

D.S. KULKARNI DEVELOPERS LIMITED

***Invitation for Expression of Interest for Submission of
Resolution Plan.***

Invited by:

Mr. Manoj Kumar Agarwal

Resolution Professional

IBBI Registration no. IBBI/IPA-001/IP-P00714/2017-2018/11222

Email ID: ipmanoj.agarwal@gmail.com / ip.dskdl@gmail.com

Communication Email ID: eoil2.dskdl@gmail.com

1. Company Overview:

- M/s. D.S. Kulkarni Developers Limited (DSKDL) was incorporated on 20-09-1991 at Pune, in the State of Maharashtra a real estate development and Construction Company primarily focused on development of residential units in the city of Pune with presence in Mumbai, Bengaluru, Nasik and New Jersey, USA.
- Since the year 2000, DSKDL have completed nearly twenty six (26) projects which include residential and commercial projects. The Completed Projects include high-end residential apartments, mid-segment apartments as well as affordable housing projects. Some of our prestigious Completed Projects include DSK Hariyali (Shivaji Nagar, Pune), DSK Chandradeep, DSK Chintamani (Appa Balvant Chowk, Pune), DSK Raanwara (Bavdhan, Pune), DSK Akashganga (Aundh, Pune), DSK Vishwa (Phase I to VI) , DSK Frangipani (Sadhu Vaswani Chowk, Pune), DSK Madhuban (Andheri East - Mumbai), DSK Sunderban (Hadapsar, Pune), DSK Garden Enclave (Kondhwa, Pune) and DSK Gandhakosh (Baner, Pune).
- Ongoing projects of D S Kulkarni Developers Limited

Sr No.	Project Name	Location
1.	DSK Vishwa Phase VI Anandghan	Dhayari Pune
2.	DSK Mayurban -	Pirangut Pune
3.	DSK Nandanvan -	Pirangut, Pune
4.	DSK Gold Leaf -	Baner Pune
5.	DSK Dream City - Waterfall Residence	Fursungi, Pune
6.	DSK Madhukosh -	Andheri, Mumbai

2. Initiation of CIRP process and Appointment of Interim Resolution Professional/ Resolution Professional.

The credit facilities of M/s. D.S. Kulkarni Developers Limited are currently classified as non-performing assets by lenders for defaulting on its debts service obligation.

Hon'ble National Company Law Tribunal, Mumbai Bench by its order dated 26th September, 2019 ("Order"), ordered the commencement of corporate insolvency resolution process ("CIRP") in respect of M/s. D.S. Kulkarni Developers Limited under the provisions of the Insolvency and Bankruptcy Code, 2016 and appointed Mr. Manoj Kumar Agarwal as Interim Resolution Professional (*Registration No. IBBI/IPA-001/IP-P00714/2017-2018/11222*). Further, the Committee of Creditors have approved the appointment of Mr. Manoj Kumar Agarwal as Resolution Professional ("RP") in the first Committee of Creditors Meeting with the majority of voting rights.

In accordance with section 17(1) (b) read with section 23(2) of the IBC, the powers of the board of directors of the Company are suspended and such powers were vested with the IRP/RP from the date of the Order. The Resolution Professional has constituted the CoC in accordance with the provisions of IBC and as per directions of the CoC is inviting Expression of Interest ("EOI") from prospective Resolution Applicants ("Resolution Applicants") to submit Resolution Plans

in accordance with the provisions of IBC read with Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 (“CIRP Regulations”).

3. Process Stages

- Publication of Form G.
- Submission of EOI by Prospective Resolution Applicants (“RAs”).
- Submission of the Annexures and relevant documents along with EOI for eligibility.
- Opening of EOI & Issue of Provisional List of RAs & communication of objections, if any.
- Submission of objections to provisional list
- Communication of confirmation to shortlisted RAs along with the timelines for process.
- Signing of confidentiality undertaking by the shortlisted RAs as provided by the RP.
- Request for Resolution Plan (‘RFRP’) outlining the next steps along with the evaluation criteria.
- On signing of the confidentiality undertaking the shortlisted RAs will be provided with the Information Memorandum prepared as per provisions of the IBC.
- Access to the data-room to be provided for limited due diligence to shortlisted eligible entities.

