INVITATION FOR EXPRESSION OF INTEREST FOR APPOINTMENT OF NEW DEVELOPER FOR COMPLETION OF THE SUPERNOVA PROJECT, NOIDA

Issued by the Transaction Advisor on behalf of the Empowered Committee appointed by the Hon'ble Supreme Court vide its order dated 16 December 2025 for the resolution of M/s *Supertech Realtors Private Limited.*

Transaction Advisor: PricewaterhouseCoopers Professional Services LLP

Email ID for communication: in_supernova@pwc.com

The copy of all communications shall also be marked to the Nodal Officer at the email id: nodalofficer@supernovascc.in

Website: www.supernovascc.in

Dated: 24 July 2026

TABLE OF CONTENTS

DEFINITIONS

In this Expression of Interest "**EOI**" Document, unless the context otherwise requires, the following terms shall have the meanings assigned to them below:

"Project" or "Supernova Project" means the mixed-use real estate development project of M/s Supertech Realtors Private Limited situated at Sector 94, Noida, Uttar Pradesh, as more particularly described in Clause 2.1 of this EOI Document, in line with approved layout, design, and drawings, specifications and common facilities, Noida bye laws and applicable laws.

"Applicant" means a Developer or a consortium of a Developer and a Financial Institution that submits an Expression of Interest in accordance with this EOI Document for appointment as the New Developer for the Supernova Project. The detailed eligibility conditions and consortium provisions applicable to Applicants are set out in Section 4 of this EOI Document.

"EOI" means the Expression of Interest submitted by an Applicant in response to this EOI Document, together with all annexures, undertakings, declarations, and supporting documents.

"Committee" or **"Empowered Committee"** means the committee constituted by the Hon'ble Supreme Court of India vide order dated 16 December 2025 including any subsequent changes as per Supreme Court orders to oversee the resolution of M/s Supertech Realtors Private Limited and completion of the Supernova Project.

"Developer" shall mean the entity, whether a company or other eligible person, submitting an Expression of Interest ("EOI") in response to this document and having demonstrable, relevant experience in the development, sale, and marketing of real estate projects and meet the eligibility criteria as mentioned in Section 4 of the EOI document. Any Developer associated with or related to the Corporate Debtor or erstwhile management shall not be allowed to participate in the process.

"Consortium" means a group of not more than two (2) eligible entities — being a Developer and a Financial Institution — jointly submitting an EOI in accordance with the terms of this EOI Document. The formation of consortium post submission of EOI shall not be permissible. A consortium between two Developers or two financial players shall not be permitted. The detailed consortium provisions are set out in Section 4.2.3 of this EOI Document.

"Contract" means the process of selection of the New Developer through this EOI and RFP process and shall include the entire period of development, construction, completion, marketing, sale, and delivery of the Supernova Project- until the fulfillment of all obligations of the New Developer under the Definitive Agreement.

"Lead Member", in case of a Consortium, must be a Developer and must hold a minimum of 51% share / equity interest in the Consortium at all times during the currency of the Contract. Lead Member shall have primary accountability for the performance of the Contract and shall also act as the principal point of contact.

"**New Developer**" shall mean the entity, whether a company, consortium, or other eligible person, that has been duly identified and approved by the Empowered Committee pursuant to the competitive process prescribed in this EOI and the subsequent Request for Proposal ("RFP") for undertaking the completion, development, execution, marketing, sale, delivery, and such related functions to the Project as may be set out by the Empowered Committee. The New Developer shall also mean that they have no association or relation with the Corporate Debtor or erstwhile management/Directors/ Company/ or any associated Company of Supertech Realtors Pvt. Ltd in any manner.

"Project Information Memorandum" or means the detailed project information memorandum proposed to be made available to shortlisted Applicants.

"Request for Proposal" or **"RFP"** means the detailed bid document proposed to be issued to shortlisted Applicants.

"SRPL" or **"Company"** means M/s Supertech Realtors Private Limited.

"Transaction Advisor" or **"TA"** means PricewaterhouseCoopers Professional Services LLP, appointed by the Empowered Committee to assist in the identification and selection of the New Developer for the Supernova Project.

"Virtual Data Room" or **"VDR"** means the electronic data repository to be made available to shortlisted Applicants at the RFP stage for the purpose of due diligence of the Project.

1. BACKGROUND

1.1. The Empowered Committee

The Hon'ble Supreme Court of India, vide its Order in Civil Appeal number: 11052/2025 dated 16 December 2025 annexed in **Annexure A** and further Orders (“**SC Order**”), constituted an Empowered Committee comprising eminent experts ("**Empowered Committee**" / "**Committee**") to oversee the resolution process of M/s Supertech Realtors Private Limited ("**SRPL**" / "**Company**") and appointment of the New Developer for completion of Supernova Project.

In furtherance of the said directions, the Interim Resolution Professional, the Committee of Creditors, and the suspended Board of Directors stood discharged, and their powers, along with the management and control of the affairs of SRPL, stood vested in the Empowered Committee.

The Company is, therefore, currently under the control, supervision, and oversight of the Court-appointed Empowered Committee, mandated to safeguard stakeholder interests and ensure time-bound completion of projects of SRPL.

1.2. Appointment of Transaction Advisor

The Empowered Committee, in line with the directions of the Hon'ble Supreme Court, has appointed **PricewaterhouseCoopers Professional Services LLP (“PwC”** / “**Transaction Advisor**" / "**TA**") as an independent, credible, and experienced advisor to provide advisory, transaction management, evaluation, and monitoring support to the Committee for the identification and selection of a New Developer to complete the Supernova Project in a fair and transparent manner.

The Transaction Advisor functions as a professional advisor to enhance transparency, accountability, efficiency and value maximization. The Transaction Advisor shall work closely in coordination and under directions of the Empowered Committee.

1.3. Purpose of this EOI

The Empowered Committee, through the Transaction Advisor, hereby invites Expressions of Interest from suitable, eligible, credible and reputed real estate developers, having proven track record, experience and strong financial strength ("**Applicants**") who are interested in being considered for appointment as the New Developer for the timebound completion and development of the Supernova Project at Sector 94, Noida, Uttar Pradesh.

The purpose of this EOI is to shortlist eligible and capable Applicants who shall be invited to participate in the subsequent Request for Proposal stage, wherein detailed proposals shall be sought.

2. PROJECT OVERVIEW

2.1. About the Supernova Project

"Supernova Project" or "Project" means the mixed-use real estate development being undertaken by M/s Supertech Realtors Private Limited (SRPL) on a plot of land admeasuring 70,002 Sq. m. (17.30 Acres) situated at Sector 94, Noida, Uttar Pradesh, comprising the following active components:

Component	Description
Tower D - Spira	Spira is a premium residential **cum commercial** high-rise tower which is partially constructed. The use and product mix of this component shall remain unchanged.
Hypernova Mall	Hypernova is a large format retail mall which is partially constructed. The use and product mix of this component shall remain unchanged.
Tower E - Queen Tower	Queen Tower is yet to be constructed. The New Developer shall have the flexibility to **develop this component into any permissible use** - commercial, retail, hospitality, or any combination thereof - subject to compliance with the total permissible FAR and receipt of requisite regulatory approvals.
Common Infrastructure/ services	Common areas infrastructure/ services across basement levels, utility infrastructure, recreational facilities and external development of the Supernova Project - including but not limited to parking, MEP systems, Fire fighting systems, Lift, DG sets, STP, WTP, electrical substations, landscaping, roads, peripheral security, and access infrastructure as per approved plan.

