by the Swiss Challenge Method ("**SCM**") (collectively referred to as the "**Transaction**"), in accordance with the extant RBI Directions.

**Authority and Scope.** This BPD is issued by BOBCAPS under the instructions of the Lender. The information contained herein, together with any documents and data provided by the Lender, is made available solely for the purpose of enabling eligible Bidders to evaluate and participate in the Transaction. This BPD is for the exclusive use of the participants and must be used strictly in accordance with the terms of the Non-Disclosure Agreement ("**NDA**") executed between each participant and the Lender. For the avoidance of doubt, this BPD does not constitute an offer document and nothing herein shall be construed as a binding offer or a commitment by the Lender to transfer the Stressed Loan Exposure.

**Scope of Disclaimer.** This disclaimer applies to this BPD and to all information disclosed by BOBCAPS, and/or the Lender, and any of their respective authorised representatives, advisors, and consultants, in connection with the Transaction, whether disclosed orally, in writing, or through any other medium.

**No Representation or Warranty.** This BPD and any information, data, statements, or documents contained herein or separately furnished to Bidders (including through the data room) are based on information provided by the Lender and believed to be reliable. However, neither the Lender nor BOBCAPS make any representation or warranty, express or implied, as to the accuracy, adequacy, authenticity, completeness, or sufficiency of any such information. Past performance of the Company is not indicative of future performance. Forward-looking statements, if any, are not predictions and are subject to change without notice. This BPD has not been approved, reviewed, or vetted by any statutory, regulatory, or stock exchange authority in India or any other jurisdiction, and does not constitute investment advice or a recommendation to invest.

**Bidder's Responsibility.** By participating in this process, each Bidder is deemed to have conducted, or to undertake to conduct, its own independent due diligence and assessment in respect of all matters contained in or arising from this BPD, the Advertisement dated May 04, 2026, and any other information or documents furnished during the process. Bidders are solely responsible for forming their own views as to the relevance and sufficiency of the information provided, including the value, enforceability, marketability, legality, validity, and admissibility in evidence of the Stressed Loan Exposure and the underlying security interests. Neither the Lender nor BOBCAPS shall incur any liability, directly or indirectly, for any loss or consequence arising from a Bidder's reliance on such information.

**Transfer on "As-Is" Basis.** The transfer of the Stressed Loan Exposure shall be strictly on an "**as is where is**", "**as is what is**", "**as is how is**", "**whatever there is**" and "**without recourse**" basis, on an **all-cash structure only**, in

accordance with the open auction process followed by SCM under the RBI Directions.

**Lenders' Reserved Rights.** The Lender reserve the absolute right to: (a) accept or reject any bid or offer, whether or not valid; (b) suspend, cancel, annul, modify, or extend the whole or any part of the process, including dates and terms; and (c) disqualify any Bidder, without assigning any reason and without incurring any liability or responsibility whatsoever. Completion of the Transaction shall be at the sole discretion of the Lender, irrespective of whether base bids, counter-bids, or a winning bid have been received or declared. No prospective Bidder or any person acting on their behalf shall be entitled to seek any redressal or remedy, whether in law, equity, contract, or otherwise. The decision of the Lender shall be final, conclusive, and binding on all participants. The e-auction process is subject to final approval by the competent authority of the Lender.

**Eligibility.** Each Bidder must be legally competent, eligible, and have the requisite capacity to enter into and consummate the Transaction in compliance with all applicable laws, regulations, directions, and guidelines, including those issued by RBI, Securities and Exchange Board of India (“SEBI”), Indian Banks’ Association (“IBA”), Government of India (“GOI”), and any other relevant regulatory authority from time to time.

**Amendments and Updates.** The information contained in this BPD is subject to change without prior notice. BOBCAPS and/or the Lender may, in their absolute discretion, update, amend, modify, or supplement this BPD at any time. Bidders are advised to regularly visit the Process Advisor's website at ([www.bobcaps.in/tenders](http://www.bobcaps.in/tenders)) for any clarifications, amendments, modifications, time extensions, or other updates relating to the process.

**Return of Document.** Any recipient who decides not to pursue the Transaction is required to promptly return this BPD and all copies thereof, together with any other material relating to the Company that may have been provided, to BOBCAPS, as soon as practicable following such decision.

**Non-Transferability.** This BPD is strictly non-transferable and may not be assigned, shared, circulated, or transmitted to any third party without the prior written consent of BOBCAPS and the Lender.

**Governing Law.** This BPD shall be governed by and construed in accordance with the laws of the Republic of India.

## Contents

1. GENERAL INFORMATION .....	5
2. BID PROCESS .....	7
3. ELIGIBILITY CRITERIA FOR THE BID .....	10
4. OTHER TERMS & CONDITIONS .....	10
Annexure – A: EXPRESSION OF INTEREST (EOI) .....	14
Annexure – B: NON-DISCLOSURE AGREEMENT .....	16
Annexure – C: SECTION 29A UNDERTAKING .....	21
Annexure – D: BID DOCUMENT .....	23

## 1. GENERAL INFORMATION

### 1.1. Background and Overview of Transaction

Canara Bank (“CB” or “Lender” or “Bank”), a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970, having its registered office at having its registered office at 112, J C Road, Bengaluru – 560002 and acting through its Stressed Asset Management Branch at Circle Office Building, 8th Floor, ‘B’ Wing, C- 14, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051, Maharashtra, India, in connection with the proposed sale / transfer of the Stressed Loan Exposure of M/s. Supreme Housing and Hospitality Private Limited (the “Company” or “SHHPL” or “Borrower”), pertaining to the credit facilities advanced by the Lender, further details of which are set out in Clause 1.2 below.

The Company is in default in repayment of its debt obligations owed to the Lender. The aggregate fund-based outstanding exposure of the Lender as on April 30, 2026, amounting to **INR 5,95,12,37,507.49 (Rupees Five Hundred Ninety Five Crore Twelve Lakhs Thirty Seven Thousand Five Hundred Seven and Forty Nine Paise only)**, together with further interest, costs, and charges accruing thereon from May 01, 2026, in respect of the credit facilities extended to the Company, constitutes the stressed loan exposure (the “**Stressed Loan Exposure**”) for the purposes of this BPD.

The Lender has deliberated upon and resolved to sell / transfer the Stressed Loan Exposure in accordance with the RBI (Commercial Banks – Transfer and Distribution of Credit Risk) Directions, 2025, as amended from time to time (the “**RBI Directions**”), and each Lender's internal board-approved policy, to eligible transferees falling within the following categories:

- (a) Commercial Banks, excluding Local Area Banks, Regional Rural Banks and Small Finance Banks;
- (b) All India Financial Institutions (“**AIFIs**”);
- (c) Non-Banking Finance Companies (“**NBFCs**”) including Housing Finance Companies (“**HFCs**”);
- (d) Asset Reconstruction Companies (“**ARCs**”); and
- (e) a company, as defined under section 2(20) of the Companies Act, 2013, other than a financial service provider as defined under section 3(17) of the Insolvency and Bankruptcy Code, 2016 (the “**IBC**”), (collectively referred to as “**Permitted Transferees**” or “**Bidders**”)

The Lender propose to sell / transfer the Stressed Loan Exposure to the Permitted Transferees / Bidders on the terms and conditions stipulated in this BPD. For the avoidance of doubt, it is expressly clarified that only Permitted Transferees / Bidders, as defined herein, shall be eligible to participate in this sale / transfer process.

