

**INVITATION TO SUBMIT EXPRESSION OF INTEREST
FOR PANCARD CLUBS LIMITED**

Issued by the Resolution Professional of Pancard Clubs Limited,
Mr. Rajesh Sureshchandra Sheth

Assisted by:

Deloitte India Insolvency Professional LLP,
One International Center, Tower 3, 32nd
Floor, Senapati Bapat Marg,
Elphinstone Road (West), Maharashtra, 400013

Dated: November 08, 2022

**INVITATION TO SUBMIT EXPRESSION OF
INTEREST FOR PANCARD CLUBS LIMITED**
(UNDERGOING CORPORATE INSOLVENCY RESOLUTION PROCESS,
UNDER INSOLVENCY & BANKRUPTCY CODE, 2016)

I. BACKGROUND OF Pancard Clubs LIMITED

Pancard Clubs Limited (“**Corporate Debtor**”/“**PCL**”), was incorporated on January 24, 1997. Pancard Clubs Limited was formed with the object to carry on business as proprietors of all types of Clubs, gaming rooms, card rooms and billiard rooms, Golf Clubs and generally amusement caterers and organisers. The Company used to engage in the development and maintenance of recreation clubs, resorts, and hotels, as well as offered holiday packages, booking, and other related services.

PCL has its registered office at 111-113 Kalyandas, Udyog Bhavan near Century Bhavan Prabhadevi Mumbai Maharashtra 400025 India.

A. Details of the places where the majority of fixed assets are located

The majority of the properties of the Company are located in state of Maharashtra and West Bengal, while some properties are located in other states. As per the details sourced from various public domains, the properties of the Corporate Debtor are located at:.

| State / UT | Number of Properties |
|-------------------|-----------------------------|
| Assam | 1 |
| Gujarat | 1 |
| Haryana | 1 |
| Karnataka | 1 |
| Maharashtra | 8 |
| Madhya Pradesh | 1 |
| Rajasthan | 1 |
| Tamil Nadu | 2 |
| West Bengal | 4 |

B. Installed capacity of main products/ services

The corporate debtor was primarily engaged in the business of developing & operating hotels and resorts.

C. Quantity and value of main products/ services sold in last financial year

The RP and his team have not yet received any details from the suspended directors or employees of the Corporate Debtor about the operations of the corporate debtor. Hence information regarding the services sold in the last financial year is not yet available to the RP and his team.

D. Number of Employees/ Workmen

The RP and his team have not yet received any details from the suspended directors or employees of the Corporate Debtor on the number of employees/workmen.

II. ONGOING CORPORATE INSOLVENCY RESOLUTION PROCESS OF Pancard Clubs Limited

Securities Exchange Board of India (SEBI) classified investment made by the various investors in Corporate Debtor as Collective Investment Scheme (“CIS”) operated by Corporate Debtor under the guise of time share scheme for purchase of room nights in various properties and resorts owned by the Corporate Debtor. SEBI by way of an Order dated February 29, 2016, directed the Corporate Debtor to refund monies to the tune of Rs.7035 Crore of the investors of its CIS within three months of passing of the said order and directed the CIS to be wound up. Thereafter, an appeal was filed by the Corporate Debtor before the Hon’ble Securities Appellate Tribunal (SAT) to challenge the Order dated February 29,2016 of SEBI.

SAT had upheld the Order dated February 29,2016 and recovery proceedings were initiated by the SEBI. E-Auction notices were issued for sale of various properties of the Corporate Debtor by way of E-Auction. Thereafter, E-auction notices were assailed before the Hon’ble Bombay High Court vide Order dated January 9, 2019 wherein the auction of properties was stayed until further orders.

An application was filed by the investors of Corporate Debtor being CP(IB) No. 4578/2018 titled as Mr. Nitin Suresh Satghare & 99 Ors. Vs Pancard Clubs Ltd. before the NCLT under Section 7 of the Insolvency and Bankruptcy Code, 2016, seeking for initiation of Corporate Insolvency Resolution Process of Pancard Clubs Limited. The said Application was allowed by the NCLT vide Order dated September 9,2022 and Rajesh Sureshchandra Sheth was appointed as the Interim Resolution Professional of the Corporate Debtor.

The Committee of Creditors of the Corporate Debtor was constituted on September 30,2022 and the first meeting of the CoC was held on October 8, 2022 wherein the agenda for appointment of Rajesh Sureshchandra Sheth as the Resolution Professional of the Corporate Debtor was voted upon and approved by of the CoC by requisite majority.

Pursuant to the provisions of the IBC and the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 (“**CIRP Regulations**”), all interested and eligible prospective resolution applicants (“**PRA**”) are invited to submit an expression of interest for submission of resolution plan for the Corporate Debtor, under terms of this invitation (“**EOI**”). The timelines as stated hereunder remain subject to modification by the COC, and any extension/ exclusion to the timelines for completion of CIRP of the Corporate Debtor under IBC.

III. ELIGIBILITY CRITERIA

The eligibility criteria for the PRAs to submit resolution plans as approved by the COC in terms of Section 25(2)(h) of the IBC are mentioned below:

Financial Capability:

1. Category A – Corporates, partnerships, trusts, government organizations, limited liability partnerships (LLPs) and Individuals or any other Prospective Resolution Applicant (“PRA”) (which is not a financial institution mentioned in (2) below)

- a. The PRA should have Minimum Tangible Net Worth ("TNW")/ Net Owned Funds ("NOF") of Indian National Rupee ("INR") 100 crores at the Group Level in the immediately preceding completed financial year and
- b. TNW shall be computed as aggregate value of paid-up share capital and all reserves created out of the profits and securities premium account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, and does not include reserves created out of revaluation of assets, write back of depreciation and amalgamation
- c. PRA can satisfy TNW criteria at ‘group’ level. ‘Group’ means entities which control PRA, or are controlled by PRA, or are under common control as the PRA. ‘Control’ here is as defined under Section 2(27) of Companies Act, 2013.
- d. The audited consolidated financial statements should clearly reflect the group level networth, if the PRA endeavors to satisfy the TNW criteria at the group level
- e. Group may comprise of entities either controlling or controlled by or under common control with the potential Resolution Applicant. Control means at least 26% ownership.