Above components shall include all the common area infrastructure in the project including any connected area which can be used to access above components. It is expressly clarified that Nova East, Nova West, and Astralis are excluded from the development scope of this RFP. However, the completion of remaining work/ deficiencies in common infrastructure of Nova East, Nova West and Astralis tower shall be the responsibility of the New Developer. For the avoidance of doubt, the term Supernova Project shall include incomplete common services only for the Nova East, Nova West and Astralis towers for which development / construction has already been completed and handed over/ occupied , prior to the signing of the definitive agreements.

Any unutilized FAR available in respect of any portion of the Project may be utilized for the greenfield development of Queen Tower, subject to applicable approvals and regulatory compliances. The detailed terms and conditions for utilization of such enhanced FAR shall be set out in the RFP.

The draft Unified Building Regulations for Industrial Development Authorities of Uttar Pradesh, 2026, available on the NOIDA Authority website, are expected to be notified in due course. The proposed regulations are expected to provide for a substantial increase in permissible FAR. The New Developer may be entitled to avail the benefit of such enhanced FAR under the revised regulations, subject to compliance with the applicable provisions as and when notified. Accordingly, the design and development plan for Queen Tower may be prepared taking into account the potential availability of enhanced FAR also. The detailed terms and conditions for utilization of such enhanced FAR shall be set out in the RFP.

Spira Tower – Status

Floor(s)	Component	Status
Ground to 43rd Floor	Studio and Residential Apartments	Certain Finishing and MEP works pending
44th to 58th Floor	Service floor, Club, Commercial Office space	Façade, Finishing and MEP works pending
59th to 66th Floor	Sky Villas	Façade, Finishing and MEP works pending
67th to 72nd Floor	Observatory & Helipad	Structural Steel Work, Façade, Finishing and MEP work pending

Hypernova Mall – Lower Ground Floor to 3 Floors. Status: Partially Completed

Queen Tower - Status

- Yet to be commenced
- Noida Authority has asked for payment of Rs. 129.04 crores (inclusive of applicable GST) vide their letter dated 14.07.2026 for purchase of FAR of 35,001 sqm, due to proximity with the Metro station, which is not paid so far.

Note: The project status, construction progress, unit details, and all other information pertaining to the Supernova Project as set out in this EOI are based on data and records available with SRPL and the Empowered Committee as of the date of this EOI and have not been independently verified. Prospective Applicants are strongly advised to conduct their own independent due diligence on the actual construction status, structural condition, cost to complete, and any other matter pertaining to the project - including site visits and independent assessments - before submitting their bid. The Empowered Committee and the Transaction Advisor shall not be liable for any loss, damage, or claim arising from any reliance on the information provided herein.

2.2. Current Inventory Status (Based on Available Information)

Component	Total Saleable Area (Sq. ft.)	Sold Area (Sq. ft.)	Balance Area to be Sold (Sq. ft.)
Hypernova Mall #	13,14,620	3,05,767	10,08,853
Spira Residential #	7,88,364	6,37,345	1,51,019
Spira Sky Villa #	1.74,685	1,40,305	34,380
Spira Commercial #	3,72,944	2,31,620	1,41,324
Observatory (Spira Tower) #	75,000	0	75,000
Queen Tower * #	Greenfield Development Tower as per details below		

Queen Tower – Greenfield Development Opportunity

Queen Tower presents a greenfield development opportunity, with the flexibility to utilize purchasable FAR of **35,001 sq. m. available under the Metro Corridor benefit granted by the NOIDA Authority. Upon purchase of the said FAR, the estimated FAR available for development of Queen Tower is expected to be approximately **20,500 sq. m.**, subject to applicable approvals and regulatory compliances.*

 # It is further clarified that any change in the permissible FAR - whether an increase or decrease - arising on account of a policy change, regulatory revision, or any other change by the competent authority or by any court order, shall be treated in the same manner as the existing FAR and shall be governed by the same terms and conditions of this EOI and the definitive agreement. The New Developer shall develop the Supernova Project on the basis of such changed FAR - and all such changes shall be subject to the same commercial terms, surplus sharing obligations, and oversight of the Empowered Committee as applicable to the existing FAR.

Note: The inventory details are based on information available with SRPL and the Empowered Committee. Prospective Applicants are advised to conduct their own verification also before submitting their bid.

It is clarified that as per Supreme Court Order dated 16 December 2025 all the receivables from unsold inventory and fresh collections from buyers must be deposited in an escrow account and shall be used for construction purposes only.

2.3. Project Crisis & Current Situation

The Supernova Project started facing severe financial crises from 2018–19 onwards, resulting in disputes with financial institutions, the Noida Authority, and homebuyers, leading to prolonged stagnation of construction. Construction activities have largely remained suspended since 2021–22, except for minor finishing works on a need basis required for handing over possession.

The project was admitted into the Corporate Insolvency Resolution Process ("**CIRP**") pursuant to the admission of an application under Section 7 of the Insolvency and Bankruptcy Code, 2016, filed by Bank of Maharashtra before the Hon'ble National Company Law Tribunal. The order of admission dated 12.06.2024 was upheld by the Hon'ble National Company Law Appellate Tribunal vide its judgment dated 13.08.2025. In the Civil Appeal preferred before the Hon'ble Supreme Court of India (*Civil Appeal No. 11052/2025 - Ram Kishore Arora vs. Bank of Maharashtra & Ors.)*, the Hon'ble Supreme Court, having regard to the complexity of the issues, the competing claims of multiple stakeholders, and the recommendations of the learned Amicus Curiae, exercised its powers under Article 142 of the Constitution of India and, vide the SC Order, constituted a Court-appointed Empowered Committee to oversee the resolution process and discharge the functions of the Board of Directors, CoC and IRP. The IRP, the Committee of Creditors, and the suspended Board of Directors stood discharged.

2.4. Key Stakeholders

The project involves multiple stakeholders including:

- **SRPL** - the original developer (currently the Empowered Committee)
- **Homebuyers / Allottees** - across all project components
- **Secured Creditors / Financial Institutions / Lenders/ other creditors**
- **Noida Authority** - land allotment authority
- **Other Regulatory Authorities -** such as Fire Department, Environment Department, Airport Authority of India (AAI), Uttar Pradesh Pollution Control Board(UPPCB) and other statutory/regulatory bodies whose clearances and approvals are prerequisite for the Supernova Project's development and operational compliance.