### 1.2. Details of Stressed Loan Exposure

The brief details of the Stressed Loan Exposure as on **April 30, 2026**, are set out in the table below:

Name of the Borrower	Name of the Lender	Facility	Total Dues	Minimum Reserve Price	Terms of Sale/Transfer
Supreme Housing and Hospitality Private Limited	Canara Bank	LRD Facility of INR 390.00 crore granted on 29.03.2014	INR 595.12 crore plus further interest and charges etc. from 01.05.2026	INR 460.00 crore	100% Cash basis

The Stressed Loan Exposure set out above is subject to change on account of ongoing recovery, collection, or closure of the account(s). Any recoveries in respect of the Stressed Loan Exposure up to the Cut-Off Date shall be retained by the Lender.

1.3. **Nature of Transfer – “As-Is” Basis**

The sale / transfer of the Stressed Loan Exposure to the selected Bidder (the “Acquirer”) shall be strictly on an “*as is where is*”, “*as is what is*”, “*as is how is*”, “*whatever there is*” and “*without recourse*” basis, on an “*All Cash*” structure only. Upon consummation of the transfer, all attendant risks associated with the Stressed Loan Exposure, including but not limited to credit risk, operational risk, legal risk, and all other risks of whatsoever nature, shall stand fully assigned and transferred to the Acquirer.

The transfer shall not be liable to be revoked, rescinded, or unwound on account of any breach, including any antecedent breach, of any representation or warranty, whether express or implied. In the event of non-realisation of any amount from the underlying assets or securities, the Lender, whether jointly or severally, shall be under no obligation or liability to refund any amount, whether in part or in full, to the Acquirer. The Lender reserve the sole and exclusive right to execute the Assignment Agreement / Deed of Assignment in such form and format as the Lender may prescribe.

1.4. **Excluded Rights — ECGC / CGTMSE and Other Claims**

The Lender shall retain the exclusive right to deal with all claims pertaining to ECGC, CGTMSE (both present and future), cash margin, insurance claims, subsidy reserve funds, and other margins, if any, in respect of the Stressed Loan Exposure. The Successful Bidder / Acquirer shall have no right, authority, or claim whatsoever in respect thereof.

1.5. **Fraud-Classified Accounts**

Loan exposures classified as fraud as on the date of transfer are permitted to be transferred to Permitted Transferees in accordance with the RBI Directions. Upon such transfer, the responsibilities of the transferor with respect to continuous reporting, monitoring, filing of complaints with law enforcement agencies, and proceedings related to such complaints shall also stand transferred to the Permitted Transferee.

1.6. **Cut-Off Date**

The “**Cut-Off Date**” shall mean the date up to and including which all realizations and recoveries in respect of the Stressed Loan Exposure shall be retained by the Lender. For the purposes of the Transaction contemplated herein, the Cut-Off Date shall be the date of declaration of Anchor Bidder. All realizations and recoveries received by the Lender on or after the Cut-Off Date shall be dealt with in accordance with the terms of the Assignment Agreement.

1.7. **Submission of EOI and Other Documents**

Permitted Transferees / Bidders shall be entitled to commence due diligence of the Stressed Loan Exposure upon submission of the following documents to the Process Advisor / Lender (collectively referred to as “**EOI & Other Documents**”):

- (a) a duly executed and stamped original Expression of Interest (“**EOI**”), in the format prescribed in **Annexure – A** of this BPD;
- (b) a duly executed and stamped original Non-Disclosure Agreement (“**NDA**”) with the Lead Bank, in the format prescribed in **Annexure – B** of this BPD, save for such amendments, if any, as may be accepted by the Process Advisor and/or the Lead Bank, executed and submitted in the manner directed by the Process Advisor on behalf of the Lender;
- (c) a duly executed and stamped original Undertaking in terms of Section 29A of the IBC, 2016 (“**Section 29A Undertaking**”), in the format prescribed in **Annexure – C** of this BPD; and
- (d) a duly executed and stamped original of any such other document(s) as the Lender may, in their discretion, require in terms of this BPD.

### 1.8. Virtual Data Room Access

Upon due execution and submission of the EOI & Other Documents, access to a virtual data room ("VDR") shall be granted to the authorised persons designated in the EOI, for the purpose of conducting due diligence of the Stressed Loan Exposure. The complete details, information, data, statements, and documents pertaining to the Stressed Loan Exposure shall be made available to the Bidders through the VDR. In the event any information or documents are available only in physical form, the same shall be specifically intimated to the Bidders through the VDR.

The Lender shall retain sole and exclusive administrative rights over the VDR, including the right to upload, modify, restrict access to, or withdraw any information, data, statements, or documents made available therein, at any time and without prior notice. Each Permitted Transferee / Bidder and its Authorised Representatives shall be entitled to view and download the contents of the VDR solely for the purpose of evaluating the Transaction in accordance with this Process, and shall not reproduce, copy, extract, circulate, or otherwise deal with any such content in any manner whatsoever, save and except to the extent expressly authorised by the Lender in writing. Any breach of the foregoing shall entitle the Lender to forthwith revoke the VDR access of the defaulting Permitted Transferee / Bidder, without prejudice to any other rights or remedies available to the Lender under this Process, applicable law, or otherwise.

BOBCAPS reserves the right to restrict or forthwith revoke VDR access in respect of any Permitted Transferee where the documents furnished are found to be incomplete or otherwise non-compliant with the requirements stipulated in this BPD. In the event such Bidder rectifies the deficiency, the time consumed for such rectification shall be treated as forming part of the overall due diligence period and no extension of time shall be granted on that account.

## 2. BID PROCESS

### 2.1. Bid Process Timeline

The tentative time schedule for completion of the bid process for the sale / transfer of the Stressed Loan Exposure is set out below. All Permitted Transferees / Bidders are required to take note of and adhere to the timelines specified herein:

No.	Particulars	Timeline <sup>1</sup>
1	Date of Public Notice Inviting Expression of Interest ("EOI")	04-May-2026 (Mon)
2	Last date and time for submission of (i) EOI, (ii) NDA, and (iii) Section 29A Undertaking by email at <a href="mailto:cb15550@canarabank.com">cb15550@canarabank.com</a> and <a href="mailto:project.sure@bobcaps.in">project.sure@bobcaps.in</a> , along with a physical copies of all the aforesaid documents, duly executed and stamped by the authorised signatories.	07-May-26 (Thu) by 5 PM IST
3	Sharing of information via VDR & due diligence by Permitted Transferees <sup>2</sup>	08-May-2026 (Fri) to 21-May-2026 (Thu)
4	Last date and time for Bid Submission	22-May-2026 (Fri) by 4 PM IST
5	Bid Opening Date	22-May-2026 (Fri) at 5 PM IST
6	Last date for negotiation with Bidders and evaluation of Bids by the Lender	26-May-2026 (Tue)
7	Declaration of Anchor Bidder (subject to internal approval of the Lender and finalisation of subsequent timeline on SCM, if any)	27-May-2026 (Wed)
8	The Further process i.e. the Swiss Challenge Method shall be notified upon receipt of necessary internal approvals from the Lender	Timeline to be notified separately