4. Submission of EOI:

- Applicant may submit Expression of Interest (EOI) for submission of Resolution Plan of Company as a whole or Project-wise.
- Applicants should meet the Eligibility Criteria as set out in *Annexure ‘A’*.
- Expression of Interest (EOI) is invited via an Email for participating in CIRP of M/s. D.S. Kulkarni Developers Limited”, in the format as set out in *Annexure ‘B’*.
- Applicants should submit the EOI along with the supporting documents set out in *Annexure ‘C’*
- The details of the applicant as set out in *Annexure ‘D’*.
- Undertaking as set out in *Annexure E’* to be submitted in case of consortium.
- Notarized Affidavit under sec 29A of Insolvency and Bankruptcy Code, 2016 in prescribed format *Annexure F’*.

The RAs shall submit a complete set of the EOI in soft copy along with annexures stated above via Email to ei2.dskdl@gmail.com

EOIs not fulfilling the above conditions are liable to be disqualified without any further communication.

5. Last Date of Submission of EOI:

- The last date for submission of EOI is 13th March 2021, which may be extended at the sole discretion of RP/CoC.

- In case EOI is not submitted by the specified time period, then the participation can only be allowed if the time period is extended by the RP/CoC.

NOTE :

1. It may be noted that the terms and conditions for inviting any Resolution Plan shall be determined only with the approval of CoC of D.S. Kulkarni Developers Limited and may be changed or amended at any stage. CoC / Resolution Professional reserves the right to suspend / abandon cancel / extend or modify the process terms and / or reject or disqualify any Prospective Resolution Applicant's EOI /Resolution Plan / offer at any stage of the bid process without assigning any reason and without any liability.
2. RP/CoC reserve the right to withdraw the invitation for EOI and change or vary any part thereof at any stage and also reserve the right to disqualify any prospective resolution applicants, should it be so necessary at any stage.
3. No oral conversations or agreements with the Resolution Professional or any official, agent or employee of the Resolution Professional, the Company or any member of the CoC shall affect or modify any terms of this invitation for EOI.
4. Neither the RAs nor any of representatives of the RAs shall have any claims whatsoever against the Resolution Professional or any member of the CoC or any of their directors, officials, agents or employees arising out of or relating to this invitation for EOI.
5. By submitting a proposal, each prospective resolution applicant shall be deemed to acknowledge that it has carefully read the entire invitation for EOI and has fully informed itself as to all existing conditions and limitations.
6. Criteria for Eligibility - EOIs of only those interested parties who meet the eligibility criteria specified in Annexure 'A' will be considered. EOIs which do not meet the criteria shall be rejected with no further communication to the rejected applicants.
7. The RP reserves the right to independently verify, disqualify, reject and / or accept any and all EOIs, without assigning any reasons thereof.
8. The RP reserves the right to require the prospective resolution applicants / interested parties to provide any additional documentation or information in relation to the EOI.
9. By accepting the terms of this document, the interested parties hereby agree and relieve the Resolution Professional, irrevocably, unconditionally, fully and finally, from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and / or performance of any obligations set out under this document, and / or in connection with the bidding process, and waives any and all rights and / or claims the interested parties may have in this respect, whether actual or contingent, whether present or in future.

10. As the period of 270 days provided under the Insolvency and Bankruptcy Code, 2016 with respect to the corporate insolvency resolution process for D.S. Kulkarni Developers Limited is slated to end on March 03 2021, this Form – G shall be subject to the exclusion and / or extension being granted by the Hon'ble National Company Law Tribunal with respect to period of corporate insolvency resolution process. The resolution professional further wishes to state and make it abundantly clear, that no extension in relation to any of the timelines as stated above shall be provided to any prospective resolution applicant and no requests for the same shall be entertained. In light of the aforesaid, the prospective resolution applicants are requested to comply strictly with the abovementioned timelines

I. Eligibility Criteria for Resolution Plan of the company.

EOI would be subject to evaluation of the Financial Capacity of the Prospective Resolution Applicant:

A. Financial Capacity**I. Category A - Private/Public Limited Company, LLP, Body Corporate ('Body Corporates'), whether incorporated in India or outside India.**

1. Minimum standalone Net worth (NW) of	Rs.100 Crores or more (as per Companies Act, 2013 or in case of NBFC'S, applicable RBI regulations) as on 31st March 2020 or latest available financial statements, but not earlier than twelve months from the date of submission of EOI.
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II. Category B - Financial Institutions (FI)/ Funds / Private Equity (PE) Investors / ARCs.