3. PROCESS OVERVIEW

The selection of the Developer shall be conducted through a **two-stage competitive process** as outlined below:

Stage 1: Expression of Interest (Current Stage)

- Publication of EOI and Investment Teaser;
- Submission of EOI by Applicants along with requisite documents and refundable participation fee;

- Evaluation and shortlisting of eligible Applicants based on prescribed eligibility criteria; and
- Communication of shortlisting results to Applicants

Stage 2: Request for Proposal (RFP)

- Issuance of comprehensive RFP with detailed scope of work, commercial framework, and evaluation matrix;
- Provision of access to a secure Virtual Data Room containing, inter alia, the Project Information Memorandum- comprising the master plan, Environmental Impact Assessment ("**EIA**"), detailed project data, financial information, regulatory approvals, and other relevant documentation - to enable shortlisted Applicants to undertake comprehensive due diligence;
- Facilitation of site visits for shortlisted Applicants;
- Pre bid meeting with the prospective Applicants;
- Submission of detailed proposals/bids by shortlisted Applicants;
- Evaluation of proposals against pre-defined evaluation matrix;
- Review of proposal documents with Legal Advisors for compliance;
- Presentation of evaluation report and comparative analysis to the Empowered Committee;
- Negotiations with shortlisted developer(s) on commercial terms; and
- Finalization of agreements and issuance of Letter of Award ("LoA")

4. ELIGIBILITY CRITERIA

The eligibility criteria for submission of Expression of Interest for appointment as New Developer for the Supernova Project, Noida, are as follows:

Entity Status

The Applicant must be either one of the following:

(a) Single Entity - Developer:

- Private Limited Company or Public Limited Company registered under the Companies Act, 1956 or 2013;
- Limited Liability Partnership ("**LLP**") registered under the Limited Liability Partnership Act, 2008; or
- A company incorporated outside India, eligible to invest in India under applicable laws

It is clarified that the Applicant must be a Developer with demonstrated experience in mixed use real estate development.

(b) Consortium:

- A group of not more than two (2) eligible entities - comprising of a Developer and a Financial Institution - jointly submitting an EOI in accordance with the terms of this EOI Document.
- A Consortium may only be formed at the EOI Stage i.e. at the time of submission of EOI.
- Any change in the consortium post EOI stage will only be permitted with prior approval of the Empowered Committee.
- A consortium between two Developers or two financial players shall not be permitted.
- The Developer member must be designated as the Lead Member holding a minimum of 51% share / equity interest of the Consortium at all times throughout the currency of the Contract.

4.1. Technical / Experience Criteria

#	Parameter	Minimum Requirement	Documentary Evidence
1	Experience in real estate development (residential / commercial / mixed-use)	**Mandatory:** Minimum **5 years**	Certificate of Incorporation + project portfolio details
2	Experience in any development (residential, commercial, retail or mixed use) (Total built-up area completed & delivered in last 7 years as on the last date of submission of bid)	**Mandatory:** Minimum **1 million square feet**	Completion certificates / OCs / project details as per Annexure D
3	Experience in commercial or retail development (Total built-up area completed & delivered in last 7 years as on the last date of submission of bid)	**Mandatory:** **Minimum 0.3 million square feet of built-up area** in commercial / retail	Completion certificates / OCs / project details as per Annexure D
4	Experience in completion of at least one high rise project of minimum 15 storey* with basement in the last 7 years as on the last date of submission of bid.	**Mandatory**	Completion certificates / OCs / project details as per Annexure D *Basement, machine room, mumty (stair cover) and overhead tank on terrace shall not be considered for calculation of storey

4.2. Financial Criteria

4.2.a. For Body Corporates / Companies / LLPs:

#	Parameter	Minimum Requirement
1	Minimum Net Worth	**INR 300 Crore** as per audited financial statements for FY 2024–25, FY 2025–26, or the latest available CA certified accounts not earlier than FY 2025.
2	No Non-Performing Asset “NPA”/ Special Mention Account “SMA” as per RBI Guidelines, willful defaulter / non-cooperative borrower classification	By any scheduled commercial bank or financial institution or NBFC in India or govt. land owning authorities for real estate projects

4.2.b. For Investment Companies / Financial Institutions / Fund Houses / PE Investors / AIFs:

#	Parameter	Minimum Requirement
1	Minimum Assets Under Management ("AUM")	**INR 600 Crore** as per audited financial statements for FY 2024–25, FY 2025–26, or the latest available CA certified accounts not earlier than FY 2025.
2	No classification as NPA / SMA/ willful defaulter / non-cooperative borrower	By any scheduled commercial bank or financial institution or NBFC in India or govt. land owning authorities for real estate projects

4.2.c. Consortium Provisions

a) The Applicant may be a single entity (Developer) or a Consortium.

b) **EOI Stage — Single Entity:**
- An Applicant may submit the EOI as a single entity - Developer only
- The Applicant is strictly prohibited from constituting a consortium at the RFP stage without obtaining prior express written approval from the Empowered Committee. Any decision rendered by the Empowered Committee on this matter shall be conclusive and binding upon the Applicant.

c) **EOI Stage - Pre-formed Consortium:**
- An Applicant may submit the EOI as a Consortium - comprising a Developer and a Financial Institution

- The Consortium shall only be pre-formed at EOI stage i.e., at the time of submission of the EOI
- The **Developer member** shall be designated as the Lead Member, who shall:
  - Hold a minimum of **51%** share / equity interest in the Consortium at all times throughout the currency of Contract
  - Be the primary entity accountable for the execution and delivery of the entire project and shall be the **principal point of contact**
- **Eligibility criteria** net worth/AUM shall be satisfied by **both members individually**
- Consortium members shall not exceed **two (2)** - at any point of time during the Project
- A duly executed **Memorandum of Understanding ("MoU")** between all Consortium members must be submitted along with the EOI, clearly setting out:
  - The roles and responsibilities of each member
  - The share / equity interest of each member
  - The Lead Member designation and its primary accountability
  - Both the Consortium members shall be jointly and severally liable for completion of the Supernova Project, however, the primary responsibility of the completion of the Supernova Project shall remain with the Lead member.
- No change in the composition of the Consortium shall be permitted without prior permission of the Empowered Committee after submission of the EOI, including:
  - Removal or substitution of existing members
  - Any change in the shareholding or equity interest of any member shall require the prior written approval of the Empowered Committee. Such approval may be granted or withheld at the sole and absolute discretion of the Committee. Any change effected without such approval shall result in immediate disqualification and forfeiture of the participation fee / Earnest Money Deposit ("EMD")
- In exceptional circumstances, the Empowered Committee may, at its sole discretion, permit changes in the Consortium composition, provided that:
  - The Lead Member remains unchanged;
  - The Lead Member continues to hold minimum 51% at all times throughout the currency of the Contract;
  - The reconstituted Consortium continues to meet all eligibility criteria;
  - The change does not materially alter the capability profile of the Consortium; and

  - A written justification for the proposed change shall be submitted by the Consortium to the Empowered Committee, whose decision thereon shall be final and binding.

- The Lead Member of the Consortium shall mandatorily be a Developer - being an entity with demonstrated experience in real estate development.

- The selected New Developer shall be responsible for the completion of the entire Supernova Project across all its components - Spira Tower, Hypernova Mall, Queen Tower, and all associated common areas, basements, and infrastructure. Component-wise or partial bids shall not be accepted.

4.3. Exchange Rate

For the purpose of evaluation of EOIs from entities with financial credentials denominated in foreign currency, the exchange rate shall be the SBI Spot Buying Rate on the last working day preceding the date of submission of the EOI.

Definitions and Notes:

- **Net Worth** shall be as defined under Section 2(57) of the Companies Act, 2013 — i.e., the aggregate value of the paid-up share capital and all reserves created out of the profits, securities premium account and debit/credit balance of profit and loss account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, as per the audited/ CA certified balance sheet but does not include reserves created out of revaluation of assets, write-back of depreciation and amalgamation.

Technical & Financial Eligibility - Consolidated Basis

The Applicant shall be required to demonstrate both technical and financial eligibility on a consolidated basis - including the Applicant's own credentials and those of entities that form part of its consolidated financial statements as per applicable accounting standards.