**Notes:**

1. **Disclaimer on Timelines.** All timelines set out herein are tentative and subject to revision at any time, including on account of internal approvals, declared or undeclared holidays, or requisite legal clearances. The Process Advisor and/or the Lender reserve the sole and absolute discretion to extend, modify, or discontinue the proposed sale/transfer/assignment of the Stressed Loan Exposure at any stage of the Process, without assigning any reason therefore, and their decision in this regard shall be final, conclusive, and binding on all Bidders. Notwithstanding the foregoing, time shall be of the essence with respect to all events set out in the Process schedule.
2. **Access to VDR.** Access to the VDR shall be granted solely upon submission of all documents specified under Clause 1.7 of this BPD, irrespective of the date of submission of the EOI & Other Documents. The VDR shall be closed upon expiry of the prescribed timelines, and no Bidder shall have any right to claim or seek an extension thereof. Any extension of timelines shall be at the sole and absolute discretion of the Lender, without creating any obligation or precedent whatsoever.

2.2. **Overview of the Bid Process**

The bid process shall broadly comprise the following steps:

**Step 1: Public Advertisement and invitation of EOI**

- The Lender issued a public advertisement on May 04, 2026 in Financial Express and Loksatta (All India English Editions) inviting expressions of interest from prospective Permitted Transferees / Bidders for the acquisition of the Stressed Loan Exposure.

**Step 2: Submission of EOI & Other Documents; Access to VDR**

- Prospective Permitted Transferees / Bidders desirous of participating in the bid process are required to submit the duly executed documents (i) EOI, (ii) NDA, and (iii) Section 29A Undertaking in the format prescribed in this BPD. The aforesaid documents shall be submitted:
  - **electronically**, by email to [cb15550@canarabank.com](mailto:cb15550@canarabank.com) and [project.sure@bobcaps.in](mailto:project.sure@bobcaps.in); and
  - **physically**, by delivering duly executed and stamped originals to: **“Mr. Wasim Shaikh - Assistant Vice President, BOB Capital Markets Limited, B-1704, Parinee Crescenzo, G Block, BKC, Bandra (East), Mumbai 400051, Maharashtra, India.”**
- Upon submission of the EOI & Other Documents, the Lender / BOBCAPS shall grant access to the VDR exclusively to the authorised persons of the respective Permitted Transferees, to enable them to conduct due diligence in respect of the Stressed Loan Exposure, in accordance with Clause 1.8 above.
- The Lender / BOBCAPS shall be under no obligation to arrange or facilitate any site visit(s) by Permitted Transferees. All costs and expenses incurred in connection with any site visit shall be borne exclusively by the respective Permitted Transferee. The Lender / BOBCAPS shall not be liable for any costs or expenses incurred by any Permitted Transferee in relation to a site visit.

**Step 3: Submission of Binding Bid**

- The Minimum Reserve Price for the Stressed Loan Exposure is **INR 460.00 Crore (Rupees Four Hundred and Sixty Crore only)**. Any Bid submitted by a Permitted Transferee / Bidder under this Step 3 below the Minimum Reserve Price of INR 460.00 Crore shall not be accepted and shall be treated as invalid and of no effect.
- Bids shall be submitted in the format prescribed in **Annexure – D** to this BPD.

- Each Bid shall be submitted in physical form in a sealed envelope, addressed and delivered to:

***The Assistant General Manager, Canara Bank, Stressed Asset Management Branch, Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051, Maharashtra, India,***

on or before the Bid Submission Date specified in Clause 2.1 above, or such extended date as the Lender may determine at their sole discretion.

- Once submitted, a Bid shall be irrevocable and the Permitted Transferee shall not be entitled to withdraw, cancel, or modify its Bid in any manner whatsoever. Each Bid shall remain valid for a minimum period of **90 (ninety) days** from the date of submission. The Lender may, at its discretion, seek an extension of the validity period for such further period as may be required to complete internal approvals.
- The Lender / BOBCAPS reserve the right to request any Permitted Transferee to furnish such additional information as may be necessary in relation to the Bidder, the Bid submitted, its eligibility, or its financial capacity. The Permitted Transferee shall provide such information promptly upon request and without delay.

#### **Step 4: Opening of Sealed Bids, Declaration of Anchor Bidder**

- The sealed envelopes containing the Bids shall be opened on the Bid Opening Date specified in Clause 2.1 above, or such extended date as the Lender may determine at its sole discretion, in the presence of such Bidders as may wish to attend.
- On the basis of the Bids received, and subject to negotiation and approval of the bid price by the Lender, the Bidder quoting the highest price shall be designated as the **"H1 Bidder"** and the corresponding Bid shall be referred to as the **"Highest Bid"**. The determination and selection of the H1 Bidder by the Lender shall be final and binding on all Bidders. The Lender reserve the right, at its sole and absolute discretion, to (a) decline to designate any Bidder as the H1 Bidder; and/or (b) withdraw or discontinue the Bid Process, in the event the Highest Bid price is not acceptable to the Lender, without incurring any liability or obligation to any Bidder or any other person in connection therewith.
- In the event the Lender determines and agrees to designate the H1 Bidder as the **Anchor Bidder**, the Lender shall notify the H1 Bidder of such designation in writing. Upon issuance of such notification, the Anchor Bidder shall await receipt of internal approvals from the Lender for declaration of the H1 Bidder as the Anchor Bidder.
- In the event that no Bids are received, or the Bids received are not acceptable to the Lender, the Lender shall, at their sole and absolute discretion, be entitled to exercise any one or more of the following rights, without incurring any liability or obligation whatsoever to any Bidder or any other person:
  - (a) negotiate the terms of acquisition with the H1 Bidder, if any;
  - (b) annul, cancel, or modify the Bid Process, in whole or in part;
  - (c) modify the eligibility criteria, bidding requirements, or any other terms and conditions of the Bid Process; and/or
  - (d) initiate and undertake a fresh bid process, on such terms and conditions as the Lender may deem fit.

The decision of the Lender in exercise of any of the aforesaid rights shall be final, conclusive, and binding on all Bidders and participants. No Bidder, or any person acting on their behalf, shall be entitled to seek any redressal, remedy, or compensation, whether in law, in equity, or otherwise, in connection therewith.

#### **Step 5: Swiss Challenge Method**

- Upon receipt of internal approvals from the competent authority of the Lender, the Lender shall initiate the Swiss Challenge Method ("SCM"). The detailed rules and timelines governing the SCM process, any modifications thereto, shall be communicated, published, and/or uploaded on the relevant platform in due course.