1. Minimum Assets Under Management (AUM) of	Rs.1000 Crores or more as on 31 st March,2020
OR	
2. Committed funds available for investment/deployment in Indian Companies or Indian assets of	Rs.500 Crores or more as at 31 st March, 2020.

3) Category C - Individual investors/ Consortium Applicants:

Minimum consolidated net worth of	Rs.100 Crores at sole or at the consortium level as on 31st March, 2020.
Net Worth of consortium shall be calculated as weighted average of individual member's Net Worth (value of negative Net Worth members shall be considered as Nil) basis their proposed participation in the consortium.	
All the members of the consortium shall be jointly and severally responsible for compliance with the terms of the invitation for submission of EOI, the request for resolution plan and the resolution plan submitted by the consortium.	

**II. Eligibility Criteria for Project-wise
Resolution Plan.**

Preference will be given to applicants applying for the Resolution of the company as a whole

EOI would be subject to evaluation of the Financial Capacity of the Prospective Resolution Applicant:

B. Financial Capacity

1. Category A - Private/Public Limited Company, LLP, Body Corporate ('Body Corporates'), whether incorporated in India or outside India.

Minimum standalone Net worth (NW) of	Rs.50 Crores or more (as per Companies Act, 2013 or in case of NBFC'S, applicable RBI regulations) as on 31st March 2020 or latest available financial statements, but not earlier than twelve months from the date of submission of EOI.
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2. Category B - Financial Institutions (FI)/ Funds / Private Equity (PE) Investors / ARCs.

Minimum Assets Under Management (AUM) of	Rs.500 Crores or more as on 31 st March,2020
OR	
Committed funds available for investment/deployment in Indian Companies or Indian assets of	Rs.100 Crores or more as at 31 st March, 2020.

3) Category C - Individual investors/ Consortium Applicants:

Minimum consolidated net worth of	Rs.50 Crores at sole or at the consortium level as on 31st March, 2020.
Net Worth of consortium shall be calculated as weighted average of individual member's Net Worth (value of negative Net Worth members shall be considered as Nil) basis their proposed participation in the consortium.	
All the members of the consortium shall be jointly and severally responsible for compliance with the terms of the invitation for submission of EOI, the request for resolution plan and the resolution plan submitted by the consortium.	

ANNEXURE B

Format of Expression of Interest

[On the letter head of the company/ in case of consortium- the leader submitting the EOI]

Date:

To,

Mr. Manoj Kumar Agarwal,

IBBI/IPA-001/IP-P00714/2017-2018/11222

Resolution Professional in the matter of CIRP of M/s. D.S. Kulkarni Developers Limited

E-mail ID: ei2.dskdl@gmail.com

Subject: Expression of Interest (“EoI”) for submitting Resolution Plan for D.S. Kulkarni Developers Limited. (“Corporate Debtor”) undergoing Corporate Insolvency Resolution Process (CIRP)/ _____ project of the Corporate Debtor.

Dear Sir,

In response to the public advertisement in FORM G in _____, dated _____ (“Advertisement”) inviting EoI for submission of resolution plans (“Resolution Plan”) for the Corporate Debtor undergoing corporate insolvency resolution process/ _____ project of the corporate debtor, as per the provisions of the Insolvency and Bankruptcy Code, 2016 (“IBC”), we confirm that we have understood the eligibility criteria and other terms & conditions mentioned in **Annexure A** to the EOI and meet the necessary threshold and criteria mentioned therein and submit our EOI for submission of a Resolution Plan for the Corporate Debtor.

Along with our EOI, we have also provided information as required in the prescribed format in **Annexure C** and **Annexure D**.

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

- a. The RP/ the CoC reserve the right to determine at their sole discretion, whether or not we qualify for the submission of the proposal and may reject the EOI submitted by us without assigning any reason/without any liability whatsoever;

- b. The RP/ the CoC reserve the right to request for additional information or clarification(s) from us for the purposes of the EOI and we shall promptly comply with such requirements. Failure to satisfy the queries of RP/ CoC may lead to rejection of our submission pursuant to EOI;
- c. Meeting the qualification criteria set out in EOI alone does not automatically entitle us to participate in the next stage of the process;
- d. We will continue to meet the eligibility criteria throughout the bid process, and any material adverse change affecting the consortium members ability to perform in consortium shall be intimated within 3 (three) business days to the CoC / RP;
- e. We are not an ineligible person in terms of provisions of Section 29A of the IBC. We are a 'fit and proper' person and not under any legal disability to be a promoter entity of the Company under the applicable laws including listing agreements, stock exchange requirements and SEBI regulations and guidelines. We undertake to inform RP immediately of any such ineligibility occurred to us during the process, if any.