The following conditions shall apply:

i) **Eligible Entities for Consolidation:** Only entities that are included in the Applicant's consolidated financial statements - as per the most recent audited consolidated accounts - shall be considered for the purpose of meeting technical and financial eligibility criteria. This shall include:

- The Applicant entity itself
- Its direct holding / parent company - to the extent consolidated
- Its direct subsidiary companies - to the extent consolidated
- Any other entity that forms part of the consolidated group as per applicable accounting standards

ii) **Excluded Entities:** The following entities shall **not be considered** for the purpose of technical or financial eligibility - irrespective of any relationship with the Applicant:

- Promoter group companies not forming part of the consolidated financial statements
- Affiliate companies not consolidated in the Applicant's financial statements
- Any other related party not forming part of the consolidated financial statements

iii) **Documentary Evidence:** The Applicant shall submit:

- Most recent audited consolidated financial statements - clearly identifying all entities included in the consolidation
- A list of all consolidated entities -with their relationship to the Applicant
- **Assets Under Management ("AUM")** shall mean the total market value of all financial assets - including funds, investments, portfolios, and other assets - that an Institution that manages or administers on behalf of its clients or investors, as reported in the Applicant's most recent audited financial statements or as certified by the Applicant's statutory auditor or an independent chartered accountant.

5. SUBMISSION OF EOI

5.1. Documents to be submitted

The Applicant submitting the EOI shall submit the following documents in the prescribed formats:

Annexure	Document
Annexure B	Covering Letter / EOI Application Format
Annexure C	Supporting Documents
Annexure D	Details of the Applicant
Annexure E	Confidentiality Undertaking
Annexure F	Self-Declaration on Ineligibility/ Disqualification
Annexure G	Consortium Details Format (if applicable)
Annexure H	Power of Attorney Format
Annexure I	Bank Guarantee Format
Annexure J	Format for Financial Information Summary

In addition to the documents submitted in the prescribed formats, the Applicant shall also submit all self attested supporting documents as specified under Clause 4 (Eligibility Criteria) for the purpose of determining its eligibility.

5.2. Submission Format and Instructions

a. The EOI, complete in all respects along with all annexures duly stamped, wherever required and self attested supporting documents, shall be submitted in a sealed envelope or email with password clearly superscribed as:

"Expression of Interest for Appointment of New Developer for Supernova Project, Noida - Submitted to the Empowered Committee"

b. The sealed envelope shall be addressed and delivered to:

To,
The Empowered Committee
M/s Supertech Realtors Private Limited
Plot No. 3, Sector-94,
Opposite Okhla Bird Sanctuary Metro Station
Noida, Uttar Pradesh

c. Submission shall be made by speed post / registered post / reputed courier or by hand delivery at the above address so as to reach on or before the last date and time of submission.

d. Number of Copies: The Applicant shall submit:

- One (1) original hard copy of the complete EOI with all annexures

e. A soft copy of the EOI along with all annexures shall also be emailed to: **in_supernova@pwc.com with copy to Nodal Officer at nodalofficer@supernovascc.in**

f. EOIs received after the prescribed last date and time of submission shall not be considered.

5.3. Participation Fee

a. The Applicant is required to deposit a **refundable, non-interest-bearing process participation fee** of **INR 2,00,00,000 (Indian Rupees Two Crores only)** along with the EOI.

b. The abovementioned participation fee shall be paid through Demand Draft / NEFT / RTGS/ Bank Guarantee ("**BG**"), or any other permitted electronic banking channel in favor of:

Particular	Detail
Bank Name	Union Bank of India
Branch	Noida Main, Sector 62, Pin code 201307
Account Number	510101003297274

IFSC Code	UBIN0904538

In case of entities incorporated outside India i.e. foreign entities, payment may also be made through inward remittance in foreign currency via SWIFT / wire transfer through an Authorised Dealer (AD) Bank in India, in compliance with the provisions of the Foreign Exchange Management Act, 1999 (FEMA) and applicable RBI regulations.

c. Proof of payment (transaction receipt / DD copy) must be enclosed with the EOI submission.

d. The EMD submitted in the form of a Bank Guarantee shall be valid from the date of submission of the EoI until the expiry of 4 (four) months from such date (“BG Validity Period”). The Bank Guarantee shall have a claim period of 1 (one) month after the expiry of the BG Validity Period. The Applicant shall renew or extend the Bank Guarantee for such further period as may be required by the Empowered Committee. In the event the Applicant is unable to renew or extend the Bank Guarantee, it shall furnish a fresh Bank Guarantee at least 15 (fifteen) days prior to the expiry of the BG Validity Period. The Bank Guarantee shall be in the format prescribed in, and in accordance with Annexure I

   The Bank Guarantee submitted along with the EoI shall not be adjusted against any further bank guarantee required to be submitted by the Applicant during the RFP process or thereafter.

e. The Participation Fee shall be refunded to the Applicant in account to be specified by him, without interest, within seven (7) days of the occurrence of any of the following events, whichever is earlier:

   (i) The Applicant is not shortlisted by the Empowered Committee at the EOI stage; or

   (ii) The Applicant elects to withdraw from the process prior to submission of the proposal at the RFP stage, by way of a written intimation to the Transaction Advisor; or

   (iii) The Applicant has duly submitted its proposal at the RFP stage along with the Earnest Money Deposit ("EMD") / Bid Security as stipulated in the RFP document.

Provided that, in the case of refunds involving foreign remittances, any charges arising on account of foreign exchange rate differences and associated bank charges shall be deducted from the refundable amount.

6. TENTATIVE TIMELINES

#	Milestone	Date / Timeline
1	Publication of EOI Notice	("T") – 24 July 2026

2	Prebid conference	T+7 days
3	**Last date and time for submission of EOI**	**T + 17 days -** **10th August, by 5:00 PM IST**
4	Evaluation and shortlisting of EOI	T + 21 days
5	Intimation of results to Applicants	T + 21 days
6	Issuance of RFP to shortlisted Applicants	T + 22 days
7	Submission of binding proposals	T + 66 days

Note:

- The Empowered Committee reserves the right to extend or modify the above timelines at its sole discretion. Any amendments shall be published on www.supernovascc.in **or communicated through email**.

7. GENERAL TERMS & CONDITIONS

a) This EOI is issued by the Transaction Advisor on behalf of and under the authority of the Empowered Committee constituted pursuant to the SC Order. The process is conducted under the oversight and supervision of the Empowered Committee.

b) The Empowered Committee reserves the right to withdraw, cancel, modify, or annul this EOI and/or the New Developer identification process at any stage, without assigning any reason and without any liability of any nature whatsoever. Mere submission of an EOI shall not create any right in favour of the Applicant.

c) The Empowered Committee / Transaction Advisor shall not be liable for any costs, expenses, losses, or damages incurred by any Applicant in connection with the preparation, submission, or participation in this EOI process.

d) The Empowered Committee reserves the right to:
   i. Amend, extend, vary, or modify the terms and conditions of this EOI, including timelines, eligibility criteria, and evaluation methodology;
   ii. Seek additional information, documents, or clarifications from any Applicant;
   iii. Disqualify and/or reject any Applicant or EOI at any stage of the process without assigning any reason;
   iv. Verify any information or document submitted by the Applicant from independent sources.

e) The Empowered Committee seeks to appoint a single New Developer for the completion of the entire Supernova Project across all its components (Spira Tower, Hypernova Mall, Queen

Tower, and all associated common areas, basements, and infrastructure). Component-wise or partial bids shall not be accepted.