### **3. ELIGIBILITY CRITERIA FOR THE BID**

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- 3.1. Permitted Transferees as defined under the extant RBI Directions are eligible to participate in the bid process as prospective Bidders, comprising Commercial Banks, excluding Local Area Banks, Regional Rural Banks and Small Finance Banks; AIFs (NABARD, NHB, EXIM Bank, SIDBI and NaBFID); All Non-Banking Finance Companies (NBFCs) including housing Finance Companies (HFCs); Asset Reconstruction Companies (ARCs) and a company, as defined under Section 2(20) of the Companies Act, 2013, other than financial service providers as defined under Section 3(17) of the IBC. Acquisition of loan exposures by such companies shall be subject to the relevant provisions of the Companies Act, 2013.
- 3.2. Each prospective Permitted Transferee / Bidder shall be duly licensed/registered under the applicable laws and shall be otherwise eligible for the purchase of the Stressed Loan Exposure in accordance with all applicable laws and regulatory requirements.
- 3.3. Each prospective Permitted Transferee / Bidder shall have full power and authority to participate in the bid process and to discharge and implement the bid submitted by it.
- 3.4. Each prospective Permitted Transferee / Bidder shall not be disqualified under Section 29A of the IBC as on: (i) the date of submission of the EOI; (ii) the date of submission of the Bid; (iii) the date of implementation of the bid, i.e., until complete implementation of all actions under the Assignment Agreement to be executed between the Lender and the Successful Bidder.
- 3.5. Prospective Permitted Transferees / Bidders that are ARCs should be duly registered as per the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and shall comply with all applicable circulars, directions, and notifications issued by RBI thereunder.
- 3.6. The Minimum Reserve Price for the acquisition of the Stressed Loan Exposure is **INR 460.00 Crore (Rupees Four Hundred and Sixty Crore only)**. Any Bid submitted below the Minimum Reserve Price shall be summarily rejected and treated as invalid, irrespective of any other terms or conditions of the Bid. The Lender shall not be obligated to consider, evaluate, or communicate the rejection of any such invalid Bid.

### **4. OTHER TERMS & CONDITIONS**

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- 4.1. **Unconditional Acceptance of BPD.** The submission of a Bid by a Bidder shall be deemed to constitute unconditional acceptance of all the terms and conditions of this BPD.
- 4.2. **As-Is Basis.** The sale / transfer of the Stressed Loan Exposure shall be strictly on an **"as is where is", "as is what is", "as is how is", "whatever there is", and "without recourse"** basis, with all credit, operational, legal, and other risks associated with the Stressed Loan Exposure being transferred to the Acquirer. The

transfer shall not be liable to be revoked on account of any breach, including antecedent breach, of any representation or warranty. In the event of non-realisation from the underlying assets or securities, the Lender shall not be liable to refund any amount, in part or in full.

- 4.3. **Independent Assessment.** Each Bidder is expected to submit its Bid on the basis of its own independent study, assessment, and valuation of the Stressed Loan Exposure. By virtue of submitting a Bid, each Bidder shall be deemed to have conducted its own independent due diligence, at its own cost and expense, including verification of all legal proceedings and ascertainment of all known and unknown liabilities, encumbrances, and other dues from concerned authorities or stakeholders, to its own satisfaction.
- 4.4. **No Liability for Information.** The Lender / BOBCAPS make no representation or warranty and assume no responsibility for any inaccuracy, inadequacy, or incompleteness of the information provided in this BPD or through the VDR, including with respect to loan documents, outstanding balances, mortgage details, security interests, legal proceedings, or ROC charge registrations. All costs and expenses incurred by any Bidder in connection with the Transaction, including due diligence, preparation, and submission of the Bid, and fees of its own advisors, shall be borne exclusively by such Bidder, whether its Bid is accepted or rejected.
- 4.5. **Bid Validity.** Each Bid shall remain valid for a minimum period of **90 (ninety) days** from the date of submission.
- 4.6. **Assignment Agreement.** The draft Assignment Agreement shall be prepared in accordance with the Lenders' policy and shall be shared with the Successful Bidder in due course. The Successful Bidder shall arrange to collect all security documents, loan documents, and other related documents from the Lenders' corporate office / branches at a mutually convenient date and time, within **30 (thirty) days** from the date of execution of the Assignment Agreement.
- 4.7. **Post-Assignment Obligations.** Immediately upon execution of the Deed of Assignment, the Assignee shall initiate all necessary steps to substitute its name in place of the Lender in respect of all legal proceedings pending before any court, tribunal, or authority.
- 4.8. **Taxes and Statutory Costs.** The Successful Bidder shall be solely and absolutely responsible for the completion of all statutory, regulatory, and other compliances in respect of the Transaction, including payment of all costs, charges, expenses, stamp duties, adjudication fees, registration charges, and other levies (whether payable in one or more states or jurisdictions), as well as any future taxes arising out of or in connection with the Transaction.
- 4.9. **Lenders' Reserved Rights.** The Lender / BOBCAPS reserve the right to: (a) cancel, modify, or alter any terms of this BPD at any time; (b) not proceed with or cancel, annul, or postpone the proposed sale / transfer at any stage, without assigning any reason and without incurring any liability or obligation; and (c) examine, accept, or reject any or all EOIs, Bids, or offers at their sole discretion. The decision of the Lender in this regard shall be final, conclusive, and binding on all participants. This BPD does not constitute and shall not be deemed to constitute an offer or commitment by the Lender or BOBCAPS.
- 4.10. **Addenda.** The Lender shall have the right to issue addenda to this BPD to clarify, amend, modify, supplement, or delete any condition, clause, or item stated herein. Each addendum so issued shall form an integral part of this BPD. Such amendments may be published on the Lenders' / BOBCAPS's website or communicated by such other mode as the Lender may deem fit. Bidders are advised to regularly visit the website at [www.bobcaps.in/tenders](http://www.bobcaps.in/tenders) for updates.
- 4.11. **No Contact with Borrower.** No Bidder or any of its representatives shall have any contact with the Company, its owners, promoters, or operators of any security in connection with any inspection, due

diligence, or otherwise in connection with this Transaction.

