



इण्डियनओवरसीज़बैंक

Indian Overseas Bank

तनावग्रस्त आस्ति प्रबंधन विभाग

Stressed Assets Management Department

केंद्रीय कार्यालय, चेन्नै

Central Office, Chennai

NOTIFICATION

Date: 02.03.2023

TRANSFER OF NPA LOAN EXPOSURE

LOT 3 DURING Q4 OF THE FY 2022-23

INVITATION OF BIDS FROM ARCs/ SCBs/ NBFCs/ AIFIs/ SFBs

IOB invites bids from ARCs/ SCBs/ NBFCs/ AIFIs/ SFBs for transfer of NPA loan exposure under **Open Auction Process** in lot 3 during Q4 of the FY 2022-23.

Loan showcased for transfer is as under:

(Amount Rupees in Crores)

Branch/ Region	Title of the Account	Principal O/s as on 31.12.2022	Reserve Price on 100% cash basis	Data Center
ARMB/ Chandigarh	M/s Ludhiana Talwandi Toll Roads Private Limited	118.80	125.00	ARM Branch, Chandigarh, SCO - 26, 02nd Floor, Sector 7 C Madhya Marg Chandigarh 160019 Chandigarh Contact Person: Mr.Suhail Azeem, AGM Mobile no. 7078122033

The e-bidding will be conducted on **21.03.2023 (Tuesday)** from 11.30 am to 12.30 pm. The time schedule for completion of the transfer process is given below, which may be taken note and strictly adhered to since no further extension will be made in the schedule: -

	Particulars	Relevant Date
1	Commencement of due diligence	03.03.2023
2	Last date for submission of Expression of Interest in the enclosed format (along with signed copy of NDA) to the email id □ saletoarc@iobnet.co.in	08.03.2023
4	Completion of Due Diligence Exercise	18.03.2023
5	Last date for submission of compliance statement & undertaking for allotment of login credential for participation in the e-bidding process through e-Auction portal of e-procurement Technologies Ltd (Service Provider).	18.03.2023
6	Allotment of User ID & password for e-Bidding	20.03.2023
7	Process of e-Bidding *	21.03.2023
8	Re-auction In case of sole bid is received for account under open auction method, as per CVC guidelines such account (s) will be put up for e-auction once again under Swiss Challenge Method considering the bid amount as base price	30.03.2023
9	Completion of documentation formalities and payment to be made	Within 7 working days from date of letter of acceptance to successful bidder.

***The e-bidding timing will be from 11.30 am to 12.30 pm, with unlimited extension of 5 minutes at an incremental amount (Bid Multiplier) of Rs.20 lacs in case of Inter-se bidding.**

Other terms and conditions for transfers are as under:

- 1. The auction for the account is under Open Auction method as mentioned above.**
- 2. The NPA account will be transferred/ assigned along with underlying securities on “as is where is” and “as is what is” basis without any recourse to the Bank. Bank will not assume any operational, legal or any other type of risks relating to the transfer of loan exposure.**
- 3. The bids shall be given on full Cash basis as detailed above.**

4. IOB will be assigning the outstanding as on the date of execution of Assignment Agreement (cut-off date) with the successful bidder.
5. **Due Diligence**
 - o The Interested bidder shall enter into a Non – disclosure agreement with IOB before conducting due diligence, if not already executed.
 - o The process of due diligence will commence from **03.03.2023** and will be completed by **18.03.2023**.
 - o All costs and expenses incurred to carry out the due diligence study or any other process in furtherance of their interest to purchase of NPAs from IOB shall be borne by the intending buyers only.
 - o While IOB will make available the information to the intending buyers which have come on record and it assumes no responsibility either on the part of IOB or its officers, if found later that the information on record with IOB is not updated with reference to loan documents/ outstanding balance/ mortgage/ security/ legal proceedings / ROC charge creation etc. and the lack of it or inadequacy of it lead to realizing of lower value or facing litigations in the course of realization in the borrowal account.
6. Further details of the accounts will be sent in the form of PIM (Preliminary Information Memorandum) on execution of NDA, if not already executed, on the email IDs provided with the Expression of Interest (EOI). Intending bidders who have confirmed their participation in bidding process along with proper authorization will be provided with user id and password by the service provider which should be used in the e-auction proceedings including submission of Bids. The user id and password will be provided in the email id from which Expression of Interest is received which will be treated as registered email id of the Bidder.
7. The intending bidders will be allowed to submit bids for **M/s Ludhiana Talwandi Toll Roads Private Limited (ARMB/ Chandigarh)** mentioned above under Open Auction Method at or above the Reserve Price Only.
8. On the date of auction viz., **21.03.2023**, the bidders will be participating in inter-se bidding during the time of auction i.e. 11.30 am to 12.30 pm through e-auction site with auto extension of five minutes till auction is concluded. The bidders will be allowed to improve their bid by **Rs. 20.00 lacs** (Bid Multiplier). The successful bidder will be duly informed.
9. Participants are advised not to wait till last minute or last few seconds to submit their bid to avoid complications related to internet connectivity, network

problems, system crash down, power failure, etc. Neither Bank nor e-procurement Technologies Ltd (Service Provider) will be responsible for any unforeseen circumstances.