f) Any amendments, clarifications, corrigenda, or extensions of timelines shall be published on **www.supernovascc.in or communicated through email**. All Applicants / interested parties are advised to regularly visit the said website to keep themselves updated.

g) No verbal communication or agreement with the Transaction Advisor, the Empowered Committee, or any of their officials, representatives, affiliates, associates, advisors, agents, directors, partners, or employees shall affect or modify any terms of this EOI.

h) No claims against the Transaction Advisor, the Empowered Committee, or any of their officials, representatives, affiliates, associates, advisors, agents, directors, partners, or employees shall arise out of or in connection with this EOI.

i) The information is being offered on the terms and conditions mentioned in this EOI subject to your own due diligence. Neither the Empowered Committee nor the Transaction Advisor makes any representations or warranties, express or implied, regarding the project, its assets, liabilities, approvals, title, or any other matter.

j) By submitting an EOI, each Applicant shall be deemed to acknowledge that it has carefully read this entire EOI document, its terms and conditions, eligibility criteria, and all annexures, and has fully informed itself as to all existing conditions and limitations.

k) The Applicant shall ensure that it continues to meet the eligibility criteria throughout the process and shall immediately intimate the Transaction Advisor of any change in the information provided, which may impact its eligibility, within **three (3) business days** of such change.

l) All information provided by the Applicant shall be treated as part of the EOI and the Applicant shall be bound by the same.

m) The submission of an EOI shall constitute an irrevocable authorization by the Applicant to the Transaction Advisor and the Empowered Committee to make inquiries and obtain information regarding the Applicant from any source whatsoever.

n) **Anti-Canvassing & Anti-Corruption:** Any attempt by an Applicant or its agents to influence the evaluation process, canvass, lobby, or offer inducements to any member of the Empowered Committee, the Transaction Advisor, or their representatives shall result in immediate disqualification.

o) **Governing Law and Jurisdiction:** This EOI shall be governed by and construed in accordance with the laws of India. Any disputes arising out of or in connection with this EOI shall be subject to the exclusive jurisdiction of the courts at Delhi/ New Delhi.

p) For any clarifications or queries, Applicants may write to: in_supernova@pwc.com with copy to Nodal Officer at nodalofficer@supernovascc.in

Sd/-

Empowered Committee appointed pursuant to the SC Order

Place: [Delhi / Noida] Date: 24th July 2026

Attachments: Annexure A to J

ANNEXURE A

The Hon’ble Supreme Court Order dated 16th December 2025

SC Order_16 Dec 2025.pdf

ANNEXURE B

FORMAT OF EXPRESSION OF INTEREST (EOI)

(To be submitted on the letterhead of the Applicant)

To,
The Empowered Committee
M/s Supertech Realtors Private Limited
Plot No. 3, Sector-94,
Opposite Okhla Bird Sanctuary Metro Station
Noida, Uttar Pradesh

Subject: Expression of Interest (EOI) for Appointment as New Developer for the Supernova Project, Noida

Dear Sir/Madam,

In response to the Expression of Interest document dated [●] 2026 ("EOI Document") issued by the Transaction Advisor on behalf of the Hon'ble Supreme Court-appointed Empowered Committee, inviting EOIs from eligible entities for appointment of New Developer for completion of the Supernova Project, Noida, we hereby submit our Expression of Interest.

We confirm that we have carefully read and understood the EOI Document, its terms and conditions, eligibility criteria, and all annexures, and submit our unconditional EOI for consideration.

I, __________________________ [insert name of the signatory], confirm that I am duly authorized to submit this EOI on behalf of __________________________ [insert the name of the entity/consortium submitting the EOI] by virtue of [Board Resolution / Power of Attorney / Partnership Resolution] dated [●].

The information furnished by us in this EOI, including all documentary proofs, is true, correct, complete, and accurate in all material respects.

We further acknowledge, confirm, and undertake (as applicable) that:

1. The Empowered Committee may, at its sole discretion, have the right to cancel, modify, or withdraw the process at any stage without any prior intimation to us and without assigning any reason, without any liability of any nature whatsoever.
2. Any clarifications, amendments, corrigenda, or extensions of time in relation to this process shall be published on the designated website, and the Transaction Advisor is not required to separately intimate us.
3. The Supernova Project is being offered on an **"as is, where is"** and **"as is, what is"** basis. Neither the Empowered Committee, the Transaction Advisor, SRPL, nor any of their advisors provide any representations or warranties of any nature whatsoever.
4. We have read and understood the terms and conditions stipulated in the EOI Document and acknowledge that the Empowered Committee reserves the right to accept or reject any EOI without assigning any reason and without any liability to the Applicant.

5. The Transaction Advisor / Empowered Committee reserves the right to request additional information, documents, or clarifications from us as deemed fit.
6. We shall continue to meet the eligibility criteria throughout the process and shall intimate the Transaction Advisor/ Empowered Committee of any change in the information provided within **three (3) business days** of such change.
7. We have understood that this EOI is a shortlisting exercise only and does not confer any right upon us to be appointed as the New Developer. The submission of this EOI does not create any obligation on the Empowered Committee to proceed with the RFP or appointment.
8. The Empowered Committee, Transaction Advisor, and SRPL shall, in no circumstances, be responsible to bear, reimburse, or compensate any expenses or costs incurred by us in preparation and submission of this EOI.
9. Detailed project information, including the Project Information Memorandum and access to the Virtual Data Room, will be provided to shortlisted Applicants at the RFP stage.
10. We have deposited participation fees / Earnest Money Deposit of Rs. 2 Crores through ……… to your specified account.
11. If we are shortlisted, we may participate in the RFP process and submit a detailed proposal in compliance with the terms and timelines as stipulated in the RFP document.
12. We confirm that we do not have any direct or indirect association, affiliation, or related party relationship with M/s Supertech Realtors Private Limited, its erstwhile promoters, or their related entities.
13. We have not engaged in any canvassing, lobbying, or attempt to influence the evaluation process.

Thanking you.

Yours truly,

On behalf of
[Name of entity/consortium]: ___________________________
Signature: ___________________________
Name of Signatory: ___________________________
Designation: ___________________________
Company\ Seal/Stamp: ___________________________
Place: ___________________________
Date: ___________________________
Enclosures: Annexures A to J

ANNEXURE C

SUPPORTING DOCUMENTS REQUIRED TO BE SUBMITTED WITH EOI

The Applicant shall submit the following supporting documents, self attested wherever applicable, along with the EOI:

#	Document	Details / Notes
1	**Profile of Applicant**	Comprehensive company profile, history, organizational structure, promoter details, key management personnel, group entities
2	**Certificate of Registration / Incorporation**	Certified copies of Certificate of Incorporation, CIN, and Constitutional Documents (Memorandum and Articles of Association / LLP Agreement, as applicable)
3	**Board Resolution / Partner Resolution**	Authorizing the signatory to submit the EOI and participate in the process
4	**Power of Attorney**	In favour of the authorized representative (as per Annexure H)
5	**Audited Financial Statements**	Certified true copies of audited financial statements for the preceding **three (3) financial years** (FY 2022-23, FY 2023-24, FY 2024-25) including Balance Sheet, Profit & Loss Account, Cash Flow Statement, and Notes to Accounts. Audited financial statements for **FY 2025-26**, if available as on the date of submission of the EOI, shall also be furnished.
6	**Net Worth Certificate**	From the statutory auditor or a practicing Chartered Accountant, as per the definition in Section 2(57) of the Companies Act, 2013, as on the date of the latest audited financial statements
7	**Experience / Project Portfolio Statement**	As per prescribed format in Annexure D - details of all relevant projects completed/under execution, including project name, location, area, typology, completion date, OC status
8	**RERA Registration Details**	List of all projects registered under RERA across states, along with compliance status
9	**Self-Declaration on Eligibility**	As per Annexure F - notarized declaration confirming compliance with all eligibility criteria and no disqualifications
11	**Consortium MoU** (if applicable)	As per Annexure G
12	**Proof of Participation Fee Payment**	Copy of Demand Draft / NEFT-RTGS transaction receipt/ Bank Guarantee/ Others