- 4.12. **No Conflict of Interest.** Each Bidder confirms that it does not have any direct or indirect link, connection, interest, or relationship with the Company or its promoters, trustees, guarantors, security providers, and/or any of their respective related parties; that it has not received and shall not receive any consideration, directly or indirectly, from any of the foregoing in connection with this Transaction; and that the proposed acquisition is not funded, backed, or facilitated, directly or indirectly, by any of the foregoing.
- 4.13. **Regulatory Compliance.** Each Bidder shall be independently obligated to follow, adhere to, and ensure compliance with all extant guidelines, notifications, and directions issued by SEBI, RBI, IBA, and any other applicable regulatory authority, pertaining to the transfer of stressed loan exposures.
- 4.14. **Document Retention.** All documents executed by the Company and/or its promoters in favour of the Lender shall continue to be held by the Lender until the entire Consideration Price has been received.
- 4.15. **Ownership of Bid Documents.** The Bid and all related documents submitted by a Bidder shall become the property of the Lender upon submission. The Lender shall have no liability or obligation to return the same to the Bidder. However, the EMD of unsuccessful Bidders shall be returned in accordance with the provisions of this BPD.
- 4.16. **Non-Contestability.** Each Bidder, by participating in this process, agrees to be bound by the terms of this BPD and shall not contest or challenge the same before any court of law. Neither any Bidder nor any of its representatives shall have any claim whatsoever against BOBCAPS or any of the Lender arising out of or in relation to this BPD.
- 4.17. **Business Day Convention.** If any act required to be performed on or before a specified date falls on a day that is not a Business Day, it shall be performed on or before the immediately succeeding Business Day. **Time is of the essence** throughout this BPD.
- 4.18. **Dispute Resolution.** In the event of any dispute or difference regarding the interpretation of any term or clause of this BPD, or the sequence of events described herein, the decision of Bank of Baroda, acting on behalf of the Lender, shall be final, conclusive, and binding on all parties concerned.
- 4.19. **Language.** This BPD, the EOI, and all related correspondence and documents submitted in connection herewith shall be in the English language.
- 4.20. **No Responsibility for Non-Receipt.** BOBCAPS and the Lender shall bear no responsibility for the non-receipt of any EOI, Bid, or other correspondence sent by post, email, courier, or any other mode.
- 4.21. **SEBI Disclaimer.** This BPD shall in no case be construed as an invitation to invest under any of the SEBI regulations.
- 4.22. **Contact Details**  
For any further clarifications in connection with this BPD or the bid process, please contact the following officials:

Contact Person	Organisation	Telephone No.	Email-ID
Mr. Wasim Shaikh, AVP	BOB Capital	+91 – 8976771242	<a href="mailto:project.sure@bobcaps.in">project.sure@bobcaps.in</a>
Mr. Hemant Gupta, SM	Markets Limited	+91 - 98194 36276	

Contact Person	Organisation	Telephone No.	Email-ID
Mr. Rakesh Chandra Shandilya, AGM	Canara Bank, SAMB, Mumbai	+91 22 26728744	<a href="mailto:rakeshchandras@canarabank.com">rakeshchandras@canarabank.com</a>
Mr. Shakti Kumar Sharma, CM		+91 8340508600	<a href="mailto:cb15550@canarabank.com">cb15550@canarabank.com</a>
Mr. Gaurav Pareek, SM		+91 8005524089	<a href="mailto:cb15550@canarabank.com">cb15550@canarabank.com</a>

## Annexure – A: EXPRESSION OF INTEREST (EOI)

(To be submitted on the letterhead of the Permitted Transferee)

Date: \_\_\_\_\_

To,

**BOB Capital Markets Limited**

17th Floor, 1704, B Wing,

Parinee Crescenzo, G Block,

BKC, Bandra (East),

Mumbai – 400051,

Maharashtra, India.

Email: [project.sure@bobcaps.in](mailto:project.sure@bobcaps.in)

Dear Sir / Madam,

**Sub: Expression of Interest (EOI) for Sale / Transfer of the Stressed Loan Exposure of M/s. Supreme Housing and Hospitality Private Limited**

### 1. Reference and Background

We refer to the public advertisement dated May 04, 2026, issued by Canara Bank ("CB" / "Lead" / "Bank"), in connection with the proposed sale / transfer of the Stressed Loan Exposure of M/s. Supreme Housing and Hospitality Private Limited. Having reviewed and fully understood the advertisement and the Bid Process Document ("BPD") dated May 04, 2026, including all terms, conditions, and modifications or amendments thereto, we hereby submit this Expression of Interest ("EOI").

### 2. Confirmations

We hereby irrevocably confirm, represent, and undertake as follows:

- (a) We are duly authorised to submit this EOI on behalf of \_\_\_\_\_ [Name of Bidder] and have studied and fully understood all the information provided in the advertisement and the BPD, including any modifications or amendments thereto.
- (b) Our Bid, when submitted, shall be unconditional, irrevocable, and binding on us in all respects.
- (c) We confirm that our offer shall be on an "as is where is", "as is what is", "as is how is", "whatever there is", and "without recourse" basis, on an all-cash structure only.
- (d) We confirm compliance with all applicable laws and extant guidelines / notifications issued by SEBI, RBI, IBA, and any other applicable regulatory authority pertaining to the sale / transfer / assignment of stressed loan exposures.
- (e) We confirm having read, understood, and agreed to abide by all the terms of the advertisement and the BPD, including all amendments, corrigenda, and clarifications issued thereto.
- (f) We confirm that we have, or will have, the financial capacity to fund the acquisition of the Stressed Loan Exposure, and that there are no restrictions or prohibitions of any nature preventing us from bidding or participating in this process.
- (g) We confirm that we are in compliance with, and shall continue to comply with, all applicable RBI guidelines, directions, and circulars governing the transfer of stressed loan exposures, including the Reserve Bank of India (Commercial Banks – Transfer and Distribution of Credit Risk) Directions, 2025 dated November 28, 2025 ("RBI Directions"), to the extent applicable to us in our capacity as a Permitted Transferee.
- (h) We confirm that we do not have any direct or indirect link, connection, interest, or relationship with the Company or its promoters, trustees, guarantors, security providers, and/or any of their respective related parties; that we are not a subsidiary, associate, or related party of any person belonging to the existing promoter group of the Company; and that we have no conflict of interest with the Consortium

Lender or any of their officers.

- (i) We understand and accept that the Lender / BOBCAPS reserve the right to reject or accept any EOI or Bid, either fully or partly, and to cancel the process at any stage without assigning any reason. We shall regularly visit the website of the Lender / BOBCAPS for updates and clarifications.
- (j) The executed NDA, and Section 29A Undertaking, in the formats prescribed in the BPD, are annexed to this EOI.
- (k) Subject to our due diligence findings, we intend to participate in the e-auction for the transfer of Stressed Loan Exposure and submit a bid accordingly.
- (l) This EOI shall remain valid for a minimum period of **90 (ninety) days** from the date of submission, unless the process is abandoned or withdrawn by the Lender in writing before such period.
- (m) We further confirm that all information furnished by us in this EOI, the NDA, and Section 29A Undertaking is true, correct, complete, and accurate in all respects.
- (n) All capitalised terms used herein but not defined shall have the meanings assigned to them in the BPD.

**3. Contact Person / Authorised Signatory**

Name & Designation	Address	Mobile	E-Mail

**4. Enclosures**

The following documents are enclosed herewith:

**A. Name and Address:**

- 1. Name of the Firm/Company/Organization:
- 2. Address:
- 3. Telephone No:
- 4. Email:

**B. Statutory Documents:**

- Copies of Certificate of Incorporation / Registration and Constitutional Documents (MoA, AoA).
- Copy of PAN card and GSTIN or equivalent documents.

**C. Bidder Profile:**

- 1. Profile of the Bidder (promoters, promoter group, Key Managerial Personnel, shareholders, and shareholding pattern).
- 2. RBI Registration Certificate / certificate from other applicable regulatory authority.
- 3. Financial Profile of the Bidder (audited annual reports / financial statements for the last 3 FYs).
- 4. Board Resolution and/or Power of Attorney ("POA"), duly authorising the signatory of this EOI.
- 5. Any other document(s), as may be required under applicable regulatory requirements and/or as specified by the Lender.