- 10.** Any un-devolved LCs/ BGs yet to be invoked/ installments of DPGs, which are not yet due, in respect of the NPA accounts being offered for transfer by the Bank. The Bank shall retain pari-passu charge on the securities relating to un-crystallized non-funded facilities. In case of crystallization of non-funded facilities after the transfer, that portion (converted into funded liability) will also be transferred by the Bank to the same assignee who shall take over the same from the bank on the same terms and conditions in which the offer is given and accepted by the bank at the time of transfer of funded liability. **However, the un-devolved LC and un-invoked BG limits backed by 100% margin by way of FDs will not be offered for transfer.**
- 11.** Cut-off date denotes the date of Assignment i.e. all realization / recoveries made up to the cut- off date shall be retained by the Bank.
- 12.** Please note that any taxes/fees/charges that may be arising out of the transaction shall be payable by the transferee.
- 13.** Successful Bidder to give a notarized affidavit that they are not having any direct or indirect link/ connections/ interest/ relationship with the promoters/ Company/ Guarantors/ and/ or any of their related parties and the proposed acquisition is not funded and backed by promoters/ Company/ Guarantors/ and/ or any of their related parties and they are the eligible transferee for acquisition of proposed loan exposures as per section 29A and other provisions of insolvency and bankruptcy code 2016 (IBC-2016) and amendment thereon.
- 14.** The loan exposures classified as fraud as on the date of transfer are permitted to be transferred to ARCs provided that 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 be transferred to the ARC.
- 15.** Please note that the transfer/ assignment will be subject to final approval by the Competent Authority of the Bank.
- 16.** IOB assumes no commitment for transfer/ assignment of its NPAs to any offerer and IOB will have sole discretion **to reject** any offer **without assigning any**

reason at any point of time. It is the sole discretion of IOB to select the successful bidder.

17. IOB reserves the right to **withdraw the offer, amend, alter, modify or defer** the proposal to transfer of loan exposures at any point of time **without assigning any reason.**
18. Under no circumstances successful bidder can refuse to complete the transaction citing any reason or defects/objection in any account. If they do so, the matter will be reported to RBI & respective association for taking necessary action.
19. KYC –there will be satisfactory completion of KYC by the Bank on the eligible participants.
20. Successful bidder should ensure completion of all statutory/regulatory & other compliances.
21. If interested to participate in the transfer of loan exposure process, our SAM Department may be contacted at 044-28519590 and 044- 71729003 (mail id : saletoarc@iobnet.co.in) along with a letter expressing interest and a Non-Disclosure Agreement duly signed & stamped.
22. In case of any further clarification, you may contact the following Nodal officers at our end: -

Mr. Chandrakant P Ninawe- AGM	-	Mob. no. 9833016270
Mr. Chandan Thakur, Senior Manager	-	Mob no. 8171624147
Mr. Arvind Kumar Chaudhary, Senior Manager	-	Mob no. 8318947504

23. Data center as mentioned in Page 1 will assist for due diligence with whom files containing copies of all relevant documents pertaining to the asset, including appraisals/ sanction notes/ review/ renewal papers available, audited or non-audited financial statements and other correspondence with the unit, Promoter(s) and Guarantor(s) will be made available for perusal. Also, all legal documents including mortgage and the details pertaining to legal action initiated against the borrower(s)/ guarantor(s) and the status of the suit filed will be open for scrutiny by your due diligence team. The Bank's representatives will be present during the due diligence exercise and will respond to queries, if any, of your due diligence team. You are also expected

to verify at the time of due diligence, the updated position of principal and total dues, loan documents, mortgage, security, legal proceedings, updated valuation reports and ROC charge creation besides others and also for any changes that might occur in the interregnum.

- 24.** Once the deal is finalized, the assignment deed and other legal formalities will be completed in the shortest possible time as mutually agreed upon. After completion of legal formalities, you may arrange to take over the relative correspondence mentioned above and other legal documents including the available details of the account from the concerned branch at a mutually convenient date and time, within 45 days from the date of execution of the Assignment Deed.

General Manager
GM (SAMD)