Yours Sincerely,

On behalf of [*Insert the name of the entity submitting the EOI*]

Name of Signatory:

Designation:

Company Seal/Stamp

Note:

- 1. In case of Consortium Applicant, the EOI shall be signed by each member.**
- 2. The person signing the EOI and other supporting documents should be an authorized signatory supported by necessary board resolutions/authorization letter.**

ANNEXURE C

Supporting Documents to be submitted with EOI

1) For all prospective resolution applicants (RA) - Profile of RA

Sr. No	Private/Public Limited Company, LLP, Body Corporate, whether incorporated in India or outside India [Category A]	Financial Institutions (FI*)/ Funds / Private Equity (PE) Investors [Category B]	Sole Individual investor / Consortium [Category C]
1	Profile of the RA (As per Annexure D)	Profile of the RA (as per Annexure D)	Profile of the RA (As per Annexure D)
2	Copies of Certificate of Incorporation/ Registration and Constitutional Documents (MoA, AoA)	Copies of Certificate of Incorporation/ Registration and Constitutional Documents (MoA, AoA)	Government ID proofs /Copies of Certificate of Incorporation/ Registration and Constitutional Documents (MoA, AoA)
3	Audited financial statements for immediately preceding 3 (three) years	Audited financial statements for immediately preceding 3 (three) years	Income tax returns for preceding 3 (three) years / Audited financial statements for immediately preceding 3 (three) years
4	-	Relevant statement of funds availability of the RA and/or promoter/promoter group or any other group company, as per the eligibility criteria.	-
5	Certificate from Statutory Auditor or Chartered Accountant or Company Secretary or equivalent in the jurisdiction of incorporation of the Company certifying Total Net Worth & Turnover for the last financial year i.e. FY 2019-20 or as on 31 December 2020	Certificate from Statutory Auditor or Chartered Accountant or Company Secretary or equivalent in the jurisdiction of incorporation of the Company certifying AUM for the last financial year i.e. FY 2019-20 and Committed funds available for deployment in Indian Companies or Indian assets as on 31 st March, 2020 or as on 31 st December 2020	Certificate from Statutory Auditor or Chartered Accountant or Company Secretary or equivalent in the jurisdiction of incorporation of the Company certifying Total Net Worth & Turnover for the last financial year i.e. FY 2019-20 or as on 31 December 2020.

6	Applicable Annexures	Applicable Annexures	Applicable Annexures
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In case of a consortium:

- The above documents including certificates are required for each of the Consortium members.
- The relevant documents of the consortium agreement to be also attached.

ANNEXURE D

Details of Prospective Resolution Applicant

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

1. Name and Address:
 - a. Name of the Firm/Company/Organization/ sole individual:
 - b. Address:
 - c. Telephone No:
 - d. Fax:
 - e. Email:
2. Name and Address (with proof) of the firm/company/organization/sole individual
3. Date of Establishment/ Date of Birth (for sole individual):
4. Core Area of Expertise:
5. Contact Person:
 - a. Name:
 - b. Designation:
 - c. Telephone No:
 - d. Email:
6. Company/FI Profile:
 - a. Company Financial Profile (consolidated / standalone as applicable):

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

- b. Experience of the Company in the Real Estate Sector
- c. Experience of the applicant in acquisition / turnaround of stressed assets
- d. Applicant's overall management strength
- e. Latest Credit Rating, if any (copy rationale to be enclosed)

ANNEXURE E

(To be executed on 500 rupee stamp paper)

To,

[_____]

Dear Sir,

SUBJECT: UNDERTAKING FOR EQUITY PARTICIPATION

This is in relation to the corporate insolvency resolution process of D.S. Kulkarni Developers Limited. In response to the public advertisement in _____, dated _____ (“Advertisement”) inviting expressions of interest (EOI) for submission of resolution plans (“Resolution Plan”) for the Corporate Debtor undergoing corporate insolvency resolution process as per the provisions of the Insolvency and Bankruptcy Code, 2016 (“IBC”), we have submitted an EOI as a consortium. The members of the consortium are as follows:

[Insert names of the members of the consortium and indicate the lead member]

We further agree and undertake that all the members of the consortium shall be jointly and severally responsible for compliance with the terms of the invitation for submission of EOI, the request for resolution plan and the resolution plan submitted by the consortium.