Yours faithfully,

**For and on behalf of [Name of Bidder]**

\_\_\_\_\_  
Name:

Designation:

Date:

Place:

## Annexure – B: NON-DISCLOSURE AGREEMENT

(To be executed on stamp paper of applicable value in the relevant state of execution)

THIS NON-DISCLOSURE AGREEMENT (“**Agreement**”) is made and entered into at Mumbai, on this \_\_\_\_ day of \_\_\_\_\_, 2026;

### BETWEEN:

**BOB Capital Markets Limited**, a company incorporated under the provisions of Companies Act, 1956, with corporate identity number U65999MH1996GOI098009 and having its registered office at 17th Floor, 1704, B Wing, Parinee Crescenzo, G Block, Bandra Kurla Complex, Bandra East, Mumbai – 400051, Maharashtra, India (hereinafter referred to as the “**Disclosing Party**” which expression unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the ONE PART;

### AND:

\_\_\_\_\_, a \_\_\_\_\_ [constitution] incorporated under the provisions of \_\_\_\_\_ [Name of the Act], with \_\_\_\_\_ [Registration Number/ CIN/ LLPIN] and having its registered office at [●] (hereinafter referred to as the “**Receiving Party**”, which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the OTHER PART;

The Disclosing Party and the Receiving Party shall hereinafter be referred to individually as “**Party**” and collectively as the “**Parties**”.

### WHEREAS:

- A. Supreme Housing and Hospitality Private Limited (the “**Company**” or “**SHHPL**” or “**Borrower**”) had availed certain credit facilities from Canara Bank (“**CB**” / “**Lead**” / “**Bank**”). The Company is in default in repayment of its debt obligations, and the aggregate fund-based outstanding exposure of the Lender as on April 30, 2026, amounting to **INR 5,95,12,37,507.49 (Rupees Five Hundred Ninety Five Crore Twelve Lakhs Thirty Seven Thousand Five Hundred Seven and Forty Nine Paise only)**, together with further interest, costs, and charges accruing thereon from May 01, 2026, in respect of the credit facilities extended to the Company, constitutes the stressed loan exposure (the “**Stressed Loan Exposure**”).
- B. The Lender has resolved to sell / transfer the Stressed Loan Exposure in accordance with applicable law and the RBI (Commercial Banks – Transfer and Distribution of Credit Risk) Directions, 2025 (the “**RBI Directions**”).
- C. BOB Capital Markets Limited (“**BOBCAPS**”) has been mandated by the Lender to assist and advise the Lender on the bid process and all matters incidental thereto in connection with the sale / transfer of the Stressed Loan Exposure under an open auction process followed by the Swiss Challenge Method (“**SCM**”).
- D. The Lender issued an advertisement dated May 04, 2026, inviting expressions of interest from eligible bidders for the said transfer.
- E. The Receiving Party is desirous of acquiring the Stressed Loan Exposure under the open auction process followed by the SCM, and the Disclosing Party is willing to disclose certain confidential and proprietary information solely to enable the Receiving Party to evaluate and participate in the said Transaction (the “**Purpose**”).

**NOW, THEREFORE**, in consideration of the foregoing premises, the mutual covenants herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agrees as follows:

## 1. DEFINITIONS

- 1.1 **"Confidential Information"** means any and all information, data, material, or documents, in whatever form or medium, disclosed by the Disclosing Party to the Receiving Party in connection with the Purpose, including financial, operational, business, customer, and technical information, whether or not marked as confidential.
- 1.2 Confidential Information shall not include information which the Receiving Party can demonstrate by documentary evidence: (a) is or becomes publicly available through no breach by the Receiving Party; (b) was already rightfully in the Receiving Party's possession, free of any confidentiality obligation, prior to disclosure by the Disclosing Party; (c) was rightfully received from a third party not under any obligation of confidentiality with respect thereto; (d) was independently developed by the Receiving Party without reference to any Confidential Information; or (e) is required to be disclosed pursuant to an order of a court of competent jurisdiction or a direction of a regulatory or governmental authority, provided that the Receiving Party shall, unless prohibited by law, promptly notify the Disclosing Party of such requirement so as to afford it a reasonable opportunity to seek appropriate protective relief prior to such disclosure.

## 2. CONFIDENTIALITY OBLIGATIONS, USE RESTRICTIONS, AND EXCLUSIONS

- 2.1 **Confidentiality and Use Obligations.** The Receiving Party shall:
- (a) hold all Confidential Information in strict confidence and take all reasonable steps to protect it from unauthorised disclosure or misuse;
  - (b) use Confidential Information solely and exclusively for the Purpose and for no other purpose whatsoever;
  - (c) not disclose Confidential Information to any third party without the prior written consent of the Disclosing Party, except to such of its directors, officers, employees, legal counsel, and professional advisors who: (i) have a legitimate need to know such information solely for the Purpose; and (ii) are bound by confidentiality obligations no less restrictive than those set out in this Agreement (collectively, "**Representatives**");
  - (d) not copy, reproduce, or extract any Confidential Information except to the extent reasonably necessary for the Purpose;
  - (e) not disclose to any person the fact that Confidential Information has been made available, the existence or contents of this Agreement, or the fact that negotiations or discussions between the Parties are taking or have taken place, or any terms, conditions, or status thereof; and
  - (f) exercise, in relation to Confidential Information, at least the same degree of care and diligence as it applies to its own confidential information of a similar nature, and in any event no less than a reasonable standard of care.
- 2.2 **Responsibility for Representatives.** The Receiving Party shall: (a) prior to disclosing any Confidential Information to its Representatives, inform them of the confidentiality obligations under this Agreement; and (b) be responsible and liable for any breach of this Agreement by any of its Representatives as if such breach were committed by the Receiving Party itself.
- 2.3 **No Obligation to Transact.** The disclosure of Confidential Information under this Agreement shall not create any obligation on either Party to enter into any further agreement, or to proceed with any business relationship or transaction. Nothing in this Agreement shall be construed as creating a joint venture, partnership, agency, or employer-employee relationship between the Parties. No Party shall have the right, power, or implied authority to create any obligation or duty, express or implied, on behalf of the other Party.