13	**PAN Card / CIN / LLPIN / Aadhaar** (as applicable)	Of the Applicant entity and authorized signatory
14	**Any Other Document**	Any other document or information which the Applicant finds necessary to share, or as may be requested by the Transaction Advisor / Empowered Committee

ANNEXURE D

DETAILS OF THE APPLICANT

(To be submitted in the prescribed format below)

Part I: Entity Details

#	Particular	Details
1	Name of the Applicant	
2	Registered Office Address (with proof)	
3	Corporate / Head Office Address	
4	Telephone No.	
5	Email	
6	Website	
7	Date of Incorporation / Establishment	
8	CIN / LLPIN / Registration No.	
9	PAN No.	
10	GST Registration No.	
11	Type of Entity (Pvt. Ltd. / Public Ltd. / LLP / Foreign Company / Consortium)	
12	Brief description of the entity and its core area(s) of expertise	
13	Experience in real estate development (residential / commercial / mixed-use)	
14	Names and details of Promoter(s) / Key Management Personnel	
15	Group Companies / Associate Entities (with brief description)	

Part II: Contact Person for this EOI

#	Particular	Details
1	Name	
2	Designation	

3	Telephone No.	
4	Mobile No.	
5	Email	

Part III: Financial Profile

Financial Parameter	FY 2022-23	FY 2023-24	FY 2024-25
Total Revenue / Turnover (₹ Crore)			
EBITDA (₹ Crore)			
Profit After Tax (₹ Crore)			
Net Worth (₹ Crore) [as per Section 2(57) of Companies Act, 2013]			
Total Debt (₹ Crore)			
Debt-to-Equity Ratio			

(Note: The above financial profile should be based on audited consolidated/standalone financial statements, as applicable.)

Part IV: Project Experience / Portfolio

#	Project Name	Location (City, State)	Type (Residential / Commercial / Mixed-Use / Retail)	Total Built-Up Area (Sq. ft.)	Year of Commencement	Year of Completion	OC Received (Y/N)	Current Status	RERA Reg. No. (if applicable)
1									
2									
3									
…									

(Add rows as necessary. Attach supporting documents including OCs, completion certificates, and project photographs.)

Part V: Experience in mixed-use developments (if any)

Project Name	Location	Asset Classes (Residential / Commercial / Retail / Hospitality / Others)	Total Built-Up Area (Sq. ft.)	Total Saleable Area (Sq. ft.)	Role of Applicant (Developer / Co-Developer / JV Partner)	Completion Status (Completed / Under Construction)	Year of Completion / Expected Completion

Part VI: **Experience in completion of at least one high rise project of minimum 15 storeys with basement in last 7 years.**

Project Name	Location	Type of development	No. of storeys	Basement (Yes/ No)	Type of development	Role of Applicant (Developer / Co-Developer / JV Partner)	Completion Status (Completed / Under Construction)	Year of Completion / Expected Completion

Part VII: Additional Information

#	Particular	Details
1	Has the Applicant or any of its promoters/group entities ever been classified as a wilful defaulter / non-cooperative borrower / NPA/ SMA?	Yes / No (If Yes, provide details)
2	Has the Applicant or any of its promoters/directors ever been debarred or blacklisted by any government / regulatory body?	Yes / No (If Yes, provide details)
3	Are there any pending criminal proceedings against the entity, its promoters, or its directors?	Yes / No (If Yes, provide details)
4	Any existing or potential conflict of interest with respect to this project?	Yes / No (If Yes, provide details)

5	Any association with M/s Supertech Realtors Private Limited or its promoters or the subsidiaries, holding companies, associate companies, JVs where the promotor(s) have direct or indirect interest.?	Yes / No (If Yes, provide details)

(Note: In case of a consortium, the details set out above in Parts I through VI are to be provided separately for each member of the consortium.)

ANNEXURE E

CONFIDENTIALITY / NON-DISCLOSURE UNDERTAKING

(*To be executed on stamp paper of appropriate value of not less than INR 100/- or as applicable in the state of execution and to be notarized)*

To,
The Empowered Committee
M/s Supertech Realtors Private Limited
Plot No. 3, Sector-94,
Opposite Okhla Bird Sanctuary Metro Station
Noida, Uttar Pradesh

Dear Sir/Madam,

SUBJECT: UNDERTAKING OF CONFIDENTIALITY AND NON-DISCLOSURE IN CONNECTION WITH THE EXPRESSION OF INTEREST FOR APPOINTMENT OF NEW DEVELOPER FOR THE SUPERNOVA PROJECT, NOIDA

I/We, _________________________ [name of the Applicant entity], understand and acknowledge that:

1. The Empowered Committee, constituted pursuant to the Order dated 16 December 2025 of the Hon'ble Supreme Court of India, has initiated a process for the identification and appointment of a New Developer for the completion of the Supernova Project, Noida, being a project of M/s Supertech Realtors Private Limited ("SRPL"), through [**PricewaterhouseCoopers Professional Services LLP** as the Transaction Advisor ("TA").

2. As part of the aforesaid process, the TA / Empowered Committee may, at subsequent stages, prepare and share a Project Information Memorandum ("PIM"), provide access to a Virtual Data Room ("VDR"), and/or share other project-related information, data, documents, analyses, and materials (collectively, "Confidential Information") with shortlisted Applicants for the purpose of enabling them to submit detailed proposals ("Transaction").

3. Any information received by us during the EOI process, including but not limited to project details, inventory data, financial data, stakeholder information, construction status, regulatory status, and any other information marked or communicated as confidential, shall also constitute Confidential Information.

4. **I/We hereby declare, agree, and undertake as follows:**

i. **Purpose Limitation:** We shall use the Confidential Information solely for the purpose of evaluating and participating in this Transaction and for no other purpose whatsoever.

ii. **Non-Disclosure:** We shall maintain strict confidentiality and shall not disclose, publish, disseminate, or otherwise make available the Confidential Information (in whole or in part) to any person or entity, except to our directors, officers, employees, advisors (including financial advisors, legal counsel, accountants, and consultants), and potential financing sources (collectively, "Representatives") who have a need to know such Confidential Information for the purpose of the Transaction, provided that:

- Such Representatives are made aware of the confidential nature of the information and are directed to comply with the confidentiality obligations set out herein; We shall be solely responsible for any breach of confidentiality by our Representatives.

iii. No Improper Use: We shall not use the Confidential Information to cause an undue gain to ourselves or undue loss to SRPL, its stakeholders, or any other person.

iv. Compliance with Laws: We shall comply with all applicable laws relating to confidentiality, insider trading, and data protection.

v. Protection of Information: We shall keep the Confidential Information safe in a secure place, protected against theft, damage, loss, and unauthorized access, and shall maintain all documents and materials containing Confidential Information separate from our own confidential information.

vi. Intellectual Property: We shall protect any intellectual property of SRPL, the project, or its subsidiary/associated companies that we may have access to.

vii. No Third-Party Sharing: We shall not share the Confidential Information with any third party except where:

a) The information is or becomes publicly available without breach of this undertaking;

b) The information was already in our possession prior to its disclosure in connection with this Transaction;

c) Prior written consent of the Transaction Advisor / Empowered Committee is obtained;

d) Disclosure is required by applicable law, regulatory authority, judicial process, or professional standards (in which case we shall provide prior written notice to the Transaction Advisor/ Empowered Committee to the extent legally permissible).

viii. Return / Destruction of Information: In the event that we are not shortlisted, or we withdraw from the process, or upon request by the Transaction Advisor / Empowered Committee, we shall immediately return or destroy all Confidential Information (including all copies in electronic or any other form) without retaining any copy thereof, and shall provide written confirmation of such return/destruction.

ix. Data Room: This Undertaking also applies to Confidential Information accessed through the VDR and supersedes any click-through acknowledgement or agreement associated with such electronic data room.

5. Duration: This Undertaking of Confidentiality shall remain valid for a period of **three (3) years** from the date of its execution, irrespective of whether we are shortlisted, whether we submit a proposal, whether our proposal is selected, or whether the process is completed, cancelled, or abandoned.

6. Remedies: We understand that any breach or threatened breach of this Undertaking may cause irreparable harm and that the Transaction Advisor, the Empowered Committee, and/or SRPL shall be entitled to pursue all available remedies, including injunctive relief and damages, to safeguard their interests.

7. No Representations or Warranties: We note and acknowledge that the Confidential Information has been prepared on the basis of information provided by the management of SRPL, its creditors, and other sources. No representation or warranty, express or implied, is given by the Transaction Advisor, the Empowered Committee, SRPL, or any of their advisors as to the accuracy, completeness, or reliability of the Confidential Information.

We accept and agree to the above terms.

On behalf of

[Name of entity/consortium]: ___________________________

Signature: ___________________________

Name of Signatory: ___________________________

Designation: ___________________________

Company\ Seal/Stamp: ___________________________

Place: ___________________________

Date: ___________________________

ANNEXURE F

SELF-DECLARATION ON ELIGIBILITY AND NON-DISQUALIFICATION

(*To be executed on stamp paper of appropriate value of not less than INR 100/- or as applicable in the state of execution and to be notarized)*

In the matter of Expression of Interest for Appointment of New Developer for the Supernova Project, Noida, under the oversight of the Hon'ble Supreme Court-appointed Empowered Committee

AFFIDAVIT

I, __________________________ [Name of Deponent], Son/Daughter of __________________________ [Name of Deponent's father], aged __________________________ years, resident of __________________________ [Address], the Deponent, do hereby solemnly affirm, state, and declare as under:

1. That I am the __________________________ [Designation] of __________________________ [Name of the Applicant entity] ("Applicant") and am fully conversant with the facts and circumstances stated herein. I am duly empowered and authorized to swear and affirm this affidavit on behalf of the Applicant by virtue of [Board Resolution / Power of Attorney] dated [●].

2. That the Applicant has carefully read and understood the Expression of Interest document dated [●] 2026 ("EOI Document") issued by the Transaction Advisor on behalf of the Empowered Committee for the identification and appointment of a New Developer for the Supernova Project, Noida.

3. That I confirm that the Applicant meets all the eligibility criteria set out in clause 4 of the EOI Document.

4. That I declare and confirm the following:

    a. The Applicant is **not** undergoing any Corporate Insolvency Resolution Process, liquidation, or bankruptcy proceedings under the Insolvency and Bankruptcy Code, 2016 or any analogous law in any jurisdiction.

    b. The Applicant has **not** been debarred, blacklisted, or declared ineligible by any Central or State Government department, statutory authority, regulatory body, or development authority in India during the last 5 years and the said debarment/ blacklisting is not in operation as on the date of EOI submission.

    c. **No** criminal proceedings for fraud, misrepresentation, cheating, criminal breach of trust, or any offence involving moral turpitude are pending or have been concluded with conviction against the Applicant entity, its promoters, or its directors/partners/designated partners.

d. The Applicant does **not** have any direct or indirect association, affiliation, or related party relationship with M/s Supertech Realtors Private Limited, its erstwhile promoters, or their related/associated entities.

e. Neither the Applicant nor any of its promoters/group entities has been classified as a wilful defaulter, non-cooperative borrower, or non-performing asset by any scheduled commercial bank or financial institution.

f. The Applicant does **not** suffer from any disqualification under Section 29A of the Insolvency and Bankruptcy Code, 2016.

g. The Applicant has **no** material penalties, defaults, or adverse orders from any Real Estate Regulatory Authority (RERA) in India.

5. That all information, documents, and records provided by the Applicant in the EOI and its annexures are **true, correct, complete, and accurate** in all material respects. Discovery of any false information or record at any time shall render the Applicant ineligible, forfeit any refundable deposit, and attract such consequences as the Empowered Committee may deem appropriate.
6. That the Applicant shall immediately intimate the Transaction Advisor if it becomes ineligible or if there is any change in the information provided, at any time during the process, within **three (3) business days** of such change.
7. That this declaration is made voluntarily and without any undue influence.

__________________________ Deponent

Verification

Verified at __________________________ [Place] on this __________________________ [Date] day of __________________________ [Month] 2026, that the contents of the above affidavit are true and correct to my personal knowledge, nothing is false therein, and no material facts have been concealed therefrom.

__________________________ Deponent

ANNEXURE G

CONSORTIUM DETAILS

(To be submitted only if the Applicant is a consortium)

#	Particular	Lead Member	Member 2
1	Name of Entity		
2	Type of Entity		
3	CIN / Registration No.		
4	Registered Office Address		
5	Date of Incorporation		
6	Share/Equity Interest in Consortium (%)		
7	Role and Responsibilities in the Consortium		
8	Net Worth (₹ Crore) as per FY 2024-25		
9	Average Annual Turnover (₹ Crore) (last 3 FYs)		
10	Total Built-Up Area Completed (Sq. ft.) in last 10 years		
11	Contact Person Name, Designation, Mobile, Email		

Additional Requirements:

- A duly executed **Memorandum of Understanding ("MoU")** between all consortium members must be enclosed, clearly setting out:
    - The roles and responsibilities of each member
    - Shareholding / equity interest of each member
    - The Lead Member designation
    - The commitment to form a Special Purpose Vehicle ("SPV") if required
    - Joint and several liability provisions (if applicable)
    - Other provisions as mentioned in clause 4.2.c of the EoI document
- Each consortium member must separately submit:
    - Annexure D (Details of the Applicant)
    - Annexure F (Self-Declaration)
    - Relevant financial statements and supporting documents

ANNEXURE H

POWER OF ATTORNEY

(*To be executed on stamp paper of appropriate value of not less than INR 100/- or as applicable in the state of execution and to be notarized)*

POWER OF ATTORNEY

Know all men by these presents, we, _________________________ [Name of the Applicant entity], a company incorporated under the _________________________ [Companies Act, 1956/2013 / LLP Act, 2008], having its registered office at _________________________ [Address] ("Principal"), do hereby irrevocably appoint and authorize Mr./Ms. _________________________ [Name], Son/Daughter of _________________________, resident of _________________________, holding _________________________ [Designation] in our organization, as our true and lawful attorney and authorized representative ("Authorized Representative") to do and execute all or any of the following acts, deeds, and things on our behalf:

To submit the Expression of Interest and all related documents, annexures, and supporting materials for the appointment of New Developer for the Supernova Project, Noida;

1. To sign, execute, and submit all documents, undertakings, declarations, and correspondence in connection with the EOI;
2. To attend meetings, conferences, and discussions with the Transaction Advisor and/or the Empowered Committee;
3. To receive communications, notices, and correspondences on our behalf;
4. To provide clarifications, additional information, and responses to queries;
5. To do all such acts, deeds, and things as may be necessary or incidental to the above.