SIGNED AND DELIVERED by [insert]

ANNEXURE F

(To be executed on 500 rupee stamp paper)

AFFIDAVIT

I _____, son of _____ aged ___ years resident of _____, the Authorized Representative of the Resolution Applicant and on behalf of the Resolution Applicant, do hereby solemnly affirm, state and declare as under:

1. That I am fully conversant with the facts and circumstances of the matter and am also duly empowered and competent to swear and affirm this affidavit.
2. That I have understood the provisions of Section 29A of the Insolvency and Bankruptcy Code, 2016 (“IBC”). I confirm that neither _____ (*name of Company*) nor any person acting jointly or in concert with _____ (*name of Company*) is ineligible under Section 29A of Insolvency and Bankruptcy Code, 2016 as amended up to date to submit resolution plan (s) in the Corporate Insolvency Resolution Process of M/s. D.S. Kulkarni Developers Limited under the provisions of the Insolvency and Bankruptcy Code, 2016.
3. That _____ (*name of Company*) has not been rendered ineligible under the provisions of Section 29A of the Insolvency and Bankruptcy Code, 2016.
4. That I therefore, confirm that _____ (*name of Company*) is eligible under Section 29A of the Insolvency and Bankruptcy Code, 2016 to submit a resolution plan for M/s. D.S. Kulkarni Developers Limited.
5. That I confirm that the said declaration and disclosure is true and correct.
6. That I am duly authorized to submit this declaration by virtue of Board Resolution dated _____
 - a) That None of the connected person is an undischarged insolvent;

- b) None of the connected person is identified as willful defaulter by any bank or financial institution or consortium thereof in accordance with the guidelines of the Reserve Bank of India.
- c) None of the connected person has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 and at least a period of one year has lapsed from the date of such classification till the date of commencement of the corporate insolvency resolution process of the corporate debtor;
- d) None of the connected person is convicted for any offence punishable with imprisonment for two years or more;
- e) None of the connected person is disqualified to act as a director under the Companies Act, 2013, to act as Director;
- f) None of the connected person is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- g) None of the connected person has been a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under this Code;
- h) None of the connected person has executed an enforceable guarantee in favour of a creditor in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under this Code;
- i) None of the connected person shall be subject to any disability , corresponding to clause (a) to (h) under any law in a jurisdiction outside India

DEPONENT

Verification

Verified at _____ (*Place*) at this _____ (*date*) that the content of the above affidavit are true and correct to my personal knowledge, nothing is false in it and no material facts have been concealed there form.

DEPONENT

ANNEXURE G

(To be executed on 500 rupee stamp paper)

AFFIDAVIT

I _____, son of _____ aged __ years resident of _____, the authorized representative of Resolution Applicant and on behalf of the Resolution Applicant, do hereby solemnly affirm, state and undertake as under:

1. That I am fully conversant with the facts and circumstances of the matter and am also duly empowered and competent to swear and affirm this affidavit.
2. That _____ (*name of Resolution Applicant*) has met the criteria specified in Annexure A of Invitation for Expression of Interest for Submission of Resolution Plan
3. That I/We shall intimate the Resolution Professional if they become ineligible at any time during the Corporate Insolvency Resolution Process (CIRP)
4. That every information every information and records provided in expression of interest is true and correct and discovery of any false information or record at any time will render the applicant ineligible to submit resolution plan, forfeit any refundable deposit, and attract penal action under the Code; and
5. That I/We shall maintain confidentiality of the information and shall not use such information to cause an undue gain or undue loss to itself or any other person and comply with the requirements under sub-section (2) of section 29

DEPONENT

Verification

Verified at _____ (*Place*) at this _____ (*date*) that the content of the above affidavit are true and correct to my personal knowledge, nothing is false in it and no material facts have been concealed there form.