## 3. EXCLUSIONS

- 3.1 Notwithstanding anything contained in Clause 2 above, the confidentiality obligations of the Receiving Party shall not apply to any information that:
- (a) was already rightfully in the Receiving Party's possession, free of any obligation of confidentiality, prior to its disclosure by the Disclosing Party under this Agreement;
  - (b) is or becomes publicly available through no act, omission, or breach by the Receiving Party;
  - (c) was rightfully received by the Receiving Party from a third party who was not, at the time of such disclosure, under any obligation of confidentiality with respect thereto;
  - (d) was independently developed by or for the Receiving Party without reference to, or use of, any Confidential Information; or
  - (e) was disclosed by the Receiving Party with the prior written approval of the Disclosing Party.
- 3.2 **Compelled Disclosure.** In the event the Receiving Party is required to disclose any Confidential Information pursuant to an order of a court of competent jurisdiction, or a direction of a governmental or regulatory authority, the Receiving Party shall, to the extent permitted by law:
- (a) promptly notify the Disclosing Party in writing of such requirement, accompanied by a copy of the relevant order, direction, or legal process;
  - (b) afford the Disclosing Party a reasonable opportunity to seek an appropriate protective order or other relief prior to making such disclosure; and
  - (c) disclose only that portion of the Confidential Information that is strictly required to comply with such order or direction, and use reasonable efforts to obtain confidential treatment for any Confidential Information so disclosed.

#### 4. OWNERSHIP AND NO LICENSE

- 4.1 All Confidential Information disclosed hereunder shall, at all times, remain the sole and exclusive property of the Disclosing Party, irrespective of the form or manner of its disclosure.
- 4.2 No license, interest, or right (including, without limitation, any intellectual property right) in or to the Confidential Information, or any copy, portion or embodiment thereof, is granted or implied by this Agreement. Nothing in this Agreement shall limit in any way a Party's right to develop, use, license, create derivative works of, or otherwise exploit its own Confidential Information.
- 4.3 The Receiving Party shall not remove, alter, or obscure any proprietary notices on the Confidential Information, nor add its own marks or logos thereto.
- 4.4 The Receiving Party acknowledges that the Confidential Information is made available on a "as-is" basis. The Disclosing Party hereby disclaims all representations, warranties, conditions, and terms, whether express or implied, including without limitation any representation, or warranty, condition, or terms as to accuracy, completeness, performance, fitness for a particular purpose, merchantability, quality, title, and non-infringement.

#### 5. TERM

This Agreement shall be effective from the date of execution ("**Effective Date**") and shall remain valid until the completion of the Purpose or the execution of a definitive agreement, whichever is earlier ("**Validity Period**"). Notwithstanding anything contained herein, the obligations of the Receiving Party in relation to maintaining confidentiality of the Confidential Information shall survive the termination or expiration of this Agreement, for a term of **1 (one) year** from the date of such termination or expiry, as the case may be.

#### 6. RETURN OR DESTRUCTION OF CONFIDENTIAL INFORMATION

6.1 Upon the written request of the Disclosing Party, or upon termination/expiry of this Agreement, the Receiving Party shall, within **45 (forty-five) days**, return or destroy all Confidential Information, including all copies, abstracts, extracts, notes, and electronic records thereof, and furnish written confirmation of having done so.

6.2 The Receiving Party may retain one archival copy solely for internal compliance purposes or as required by applicable law, provided such retained copy remains subject to the confidentiality obligations of this Agreement.

## 7. REMEDIES

7.1 A breach by the Receiving Party of any of the provisions contained in this Agreement may result in irreparable and continuing damage to the Disclosing Party for which there may be no adequate remedy at law, and the Disclosing Party shall be entitled to equitable or injunctive relief and/or a decree for specific performance (in addition to all other remedies which may be available to it at law), and such other relief as a court may deem just and proper.

7.2 In no event shall either Party be liable for any indirect, incidental, contingent, consequential, punitive, exemplary, special or similar damages including loss of goodwill or business profits, work stoppage etc.

## 8. INDEMNITY

The Receiving Party shall indemnify and hold harmless the Disclosing Party and its affiliates, directors, employees, agents and representatives at all times, from and against any and all claims, actions, losses, damages, penalties, liabilities, costs, charges, expenses in relation to suits, or proceedings of whatever nature suffered by them due to any breach by the Receiving Party of its obligation under this Agreement.

## 9. GENERAL PROVISIONS

9.1 **Governing Law and Jurisdiction.** This Agreement shall be governed by and construed in accordance with the laws of the Republic of India. Subject to Clause 9.2, the Courts at Mumbai shall have exclusive jurisdiction.

9.2 **Dispute Resolution.** Any dispute arising out of or in connection with this Agreement shall be referred to a sole arbitrator appointed by mutual consent of the Parties. The arbitration shall be governed by the Arbitration and Conciliation Act, 1996, as amended. The seat and venue shall be Mumbai; the language shall be English.

9.3 **Amendment.** No modification or amendment shall be effective unless made in writing and duly signed by both Parties.

9.4 **Non-Assignment.** Neither Party may assign or transfer this Agreement or any rights hereunder without the prior written consent of the other Party.

9.5 **Entire Agreement.** This Agreement constitutes the entire understanding between the Parties with respect to the disclosure of Confidential Information for the Purpose and supersedes all prior oral or written agreements in relation thereto.

9.6 **Severability.** If any provision is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

- 9.7 **Waiver.** No failure or delay in exercising any right under this Agreement shall operate as a waiver thereof.
- 9.8 **Counterparts.** This Agreement may be executed in counterparts, each of which shall constitute one and the same instrument.
- 9.9 **Notices.** All notices shall be in writing and in English language and delivered in person, by registered post, courier, or email (with hard copy to follow). A notice shall be deemed received upon actual delivery to the recipient Party at the address set out herein.

**IN WITNESS WHEREOF**, the Parties hereto have executed these presents the day, month and year first hereinabove written.

For and on behalf of **BOB Capital Markets Limited**

For and on behalf of **[Name of the Receiving Party]**

\_\_\_\_\_  
Name:

Designation:

Date:

Place:

\_\_\_\_\_  
Name:

Designation:

Date:

Place:

## Annexure – C: SECTION 29A UNDERTAKING

(To be executed on stamp paper of applicable value in the relevant state of execution)

**THIS UNDERTAKING** is executed at \_\_\_\_\_, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026;

**BY:**

\_\_\_\_\_, a company incorporated under the Companies Act, 2013 and existing under the laws of India, having its registered office situated at [●], India (hereinafter referred to as the “**Bidder**” or “**Executant**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns).

**IN FAVOUR OF:**

**BOB Capital Markets Limited**, a company incorporated under the provisions of Companies Act, 1956, with corporate identity number U65999MH1996GOI098009 and having its registered office at 17th Floor, 1704, B Wing, Parinee Crescenzo, G Block, Bandra Kurla Complex, Bandra East, Mumbai – 400051, Maharashtra, India (hereinafter referred to as “**Disclosing Party**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and assigns).