2. Category B – Financial Institutions including any Investment Co., Asset Management Company, Alternative Investment Fund, Fund House, Private Equity (“PE”) Investor, Non-Banking Financial Co. (“NBFC”) or Asset Reconstruction Company (“ARC”)

- a. The PRA should have Minimum Assets Under Management (“AUM”) of INR 500 Crores in the immediately preceding completed financial year, at group or individual entity level or Minimum committed funds ("Committed Funds") available for investment/ deployment in Indian companies or Indian assets of INR 75 Crores in the immediately preceding completed financial year.
- b. AUM is defined as “total funds deployed + un-deployed committed capital” or “value of loan book / instruments”.
- c. The audited consolidated financial statements should clearly reflect the group-level net worth if the PRA endeavors to satisfy the AUM/ committed funds criteria at the group level.

3. Category C – For PRAs submitting EOI as a Consortium:

Each consortium must satisfy the conditions set out in the invitation for expression of interest in respect of consortiums in addition to the criteria set out below:

- a. Consortium potential Resolution Applicant must also satisfy eligibility criteria pertaining to minimum TNW/NOF/AUM/Committed Funds as applicable in addition to other conditions stipulated herein.
- b. In case the consortium is of Private/ Public Limited Companies/ LLPs/ Body Corporates/ any other potential Resolution Applicants, TNW/NOF of the consortium shall be calculated as weighted average of individual member's TNW/NOF. Provided that only such portion of their TNW/NOF as is proportionate to their shareholding in the consortium will count towards the eligibility criteria of TNW/NOF (without any double counting).
- c. In case the consortium is comprised of Financial Institutions/ Investment Companies/ Fund Houses/ PE Investors/ NBFCs/ ARCs/ any other prospective Resolution Applicants, the minimum AUM of consortium shall be calculated as weighted average of individual member's AUM or Committed Funds available for investment/ deployment in Indian companies/Indian assets shall be calculated as weighted average of individual member's Committed Funds for investment/ deployment in Indian companies/Indian assets. Provided that only such portion of their AUM/ Committed Funds as is proportionate to their shareholding in the consortium will count towards the eligibility criteria of AUM/ Committed Funds (without double counting).

- d. Incorporation of an Indian limited company shall be mandatory to enter into definitive agreements post submission and approval of resolution plan.

IV. INDICATIVE PROCESS

The process for invitation and submission of resolution plan for the Corporate Debtor shall be undertaken in two stages, as described below:

Stage I:

- (a) PRAs to submit the EOI along with the necessary documents as detailed in this document.
- (b) Shortlisting of eligible PRAs upon verification of the EOI and supporting documents submitted by respective PRAs.

Stage II

- (a) Virtual Data Room (VDR) access will be provided to the shortlisted eligible PRAs for due diligence of the Corporate Debtor. The VDR will contain:
 - (i) request for resolution plans outlining the next steps, evaluation criteria/matrix for the evaluation of the resolution plans;
 - (ii) information memorandum prepared as per provisions of the Code; and
 - (iii) other available 'relevant information' related to Corporate Debtor as envisaged under the Code.
- (b) Submission of resolution plans by shortlisted eligible PRAs and negotiations and/or revisions and/or voting thereof in accordance with the provisions of the request for resolution plans, and the Code and regulations framed thereunder.

Tentative dates for events subsequent to issuance of Form G and IEOI

| Sr. No. | Particulars | Timelines* |
|---------|---|-------------|
| 1 | Deadline for submission of EOI by PRAs | 23 Nov 2022 |
| 2 | Issuance of provisional list of PRAs | 03 Dec 2022 |
| 3 | Last date for filing of objections to provisional list of PRAs | 08 Dec 2022 |
| 4 | Issuance of final list of PRAs | 18 Dec 2022 |
| 5 | Issuance of Request for Resolution Plan (RFRP) including Evaluation Matrix and IM | 08 Dec 2022 |
| 6 | Deadline for submission of resolution plans by PRAs | 07 Jan 2023 |

* The timelines as stated above remain subject to modification by the COC, and any extension/ exclusion to the timelines for completion of CIRP of the Corporate Debtor under IBC.

V. REQUIREMENTS FOR SUBMISSION OF EOI

- A. The PRAs must not be ineligible under Section 29A of the IBC. Following are the ineligibility norms as per Section 29A of the IBC, as applicable on the date of issuance of invitation to submit an EOI for the Corporate Debtor:

A person shall not be eligible to submit a resolution plan, if such person, or any other person acting jointly or in concert with such person—

- a. is an undischarged insolvent;
- b. is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
- c. at the time of submission of the resolution plan, 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 or the guidelines of a financial sector regulator issued under any other law for the time being in force 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;

Provided that the person shall be eligible to submit a resolution plan if such person makes payment of all overdue amounts with interest thereon and charges relating to non-performing asset accounts before submission of resolution plan:

Provided further that the ineligibility under para (c) herein, shall not apply to a resolution applicant where such applicant is a financial entity and is not a related party to the Corporate Debtor¹.

- d. has been convicted for any offence punishable with imprisonment –
 - (i) for two years or more under any Act specified under the Twelfth Schedule of the IBC;
 - (ii) for seven years or more under any law for the time being in force:

Provided that the aforementioned point (d) shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

Provided further that aforementioned point (d) shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I* of Section 29A of the IBC.

- e. is disqualified to act as a director under the Companies Act, 2013;

Provided further that aforementioned point (e) shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I* of Section 29A of the IBC.

¹ For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Corporate Debtor and is a related party of the Corporate Debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the insolvency commencement date of the Corporate Debtor.

For the purposes of this clause, where a resolution applicant 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 and such account was acquired pursuant to a prior resolution plan approved under the IBC, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under the Code.

- f. is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- g. 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 the IBC:

Provided that the aforesaid point (g) shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of the corporate debtor by the resolution applicant pursuant to a resolution plan approved under the IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such resolution applicant has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction.

- h. has executed a 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 the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- i. is subject to any disability, corresponding to points (a) to (h), under any law in a jurisdiction outside India; or
- j. has a connected person (*as defined in Section 29A of the IBC*) not eligible under aforementioned points (a) to (i).

Note: The aforementioned ineligibility criteria is set out based on Section 29A of IBC as applicable on the date of issuance of the invitation for EOI and is subject to changes pursuant to the amendments in the IBC from time to time. The PRAs are required to stay updated on the amendments to the IBC from time to time and any modifications to the ineligibility norms set out under Section 29A of IBC shall also apply to this invitation, without the requirement of any further communication to be issued to the PRAs.

- B. The PRAs (including the Consortium, if any) must meet the eligibility criteria as set out in Part III of this detailed IEOI.
- C. The EOI should be unconditional and should be submitted in the format attached at **Annexure I**. The EOI should be accompanied with the following documents/information, as applicable:
 - (a) undertakings in the format set out as Annexure II (*undertaking*), III (*29A undertaking*) and IV (*confidentiality undertaking*);
 - (b) relevant information and records to enable an assessment of eligibility under Section 29A of IBC, including a list of connected persons (defined in the Code);
 - (c) relevant information and records to enable an assessment of eligibility under Part III of this detailed IEOI;
 - (d) Other documents in support of credibility of PRA such as, audited financial statements for last 3 financial years, certificate by auditors/practicing chartered accountants confirming that the PRA satisfies the eligibility conditions specified in Part III of this detailed EOI, proof of address, copy of PAN card, GST number or equivalent documents, company profile and details of KMP/promoters/ Board of Directors and rationale for submission of an EOI in CIRP of the Corporate Debtor.

- D. It would be mandatory for PRAs to submit the soft copy of the signed EOI on or before November 23, 2022 by way of email at inpclip@deloitte.com. The subject of the email should be “Expression of Interest for submitting a Resolution Plan for Pancard Clubs Limited”.
- E. In addition to submission of EOI by way of email as aforementioned, the PRAs must also submit the signed EOI documents in a sealed envelope at below mentioned address through speed/registered post or by hand delivery on or before November 23, 2022. The envelope should be superscripted as “Expression of Interest for submitting a Resolution Plan for Pancard Clubs Limited” in the name of Mr. Rajesh Sureshchandra Sheth, Resolution Professional for Pancard Clubs Limited at Deloitte India Insolvency Professionals LLP, One International Center, Tower 3, 32nd Floor, Senapati Bapat Marg, Elphinstone Road (West), Maharashtra, 400013, Maharashtra, India. In case of any discrepancy in the EOI submitted by a PRA in soft copy and physical form, the EOI shall be liable to be rejected.
- F. The EOI and other concerned documents shall be signed by the authorized signatory of the PRA, supported by evidence of the authority of such person (for instance, duly authorized and signed extract of Board resolution or Power of Attorney, authorizing the signatory to execute the EOI) and appropriately stamped / company seal (if any) affixed by the representative of the PRA, if required. The evidence of authority must be enclosed by the PRA along with EOI.
- G. PRAs may be a “Consortium”. “**Consortium**” shall mean any person acting together with another person as a consortium/joint bidder or joint venture (whether incorporated or not) for the purpose of submission of the EOI (and resolution plan) for the Corporate Debtor. Where the EOI is being submitted by a Consortium, please note the following:
- (a) A person cannot be part of more than 1 (one) Consortium submitting the EOI for the Corporate Debtors. Further, a person shall submit only 1 (one) EOI, either individually as a PRA or as a constituent of a Consortium;
 - (b) The Consortium shall submit the copy of consortium agreement/memorandum of understanding, if any, entered into between the Consortium members, setting out the respective obligations of the Consortium members;
 - (c) The EOI must contain the details of the members of the Consortium along with the proposed equity participation/economic interest of each member in the Consortium.
 - (d) The Consortium would be required to have a lead consortium member identified upfront which should have been given the authority by other member(s) of the Consortium to bind, represent and take decisions on behalf of the Consortium and such written authorization should be shared as part of the EOI. Such lead member shall be the single point of contact on behalf of the Consortium with the Resolution Professional and the COC, their representative and advisors in connection with all matters pertaining to the Consortium. Any change in the lead member shall be with prior intimation to the Resolution Professional, and upon submission of such further documents and subject to fulfilment of such conditions as may be required by the Resolution Professional and/ or COC (to their satisfaction) in that regard;
 - (e) The lead member can sign and submit an EOI on behalf of the Consortium. However, all supporting documents, including each of the undertakings as required to be submitted along with the EOI must be submitted/signed by each member of the Consortium;
 - (f) Each member of the Consortium must satisfy the criteria as laid down in this invitation, in terms of Section 29A of the IBC;
 - (g) Each member of the Consortium shall be jointly and severally liable under the EOI and the resolution plan for the Corporate Debtor; and

Post submission of EOI, any change in the Consortium, whether by way of addition of another PRA who is in the final list, or reduction of members, or an individual PRA subsequently intending to form a consortium with another PRA who is in the final list, for the purpose of submitting a resolution plan, shall be with prior intimation to the Resolution Professional, and upon submission of such further documents and subject to fulfilment of such conditions as may be required by the Resolution Professional and/ or COC (to their satisfaction) in that regard.

H. Submission of Refundable Deposit with Expression of Interest:

All PRAs shall be required to submit refundable deposit of INR 25 Lakhs (Rupees Twenty Five Lakhs Only) as detailed below along with EOI.

Refundable Deposit shall be paid through Demand Draft/RTGS/NEFT or through Bank Guarantee. The bank details and the format for the same shall be shared separately.

Disclaimer:

The information as contained in this invitation relating to the Corporate Debtor, including as stated above, is subject to the following:

1. *The information has been collated basis information available in public domain due to non-availability of records/information, absence of any Corporate Debtor personnel including the Directors of the Corporate Debtor. The RP is making efforts and is engaged with the relevant authorities and stakeholders to obtain and gather the records and information of the Corporate Debtor.* Neither the Resolution Professional (RP) nor any of the advisors, support firm, consultants, and/or professionals engaged by the RP and/or the members of the COC and/or professionals/advisors engaged by the CoC shall incur any liability arising out of or in connection with the issue of this invitation, including for any inadvertent/unintentional error, inaccuracy or inadequacy of information.
2. The information contained in this invitation does not purport to be all-inclusive nor does it necessarily contain all the information that a PRA may desire in examining the Corporate Debtor (or its divisions). Nothing contained herein shall be construed as an advice or opinion (whether legal, financial, technical or otherwise). The RP and his advisors, support firm, consultants, and/or professionals and/or the members of the COC and/or professionals/advisors engaged by the CoC shall not be liable for any costs, expenses, charges etc. howsoever incurred by the recipient(s) in reliance on this invitation. PRAs are suggested to exercise their own judgment and verify facts and information independently before taking any decision based on this invitation, without any recourse to the RP or any of the advisors, consultants, and/or professionals engaged by the RP.
3. The RP is not in a position to evaluate the reliability or completeness of the information obtained from the Corporate Debtor, as contained in this invitation. Accordingly, the RP cannot express opinion or any other form of assurance on the historical or prospective financial statements, management representations or other data of the company included in or underlying the accompanying information. The RP makes no representation or warranty, express or implied that the information contained herein is accurate, authentic, fair, correct, or complete. In so far as the information contained in this invitation includes current or historical information, the accuracy, authenticity, correctness, fairness, and completeness of such information is not guaranteed. This

document has not been approved and may not be reviewed or approved by any statutory or regulatory authority in India or by any stock exchange in India or in any other jurisdiction.

4. This invitation is being published with the understanding that the PRAs shall continue to make their own independent investigation and assessment of the conditions and affairs of the Corporate Debtor and such other matters as the PRAs may deem appropriate without placing sole reliance upon any information as set out in this invitation.
5. All summaries and/or discussions of documentation and/or information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements. This invitation is intended to be supplemented with issuance of request for resolution plans, information memorandum, evaluation matrix, and access to further relevant information of the Corporate Debtor, accompanied by their own disclaimers as applicable, and the RP and his team disclaim to the fullest extent as possible any and all responsibility in relation to the information of the Corporate Debtor as is contained herein or in any referenced or supplemental document or information as may be issued to the PRAs.
6. There is no intention of the RP, while issuing this invitation, to enter into any contractual or fiduciary relationship with the PRAs. PRAs do not get any right or expectation in relation to the information contained in this invitation and by submission of an EOI pursuant to this document, the PRAs unconditionally and irrevocably waive any rights or remedies under contract, tort or other laws against the RP for any information herein provided or omitted.

Note:

1. This is not an offer document.
2. PRAs should regularly visit website <https://www.cirppancardclubs.com> to keep themselves updated regarding any clarifications, amendments, or modification to this document or extension of time granted for the submission of EOI, if any.
3. The eligibility criteria specified in this detailed IEOI for the Corporate Debtor may be amended or changed at any stage at the discretion of the COC.
4. The Resolution Professional / COC reserves the right to cancel, amend, withdraw or modify the process (including the timelines) of this detailed IEOI or resolution plans.
5. The Resolution Professional and the COC reserve the right to issue clarifications, amendments and modifications to this invitation, or to waive or relax any term or condition or its application, generally or in any particular case, in each case as they may deem fit in their sole discretion. The Resolution Professional and the COC also have the right to issue further supplements to this invitation and retain the right to require additional documents from the PRAs without assigning any reason and without any liability. Any modifications or clarifications to this invitation, as published in writing by the Resolution Professional, shall be binding on the PRAs and shall be deemed to form a part of this invitation, and shall not entitle the PRAs to seek any extension of timeline for submission of EOI. For the avoidance of doubt, it is clarified that, a clarification issued to this invitation by the Resolution Professional, shall not be considered as modification to this invitation in terms of the CIRP Regulations. No oral conversations or agreements with the Resolution Professional or any official, agent or employee of the Resolution Professional, or any member of the COC, or any official, agent or employee of the Corporate Debtor shall be deemed to affect or modify any terms of this invitation for EOI.
6. The EOIs submitted after the last date as given in this invitation shall be liable to be rejected. The

last date as given in this invitation, may be extended from time to time in accordance with applicable laws and such an extension shall not be considered as a fresh issuance of this invitation for the purpose of the CIRP Regulations.

7. By virtue of submission of an EOI pursuant to this invitation, it shall be deemed that PRAs acknowledge and agree that, neither the PRA nor any of representatives of the PRA shall have any claims whatsoever against the Resolution Professional or its advisors or any member of the COC or its advisors or any of their respective directors, officials, agents or employees arising out of or relating to this invitation for EOI.
8. By submitting an EOI, each PRA 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.
9. It may be noted that the EOIs of only those interested PRAs who meet the eligibility criteria specified herein shall be considered for purposes of inclusion in provisional and final list to be issued under the CIRP Regulations. The fulfilment of the eligibility conditions in the EOI does not automatically entitle PRAs to participate in the CIRP, which will be subject to applicable laws and further conditions which may be stipulated by the Resolution Professional and/ or the COC, at their sole discretion, including those in relation to access to the virtual data room or as may be stipulated under the request for resolution plans. Without prejudice to the generality of the above provisions, the Resolution Professional reserve his right to reject the EOI of any PRA and not include them in the provisional or final list of eligible PRAs, in the following events (including but not limited to): (a) if the EOI submitted by the PRA is incomplete or the PRA does not submit the documents as required under this invitation; or (b) if the PRA does not submit such further documents or information as requested by the Resolution Professional/ COC for conducting due diligence on the PRA; (c) If any information/document provided by PRA is false, incorrect, inaccurate or misleading, as per determination of the Resolution Professional / COC.
10. EOIs pursuant to this invitation are being called for resolution of the Corporate Debtor as a going concern. The Resolution Professional and COC reserve the right to seek expression of interest/resolution plans for one or more assets or businesses of the Corporate Debtor at any stage, subject to the applicable provisions of the Code and the regulations framed thereunder.
11. The PRA are required to take note that under Regulation 29 of the CIRP Regulations, certain assets of the Corporate Debtor may be sold in compliance with the provisions contained therein. Nothing contained herein shall prejudice the right of the RP and the COC to undertake any sale of any assets of the Corporate Debtor in compliance with applicable laws.
12. For any details or clarifications on the process of submission of EOI, please contact at inpclip@deloitte.com, at least three days prior to the last date of submission of EOI.

Sd/-

Rajesh Sureshchandra Sheth
Resolution Professional in the matter of Pancard Clubs Limited
IBBI Regn. No.: IBBI/IPA-002/IP-NO1021/2020-2021/13298
AFA Number - AA2/13298/02/201222/201819 (Valid till 20/12/2022)

IBBI Registered Address:

B-55, Shatdal society, 7th Floor, Azad Lane, off S.V. Road, Andheri West, Near Shoppers Stop,
Mumbai City, Maharashtra, 400058
Email id – rajeshshethsbi@gmail.com

Process specific address for correspondence:

Deloitte India Insolvency Professionals LLP, 27th-32nd Floor, Tower 3, One International, Center,
Elphinstone Mill Compound, Senapati Bapat Marg, Elphinstone Road (W), Mumbai - 400013

Process specific email id for correspondence: inpclip@deloitte.com

Date: November 08, 2022

Place: Mumbai

ANNEXURE I

[On the letterhead of Lead Member/Prospective Resolution Applicant submitting the EOI]

Date: [insert]

To,

Rajesh Sureshchandra Sheth
Resolution Professional for Pancard Clubs Limited
(Under Corporate Insolvency Resolution Process)
IBBI Regn. No.: IBBI/IPA-002/IP- NO1021/2020-2021/13298
AFA Number - AA2/13298/02/201222/201819(Valid till 20/12/2022)
Deloitte India Insolvency Professionals LLP
One International Center, Tower 3, 32nd Floor, Senapati Bapat Marg,
Elphinstone Road (West), Maharashtra, 400013
inclip@deloitte.com

Subject: Expression of Interest (“**EOI**”) for submitting a Resolution Plan for Pancard Clubs Limited, (“**Corporate Debtor**”) currently undergoing Corporate Insolvency Resolution Process (“**CIRP**”) under Insolvency and Bankruptcy Code, 201, as amended (“**IBC**”).

Dear Sir,

In response to the invitation for submission of expression of interest dated November XX, 2022 (“**IEOI**”) inviting EOI for submission of resolution plans (“**Resolution Plan**”) for the Corporate Debtor as per the provisions of the IBC and the regulations framed thereunder, as amended from time to time, we confirm that we have understood the eligibility and other criteria mentioned in the IEOI and meet the necessary threshold and criteria mentioned therein and are submitting our EOI for submission of a Resolution Plan for the Corporate Debtor. We have attached necessary information requested in the IEOI. The information furnished by us in this EOI is true, correct, complete, and accurate.

[We are submitting the EOI as a Consortium. The following are the constituents of the Consortium:

| Sr. No. | Name of Consortium Member | Type of Entity |
|---------|---------------------------|----------------|
| | | |
| | | |

We, [●], are the Lead Member of the Consortium, pursuant to [●] (copy enclosed herewith).] [**Note: To be retained only in case of EOI being submitted by a Consortium**]

We understand and confirm that:

- a) the EOI will be evaluated by the Resolution Professional of the Corporate Debtor based on the information provided by us in this EOI and attached documents to determine whether we qualify to submit the Resolution Plan for the Corporate Debtor;
- b) the Resolution Professional and the COC reserve the right to conduct due-diligence on us and/or request for additional information or clarification from us for the purposes of evaluating the EOI and we shall promptly comply with such requirements. Failure to satisfy the queries of the

Resolution Professional or the COC may lead to rejection of our EOI; and,

- c) we have read and understood the terms of IEIOI, and that, along with our EOI, we have also enclosed information/documents as required in the IEIOI in compliance with the terms of IEIOI.

Capitalised terms used but not defined herein shall have the meaning ascribed to such terms in the IEIOI.

For further information/ queries, please contact:

[•]

Yours Sincerely,
On behalf of [*Insert name of entity submitting EOI*]

Signature:

Name of Signatory:
Designation:
Company Seal/Stamp

ANNEXURE II

UNDERTAKING

[To be on non-judicial stamp paper of appropriate value as per the stamp act applicable to the place of execution. Prospective Resolution Applicant to procure the stamp paper of not less than INR 100/-. In case of Consortium, this undertaking is to be submitted by each member of Consortium.]

This is in relation to the ongoing corporate insolvency resolution process of Pancard Clubs Limited (“**Corporate Debtor**”) in terms of the Insolvency and Bankruptcy Code, 2016 (“**Code**”). In terms of Section 25(2)(h) of the Code and Regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, the resolution professional of the Corporate Debtor (“**Resolution Professional**”) has issued an invitation for expression of interest dated November XX, 2022 for inviting expressions of interest from prospective resolution applicants (“**Invitation**”). One of the requirements of the Invitation is that the prospective resolution applicants are required to submit the undertaking contained herein at the time of submission of the expression of interest.

In furtherance of the foregoing, I, [name of the chairman/managing director/director/authorized person of prospective resolution applicant], son of [____], aged about [____] years, currently residing at [Address to be inserted] and having Aadhaar / Passport number [____], on behalf of [name of the prospective resolution applicant] [(being a member/ lead member of the Consortium comprising of [], [], and [] as other members of such Consortium)]² having registered office at [____] (“**Applicant**”, a term which also includes any person acting jointly with the Applicant) [pursuant to authorization of the Board of the Applicant dated [____] (as enclosed herewith)]³, do hereby undertake and confirm to the committee of creditors of the Corporate Debtor (“**CoC**”) and the Resolution Professional as follows:

- (a) the Applicant meets the eligibility criteria specified in the Invitation and that it shall provide all documents, representations and information as may be required by the RP or the CoC to substantiate to the satisfaction of the RP and the CoC that the Applicant is eligible in terms of the eligibility criteria set out in the Invitation and is also eligible under the Code and the rules and regulations thereunder to submit an expression of interest in respect of the Corporate Debtor;
- (b) it shall provide relevant information and records to enable an assessment of ineligibility in terms of the Code and that it shall intimate the Resolution Professional forthwith if it becomes ineligible at any time during the corporate insolvency resolution process; and
- (c) that every information and records provided in our 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 for the Corporate Debtor, forfeit any refundable deposit, and attract penal action under the Code.

This undertaking shall be governed in accordance with the laws of India and the courts/ tribunals in Mumbai shall have the exclusive jurisdiction over any dispute arising under this undertaking. Capitalised terms used but not defined herein shall have the meaning ascribed to such terms in the Invitation.

² To be inserted in case of Consortium, as defined in Invitation

³ To be retained for body corporates. To be modified appropriately for other entities, as applicable.

Signed and Delivered by

ANNEXURE III

SECTION 29A UNDERTAKING

[To be on non-judicial stamp paper of appropriate value as per the stamp act applicable to the place of execution. Prospective Resolution Applicant to procure the stamp paper of not less than INR 600/-. In case of Consortium, to be submitted by each member of the Consortium.]

This is in relation to the ongoing corporate insolvency resolution process of Pancard Clubs Limited (“**Corporate Debtor**”) in terms of the Insolvency and Bankruptcy Code, 2016 (“**Code**”). In terms of Section 25(2)(h) of the Code and Regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, the resolution professional of the Corporate Debtor (“**Resolution Professional**”) has issued an invitation for expression of interest dated November XX, 2022 for inviting expressions of interest from prospective resolution applicants (“**Invitation**”). One of the requirements of the Invitation is that the prospective resolution applicants are required to submit the undertaking contained herein at the time of submission of the expression of interest.

In furtherance of the foregoing, I, *[name of the chairman/managing director/director/authorized person of prospective resolution applicant]*, son of *[_____]*, aged about *[_____]* years, currently residing at *[Address to be inserted]* and having Aadhaar / Passport number *[_____]*, on behalf of *[name of the prospective resolution applicant]* [(being a member/ lead member of the Consortium comprising of [], [], and [] as other members of such Consortium)]⁴ having registered office at *[_____]* (“**Applicant**”, a term which also includes any person acting jointly with the Applicant) [pursuant to authorization of the Board of the Applicant dated *[_____]* (as enclosed herewith)]⁵, do hereby undertake, declare and solemnly affirm to the committee of creditors of the Corporate Debtor (“**CoC**”) and the Resolution Professional as follows:

1. That I am duly authorized and competent to make and affirm the instant undertaking for and on behalf of the Applicant in terms of [resolution of its board of directors/ power of attorney dated [] (copy enclosed herewith)]. I hereby unconditionally state, submit and confirm that the said document is true, valid and genuine.
2. I hereby unconditionally state, submit and confirm that the Applicant is not disqualified from submitting an expression of interest (and resolution plan) in respect of the Corporate Debtor, pursuant to the provisions of the Insolvency and Bankruptcy Code, 2016 (read with rules and regulations framed thereunder, “**Code**”).
3. I hereby state, submit and declare that neither the (i) Applicant nor (ii) any person acting jointly or in concert with the Applicant nor (iii) any person who is a connected person (as defined under the provisions of the Code) of (a) the Applicant or (b) any person acting jointly or in concert with the Applicant):

⁴ To be inserted in case of Consortium, as defined in Invitation

⁵ To be retained for body corporates. To be modified appropriately for other entities, as applicable.

- (a) is an undischarged insolvent;
- (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
- (c) is at the time of submission of the resolution plan a person who, (i) has an account which has been classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force, or (ii) controls or manages or is the promoter of a corporate debtor whose account has been classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force; and such classification has continued for a period of one year or more from the date of such classification till the date of commencement of the corporate insolvency resolution process of the Corporate Debtor and all such overdue amounts along with interest, costs and charges thereon has not been fully repaid at the time of submission of resolution plan⁶.

- (d) has been convicted for any offence punishable with imprisonment –
 - (i) for two years or more under any statute specified under the Twelfth Schedule of the Code and two years have not passed from the date of release from such imprisonment; or
 - (ii) for seven years or more under any law for the time being in force and two years have not passed from the date of release from such imprisonment.

Provided further that this point (d) shall not apply in relation to a connected person referred to in clause (iii) of Explanation I of Section 29A(j) of the IBC.

- (e) has been disqualified to act as a director under Companies Act, 2013;

Provided further that this point (e) shall not apply in relation to a connected person referred to in clause (iii) of Explanation I of Section 29A(j) of the IBC.

- (f) is prohibited from trading in securities or accessing the securities markets;

- (g) has been a promoter or in the management of or control of a corporate debtor in which any preferential transaction or undervalued transaction or extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Hon'ble National Company Law Tribunal (or its appellate tribunal / court) under the Code (other than a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction which has taken place prior to the acquisition of the corporate debtor by the Applicant pursuant to a resolution plan approved under the Code

⁶ In the event either of Explanation I and/ or II as appended to Section 29A(c) are applicable, the following clause can be substituted as para (c) herein:

“is at the time of submission of the resolution plan a person who is exempted under Explanation I / Explanation II of Section 29A (c) of the Code”.

or pursuant to a scheme or plan approved by a financial sector regulator or a court, and the Applicant has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction);

- (h) has executed a 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 the Code where such guarantee has been invoked by the creditor and remains unpaid in full or part; and
 - (i) is subject to any disability, corresponding to clauses (a) to (h) above, under any law in a jurisdiction outside India.
4. That the Applicant unconditionally and irrevocably represents, warrants and confirms that it is eligible under the terms and provisions of the Code and the rules and regulations thereunder to submit an expression of interest (and resolution plan) for Corporate Debtor. The Applicant is attaching herewith the list of connected persons (as defined under the Code). The Applicant shall provide all documents, representations and information as may be required by the Resolution Professional and/ or the CoC to substantiate to the satisfaction of the Resolution Professional and the CoC that the Applicant is eligible under the Code and the rules and regulations thereunder to submit an expression of interest (and resolution plan) in respect of the Corporate Debtor.
 5. That the Applicant unconditionally and irrevocably undertakes that it shall provide all data, documents and information as may be required to verify the statements made under this undertaking.
 6. That the Applicant understands that the CoC and the Resolution Professional may evaluate the expression of interest to be submitted by the Applicant or any other person acting jointly with it and such evaluation shall be on the basis of the confirmations, representations and warranties provided by the Applicant under this undertaking.
 7. That the Applicant agrees that each member of the CoC and the Resolution Professional are entitled to rely on the statements and affirmations made in this undertaking for the purposes of determining the eligibility and assessing, agreeing and approving the expression of interest submitted by the Applicant.
 8. That in the event any of the above statements are found to be untrue or incorrect, then the Applicant understands that it shall be rendered ineligible under the Code, and further unconditionally agrees to indemnify and hold harmless the Resolution Professional and each member of the CoC against any losses, claims or damages incurred by the Resolution Professional and / or the members of the CoC on account of such ineligibility of the Applicant.
 9. That the Applicant agrees and undertakes to disclose/inform forthwith, to the Resolution Professional and the members of the CoC, if the Applicant becomes aware of any change in factual information in relation to it or its connected person (as defined under the Code) which would make it ineligible under any of the provisions of Section 29A of the Code at any stage of the corporate insolvency resolution process of the Corporate Debtor, after the submission of this undertaking.
 10. That this undertaking shall be governed in accordance with the laws of India and the courts/tribunals of Mumbai shall have the exclusive jurisdiction over any dispute arising under this undertaking.

Signed and Delivered by

ANNEXURE IV

[To be printed by the prospective resolution applicant on the stamp paper of appropriate amount as per the Stamp Act applicable to the place of execution. Prospective Resolution Applicant to procure the appropriate stamp paper of not less than INR 600/-. In case of Consortium, to be submitted by each member of the Consortium.]

CONFIDENTIALITY UNDERTAKING

This confidentiality undertaking has been signed by _____, a prospective resolution applicant (as per Section 5 (25) of Insolvency & Bankruptcy Code, 2016 (“Code”)), having its office at _____ acting through Mr./Ms. _____, the authorized signatory / authorized representative (“**Prospective Resolution Applicant**”), which expression shall, unless repugnant to the context, include its successors, legal representatives, permitted assigns and administrators in business) in favour of Pancard Clubs Limited, a company registered under Companies, Act, 1956 having Corporate Identification Number L51909MH2007PLC268269 (“**Company**” / “**Corporate Debtor**”) on this _____ day of _____ 2022_.

WHEREAS the Company is under corporate insolvency resolution process *vide* an order of the National Company Law Tribunal, Mumbai Bench (“**NCLT**”) dated September 09, 2022, whereby Mr. Rajesh Sureshchandra Sheth was appointed as the interim resolution professional of the Corporate Debtor.

WHEREAS in the meeting of the committee of creditors of the Corporate Debtor (“**CoC**”) dated October 08, 2022, the CoC resolved to appoint Mr. Rajesh Sureshchandra Sheth as the Resolution Professional of the Corporate Debtor (“**Resolution Professional**”).

WHEREAS the Resolution Professional has prepared information memorandum as per Section 29 (1) of the Code and Regulation 36 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 in respect of the Corporate Debtor (“**Information Memorandum**”).

WHEREAS the Prospective Resolution Applicant is submitting an expression of interest for the purpose of submission of a resolution plan for the Corporate Debtor, and is accordingly, intending to access the Information Memorandum and other confidential information pertaining to the Corporate Debtor and/ or ongoing CIRP.

WHEREAS the Resolution Professional is required to share the Information Memorandum and other relevant information (including as defined in Section 29 of the Code) with a prospective resolution applicant after receiving an undertaking from the Prospective Resolution Applicant to the effect that the Prospective Resolution Applicant shall maintain confidentiality of the information contained in the Information Memorandum and any other information shared with such Prospective Resolution Applicant 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 Section 29(2) of the Code.

This confidentiality undertaking shall inure to the benefit of Resolution Professional and the Corporate Debtor, and their authorised representatives (collectively, “**Disclosing Party/ies**”).

THEREFORE, the Prospective Resolution Applicant hereby declares and undertakes as follows:

1. The Prospective Resolution Applicant declares and undertakes that it will not divulge any information disclosed to it by the Disclosing Parties including any financial information of the Corporate Debtor, any part of the information contained in the Information Memorandum of Corporate Debtor, prepared as per Section 29(1) of the Code and Regulation 36 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 and relevant information as defined in Section 29 of the Code, and any other information of the Corporate Debtor and/ or its CIRP, through oral, electronic or written communication or through any mode (including the data room) to anyone, and the same shall constitute “**Confidential Information**”. Any information or documents generated or derived by the recipients of Confidential Information that contains, reflects or is derived from any Confidential Information shall also be deemed as Confidential Information.
2. The Prospective Resolution Applicant further unconditionally and irrevocably undertakes and declares that
 - (a) the Confidential Information shall be kept confidential by the Prospective Resolution Applicant and shall be used solely as allowed under the Code;
 - (b) the Prospective Resolution Applicant shall not use the Confidential Information to cause any undue gain or undue loss to itself, the Disclosing Parties or any other person;
 - (c) the Prospective Resolution Applicant shall comply with all provisions of law for the time being in force relating to confidentiality and insider trading in relation to such Confidential Information;
 - (d) the Prospective Resolution Applicant shall protect any intellectual property of the Corporate Debtor which it may have access to;
 - (e) the Confidential Information may only be disclosed to and shared with any directors, officers, employees, advisors or investors of the Prospective Resolution Applicant (“**Third Parties**”), by the Prospective Resolution Applicant, in accordance with applicable laws in relation to confidentiality and insider trading and the terms of this confidentiality undertaking, on a strict need-to-know basis and only to the extent necessary for and in relation to the corporate insolvency resolution process of the Corporate Debtor, provided that the Prospective Resolution Applicant binds Third Parties, by way of an undertaking/ agreements, to terms at least as restrictive as those stated in this confidentiality undertaking. The Prospective Resolution Applicant shall be responsible for any breach of the confidentiality obligations by Third Parties to whom the Prospective Resolution Applicant shares the Confidential Information in accordance with this confidentiality undertaking;
 - (f) the Prospective Resolution Applicant shall ensure that all Confidential Information is kept safe and secured at all times and is protected from any unauthorised access, use, dissemination, copying, theft or leakage;
 - (g) the Prospective Resolution Applicant shall immediately destroy and permanently erase all Confidential Information upon the earlier of: (i) a written request by the Disclosing Parties; or (ii) decision taken by the Prospective Resolution Applicant to not submit its resolution plan for the Corporate Debtor or otherwise pursue or move forward with the resolution plan process or (iii) resolution plan of any other resolution applicant is approved by the

Hon'ble NCLT or (iv) an order for liquidation of the Corporate Debtor being passed by the adjudicating authority under Section 33 of the Code;

3. Notwithstanding anything to the contrary contained herein, the obligation to maintain confidentiality in terms of this confidentiality undertaking shall not apply to following information:
 - (a) information which, at the time of disclosure to the Prospective Resolution Applicant was already in the public domain without violation of any provisions of applicable laws;
 - (b) information which, after disclosure to the Prospective Resolution Applicant becomes publicly available and accessible without violation of applicable laws or a breach of this confidentiality undertaking;
 - (c) information which was, lawfully and without any breach of this confidentiality undertaking, in the possession of the Prospective Resolution Applicant prior to its disclosure, as evidenced by the records of the Prospective Resolution Applicant;
 - (d) information that is lawfully and independently received by the Prospective Resolution Applicant from a third party who is acting as per applicable laws and is not in breach of its confidentiality obligations; and
 - (e) information that is required to be disclosed by the Prospective Resolution Applicant (and to the extent required to be disclosed) pursuant to the requirements of applicable laws, or order of a judicial or administrative authority or the guidelines of a regulatory authority or the stock exchange, provided however the Prospective Resolution Applicant must provide prior intimation of such disclosure to the Disclosing Parties such that the Disclosing Parties have a reasonable opportunity to secure a protective order or take other action as appropriate. Without prejudice to the aforementioned, in the event such disclosure cannot be avoided on account of requirement under applicable law, the disclosure must be limited strictly to the extent required for compliance with the aforementioned law, rules, direction or order.
4. In the event of breach or threatened breach of the terms of this confidentiality undertaking, the Disclosing Parties shall be entitled to all remedies available under law or equity. Without prejudice to generality of above, the Disclosing Parties shall be entitled to the remedies of injunction and other equitable relief for a threatened or actual breach of this confidentiality undertaking. The Prospective Resolution Applicant shall indemnify and hold harmless the Disclosing Parties for all losses, damages and costs incurred or suffered by the Disclosing Parties on account of any breach of this confidentiality undertaking by the Prospective Resolution Applicant or the Third Parties.
5. Nothing contained in this undertaking shall be deemed to require or obligate the Disclosing Parties to disclose any or whole of Confidential Information to the Prospective Resolution Applicant, and any such disclosure shall be subject to the requirements of the Code. No representation or warranty has been provided by the Disclosing Parties in relation to the authenticity or adequacy of the information provided to the Prospective Resolution Applicant, including the Confidential Information, and the Prospective Resolution Applicant would not have any claim against the Disclosing Parties in relation to any information provided to the Prospective Resolution Applicant.

6. The Prospective Resolution Applicant hereby represents and warrants that it has the requisite power and authority to execute, deliver and perform its obligations under this confidentiality undertaking.
7. The terms of this confidentiality undertaking may be modified or waived only by a separate instrument in writing signed by the Prospective Resolution Applicant with the prior written consent of the Disclosing Parties that expressly modifies or waives any such term.
8. This confidentiality undertaking and any dispute, claim or obligation arising out of or in connection with it shall be governed by and construed in accordance with Indian laws and the courts / tribunals at Mumbai shall have exclusive jurisdiction over matters arising out of or relating to this confidentiality undertaking.
9. The confidentiality undertaking shall be in conjunction to any other undertakings provided by the Prospective Resolution Applicant to the Disclosing Parties .

Encl: Board resolution / Power of Attorney (supported by authority in form of board resolution in favor of person giving the power of attorney) authorising the execution of the undertaking.

Signed on behalf of

(Name of Prospective Resolution Applicant)

By

(Name and Designation)
Authorised Signatory