We hereby ratify and confirm all acts, deeds, and things done or caused to be done by our said Authorized Representative pursuant to and in terms of this Power of Attorney.

This Power of Attorney shall remain in force until revoked by us in writing, with intimation to the Transaction Advisor.

IN WITNESS WHEREOF, we have executed this Power of Attorney on this _________________________ day of _________________________ 2026.

For _________________________ [Name of Applicant entity]

Signature: _________________________ Name: _________________________ Designation: _________________________ Company Seal/Stamp

Witnesses:

1. Name: ____________________________ Signature: ____________________________
   Address: ____________________________
2. Name: ____________________________ Signature: ____________________________
   Address: ____________________________

(Notarized)

Accepted:

Signature: ____________________________ Name of Authorized Representative: ____________________________

ANNEXURE I

BANK GUARANTEE

(To be executed on non-judicial stamp paper of appropriate stamp duty value relevant to the place of execution)

In consideration of the **Expression of Interest ("EoI")** submitted by **[Insert name of the Applicant with address]** (hereinafter referred to as the **"Applicant"**) in response to the **Invitation of Expression of Interest document** dated **[●]**, issued by the Transaction Advisor on behalf of the Empowered Committee and pursuant to the approval of the Empowered Committee, we the **[Insert name of the bank issuing the guarantee and address of its head office / branch]** (hereinafter referred to as the **"Guarantor Bank"**), hereby agrees unequivocally, irrevocably and unconditionally to pay to **Supertech Realtors Private Limited, having its office at [Insert address]** (hereinafter referred to as the **"Beneficiary"**), forthwith on demand in writing from the Beneficiary or Empowered Committee or any officer authorized by it in this behalf, any amount up to and not exceeding **Rs. [●] (Rupees [●] only)** on behalf of M/s………………..……… [Insert name of the Applicant(s)], without any protest or demur, notwithstanding any dispute between the Beneficiary and the M/s. ………………. [Insert the name of Applicant].

This Guarantee shall be valid and binding on the Guarantor Bank up to and including **[insert validity date of the Bank Guarantee]** and shall in no event be terminable, for any change in the constitution of the Applicant, the Guarantor Bank, or the Beneficiary, or for any other reasons whatsoever and the liability of the Guarantor Bank hereunder shall not be impaired or discharged by any extension of time or variations or alternations made, given, or agreed with or without our knowledge or consent, by or between [Insert name of the Applicant(s)] and the Beneficiary.

Our liability under this Bank Guarantee shall be restricted to **Rs. [●] (Rupees [●] only)**. This Guarantee shall remain in force until **[insert validity date]**. The Beneficiary shall be entitled to invoke this Guarantee at any time up to **[number of days] days** after the last date of validity of this Bank Guarantee by issuing a written demand to the Guarantor Bank within such period.

The Guarantor Bank hereby expressly agrees that it shall not require any proof in addition to the written demand from the Beneficiary or Empowered Committee or any officer authorized by it in this behalf (made in any format) raised at the above-mentioned address of the Guarantor Bank, in order to make the said payment to Beneficiary

The Guarantor Bank shall make payment hereunder on first demand without restriction or conditions and notwithstanding any objection by, ………………. [Insert name of the Applicant(s)] and / or any other person. The Guarantor Bank shall not require the Beneficiary to justify the invocation of this Bank Guarantee, nor shall the Guarantor Bank have any recourse against M/s. ………………. [Insert the name of the Applicant] in respect of any payment made hereunder.

This Bank Guarantee shall be interpreted in accordance with the laws of India and the courts at **Delhi** shall have exclusive jurisdiction.

The Guarantor Bank represents that this Bank Guarantee has been established in such form and with such content that it is fully enforceable in accordance with its terms as against the Guarantor Bank in the manner provided herein.

This Bank Guarantee shall not be affected in any manner by reason of merger, amalgamation, restructuring, liquidation, winding up, dissolution or any other change in the constitution of the Guarantor Bank.

This Bank Guarantee shall be a primary obligation of the Guarantor Bank and accordingly the Bank shall not be obliged before enforcing this Bank Guarantee to take any action in any court or arbitral proceedings against the Applicant(s), to make any claim against or any demand on the Applicant(s) or to give any notice to the Applicant(s) or to exercise, levy or enforce any distress, diligence or other process against the Applicant(s).

The Guarantor Bank hereby agrees and acknowledges that the Beneficiary shall have the right to invoke this Bank Guarantee either in part or in full, as the Beneficiary may deem fit.

Notwithstanding anything contained hereinabove, our liability under this Guarantee is restricted to [●] and it shall remain in force until………………. [Insert validity date], with an additional claim period of [number of days] days thereafter. This Bank Guarantee shall be extended from time to time for such period, as may be desired by the Applicant(s). We are liable to pay the guaranteed amount or any part thereof under this Bank Guarantee only if the Beneficiary or any Officer authorized by it in this behalf, serves upon us a written claim or demand.

In witness whereof, the Guarantor Bank, through its authorised signatory, has set its hand and stamp on this **[●]** day of **[●]**, **[year]** at **[place]**.

Witness:

1. ………………. [Signature]
   Name & Address

2. ………………. [Signature]
   Name & Address

Designation with Bank Stamp Name and Address

For:

………………. [Insert Name of the Beneficiary]

Banker's Stamp and Full Address:

Dated this ………………… day of …………… 20

Notes: *The Stamp paper should be in the name of the Guarantor Bank.

ANNEXURE J

FORMAT FOR FINANCIAL INFORMATION SUMMARY

(To be filled in and certified by the Statutory Auditor / Practicing Chartered Accountant)

Name of the Applicant: ___________________________

#	Financial Parameter	FY 2022-23 (Audited)	FY 2023-24 (Audited)	FY 2024-25 (Audited)
1	Total Revenue / Turnover (₹ Crore)			
2	Revenue from Real Estate Development (₹ Crore)			
3	EBITDA (₹ Crore)			
4	EBITDA Margin (%)			
5	Profit Before Tax (₹ Crore)			
6	Profit After Tax (₹ Crore)			
7	Paid-Up Share Capital (₹ Crore)			
8	Reserves and Surplus (₹ Crore)			
9	Net Worth [as per Section 2(57) of Companies Act, 2013] (₹ Crore)			
10	Total Assets (₹ Crore)			
11	Total Debt / Borrowings (₹ Crore)			
12	Debt-to-Equity Ratio			
13	Current Ratio			

Certification:

We hereby certify that the above financial information is true, correct, and is in accordance with the audited financial statements of __________________________ [Name of Applicant] for the respective financial years.

For __________________________ [Name of CA Firm] Chartered Accountants Firm Registration No.: __________________________

Signature: __________________________ Name of Partner: __________________________ Membership No.: __________________________ UDIN: __________________________ Date: __________________________ Place: __________________________