**WHEREAS:**

- A. Supreme Housing and Hospitality Private Limited (the “**Company**” or “**SHHPL**” or “**Borrower**”) had availed certain credit facilities from Canara Bank (“**CB**” / “**Lead**” / “**Bank**”). The Company is in default in repayment of its debt obligations, and the aggregate fund-based outstanding exposure of the Lender as on April 30, 2026, amounting to **INR 5,95,12,37,507.49 (Rupees Five Hundred Ninety Five Crore Twelve Lakhs Thirty Seven Thousand Five Hundred Seven and Forty Nine Paise only)**, together with further interest, costs, and charges accruing thereon from May 01, 2026, in respect of the credit facilities extended to the Company, constitutes the stressed loan exposure (the “**Stressed Loan Exposure**”).
- B. The Lender has resolved to sell / transfer the Stressed Loan Exposure in accordance with applicable law and the RBI (Commercial Banks – Transfer and Distribution of Credit Risk) Directions, 2025 (the “**RBI Directions**”).
- C. BOB Capital Markets Limited (“**BOBCAPS**”) has been mandated by the Lender to assist and advise the Lender on the bid process and all matters incidental thereto in connection with the sale / transfer of the Stressed Loan Exposure under an open auction process followed by the Swiss Challenge Method (“**SCM**”).
- D. In terms of Clause 62 of the RBI Directions, a price discovery mechanism through the Swiss Challenge Method is required to be adopted. Accordingly, the Disclosing Party, acting on behalf of the Lenders, issued an advertisement dated May 04, 2026, inviting expressions of interest under the open auction process followed by the SCM.
- E. In terms of the RBI Directions, the transferee of the debt / financial assets arising out of such debt shall not be any person ineligible or disqualified under the provisions of Section 29A of the Insolvency and Bankruptcy Code, 2016 (the “**IBC**”).
- F. The Executant is desirous of acquiring the Stressed Loan Exposure under the open auction process followed by the SCM, and is accordingly executing this Undertaking in favour of the Disclosing Party, acting on behalf of the Lender.

**NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING, THIS UNDERTAKING WITNESSETH AS FOLLOWS:**

The Executant hereby irrevocably agrees, confirms, represents, and undertakes that:

1. The Executant is eligible to submit a Bid and is not disqualified under Section 29A of the IBC from acquiring the debt / financial assets arising out of such debt of the Company under the open auction process followed by the SCM. Such eligibility shall continue to subsist as on the date of submission of the Bid and as on the date of consummation of the Transaction.
2. The source of funds for the purchase / assignment of the debt / financial assets arising out of such debt of the Company is, and shall at all times remain, in compliance with the requirements of Section 29A of the IBC and all other applicable laws.
3. The Executant does not have any direct or indirect nexus, connection, interest, or relationship with the Company or its promoters, trustees, guarantors, security providers, and/or any of their respective related parties.
4. The Executant has not received, and shall not receive or accept, directly or indirectly, any consideration in connection with the Transaction from the Company or its promoters, trustees, guarantors, security providers and/or any of their respective related parties.
5. The proposed acquisition of the Stressed Loan Exposure shall not be funded, backed, or facilitated, directly or indirectly, by the Company or its promoters, trustees, guarantors, security providers and/or any of their respective related parties; and the ultimate transferee of the Stressed Loan Exposure shall not be the Company or its promoters, trustees, guarantors, affiliates, and/or their related parties.

**IN WITNESS WHEREOF**, the Executant has executed this Undertaking on the day, month and year first hereinabove written.

For and on behalf of **[Name of the Bidder]**

\_\_\_\_\_  
Name:

Designation:

Date:

Place:

## Annexure – D: BID DOCUMENT

(To be submitted on the letterhead of the Permitted Transferee)

Date: \_\_\_\_\_

To,  
**The Assistant General Manager,**  
Canara Bank,  
Stressed Asset Management Branch,  
Circle Office Building, 8th Floor, 'B' Wing, C-14,  
G-Block, Bandra Kurla Complex, Bandra (East),  
Mumbai – 400051, Maharashtra, India,  
Email: [cb15550@canarabank.com](mailto:cb15550@canarabank.com)

Dear Sir / Madam,

**Sub: Bid for Acquisition of the Stressed Loan Exposure of M/s. Supreme Housing and Hospitality Private Limited through Open Auction Process followed by Swiss Challenge Method**

### 1. Reference and Background

We refer to public advertisement dated May 04, 2026, issued by Canara Bank ("CB" / "Lender" / "Bank"), in connection with the proposed sale / transfer of the stressed loan exposure of M/s. Supreme Housing and Hospitality Private Limited (the "Company" / "SHHPL" / "Borrower"). The aggregate fund-based outstanding exposure of the Lender as on April 30, 2026, amounting to **INR 5,95,12,37,507.49 (Rupees Five Hundred Ninety Five Crore Twelve Lakhs Thirty Seven Thousand Five Hundred Seven and Forty Nine Paise only)**, together with further interest, costs, and charges accruing thereon from May 01, 2026, in respect of the credit facilities extended to the Company, constitutes the stressed loan exposure (the "**Stressed Loan Exposure**").

Having reviewed and fully understood the advertisement and the Bid Process Document ("**BPD**"), including all terms, conditions, and amendments thereto, we hereby submit our Bid (the "**Bid**") for the acquisition of the Stressed Loan Exposure, on the terms and conditions set out herein.

### 2. Confirmations and Representations

We hereby irrevocably confirm, represent, and declare as follows:

- (a) **Authority:** We are duly authorised to submit this Bid on behalf of \_\_\_\_\_ [Name of Bidder]. We have studied and fully understood all information in the advertisement and BPD and are submitting this Bid with full knowledge of all consequences thereof.
- (b) **PAN:** The Permanent Account Number of the Bidder is \_\_\_\_\_.
- (c) **Authorisation to Investigate:** We unconditionally and irrevocably authorise the Lender and its authorised representatives to conduct such inquiries and/or investigations as they may deem fit, without being obligated to do so, for the purpose of verifying any statements, documents, or information submitted by us in connection with this Bid.
- (d) **Eligibility and Financial Capacity:** We confirm that we are eligible under the RBI Directions and all applicable laws and regulations of India and possess the requisite financial capacity to consummate the acquisition of the Stressed Loan Exposure in accordance with the terms of the BPD.

(e) **No Conflict of Interest:** We confirm that we have no conflict of interest with, and are not related, directly or indirectly, to the Lender or the Borrower in connection with this Transaction.

(f) **Contact Person / Authorised Signatory:** The details of the contact person / authorised signatory authorised to represent us in connection with this Bid are as follows:

Particulars	Details
Name of Contact Person/ Authorized Signatory	
Designation	
Address	
Contact Number	
Email ID	

**3. Bid Details**

Subject to and in accordance with the terms and conditions of the BPD, we hereby offer to acquire the entire Stressed Loan Exposure on the following terms:

Particulars	Details
Offer Price (100% Upfront Cash Consideration)	INR _____ Crore (Indian Rupees _____ Crore only)
Basis of Offer	100% Cash, Upfront, without recourse

*We acknowledge and confirm that the Minimum Reserve Price for the Stressed Loan Exposure is **INR 460.00 Crore (Rupees Four Hundred and Sixty Crore only)**, and that the offer price stated above is equal to or above the Minimum Reserve Price. We understand that any Bid below the Minimum Reserve Price shall be treated as invalid and shall not be considered.*

**4. Enclosures**

(i) Board Resolution and/or Power of Attorney ("**POA**"), duly authorising the signatory of this Bid to submit the Bid and represent the Bidder in connection with the Transaction.

Yours faithfully,

For and on behalf of **[Name of the Bidder]**

\_\_\_\_\_  
Name:

Designation:

Date:

Place: