

SALE NOTICE

<p><u>Scope Properties Private Limited</u> (In Liquidation) Liquidator: Mr. Suresh Kannan Liquidator Address: E-10A, Kailash Colony, Greater Kailash – I, New Delhi -110048 Email: assetsale2@aaainsolvency.in, assetsale1@aaainsolvency.in , scope.properties@aaainsolvency.com, sureshkannan10@gmail.com Mob.- 8800865284 (Mr. Wasim / Mr. Puneet Sachdeva)</p>
<p>E-Auction Sale of Assets under Insolvency and Bankruptcy Code, 2016 Date and Time of E-Auction: 7th September, 2021 at 3.00 pm to 5.00 pm Last Date of EMD submission: 4th September, 2021 (With unlimited extension of 5 minutes each)</p>

Sale of Assets and Properties owned by Scope Properties Private Limited (in Liquidation) forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Bench Chennai vide order dated 27th January, 2021. The sale will be done by the undersigned through the e-auction platform <https://aaa.auctiontiger.net>.

Asset	Block	Mode of Sale	Reserve Price (INR)	Initial EMD Amount (INR)	Incremental Value (INR)
<p>Scope Properties Private Limited- All Assets and Liabilities</p> <p>10 Residential Row Houses</p> <p>Located at “The Savoy” Unit Nos. N, O, P, Q, S, T, U, V, W & Z, Thubarahalli Village, Varthur Hobli (part of White Fields), Bangalore East Taluk, Bangalore, admeasuring an undivided share in land of 2006.65 Sq. Ft. and build up area of 2000 Sq. Ft. with single Car parking in its Basement for each row houses. (Hereinafter referred as Residential Properties)</p> <p>Commercial office - (Freehold)</p> <p>Located at entire 3rd Floor, “ROYAL CORNER” Lalbagh Road, Near Richmond Circle, Bangalore – 560027. Total office space Area is 8000 Sq. Ft. along with 8 car parking lots. (Hereinafter referred as Commercial Properties)</p>	A	Entire company as a Going concern	17.89 Cr	1.78 Cr	20 Lakhs

Residential and Commercial Properties as one Block	B	Collective Sale of Assets	17.89 Cr	1.78 Cr	20 Lakhs
Residential Properties as one Block	C	Collective Sale of Assets	9.74 Cr	97 lakhs	10 Lakhs
Commercial Properties as one Block	D	Collective Sale of Assets	8.15 Cr	81 Lakhs	10 Lakhs

Terms and Condition of the E-auction are as under

1. E-Auction will be conducted on “AS IS WHERE IS”, “AS IS WHAT IS” and “WHATEVER THERE IS BASIS” through approved service provider M/S e-procurement Technologies Limited (Auction Tiger). The details of the sale notice will also be uploaded on the website of AAA Insolvency Professionals LLP i.e. <https://insolvencyandbankruptcy.in> .
2. The Complete E-Auction process document containing details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and Conditions of online auction sale are available on website <https://aaa.auctiontiger.net>. Contact: Ms. Shipra Minekar at +91-7968136843/07961200580/84; shipra@eptl.in/nclt@auctiontiger.net (On going to the link <https://aaa.auctiontiger.net> interested bidders will have to search for the mentioned company by using either one of the two options, (i) Company’s name (Scope Properties Private Limited), or by, (ii) State and property type)
3. The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the title of property, dues of local taxes, electricity and water charges, maintenance charges, if any and inspect the property at their own expenses and satisfy themselves. The properties mentioned above can be inspected by the prospective bidders at the site with prior appointment, contacting **Mr. Wasim: - 8800865284**. The interested bidder should match the list of items forming part of any block mentioned above, with the details mentioned in the auction documents.
4. The intending bidders are required to deposit Earnest Money Deposit (EMD) amount either through DD/NEFT/RTGS in the Account of “**SCOPE PROPERTIES PRIVATE LIMITED IN LIQUIDATION**”,

Account Name	Scope Properties Private Limited In Liquidation
Account Number	50200058347742
IFSC Code	HDFC0000184
Bank and Branch	HDFC Bank, CMH Road, Indira nagar Branch, Bangalore - 560038

or give a Bank Guarantee for the EMD Amount as per Format A or Format B as given in the Complete E-Auction process document.

5. The intending bidder should submit the evidence for EMD Deposit or Bank Guarantee and Request Letter for participation in the E- Auction along with Self attested copy of (1) Proof of Identification (2) Current Address-Proof (3) PAN card (4) Valid e-mail ID (5) Landline and

Mobile Phone number (6) Affidavit and Undertaking, as per Annexure 1 (7) Bid Application Form as per Annexure II (8) Declaration by Bidder, as per Annexure III, the formats of these Annexures can be taken from the Complete E-Auction process document. **These documents should reach the office of the liquidator or by E-mail, at the address given below before 5:00 PM of 4th September, 2021. Interested bidders will have to upload their KYC documents along with the EMD submission details on <https://aaa.auctiontiger.net> before 5:00 PM of 4th September, 2021.**

6. The Name of the Eligible Bidders will be identified by the Liquidator to participate in e-auction on the portal (<https://aaa.auctiontiger.net>). The e-auction service provider (Auction tiger) will provide User id and password by email to eligible bidders.
7. In case, a bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes with unlimited extension. The bidder who submits the highest bid amount (not below the reserve price) on closure of e-Auction process shall be declared as the Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Liquidator.
8. The bidders have options to bid from Block A till Block D wherein **the Bidders for Block A have an overriding preference over Block B till Block D**, which means that if there is a bid received for Block A higher than or equal to the reserve price, then the bids for Block B till Block D shall all be cancelled and all considered to be nullified and EMD submitted will be refunded.
9. If we do not get any Bidders for Block A then Bidders for Block B will be given preference. **The bidders for Block B have an overriding preference over bidders of Block C till Block D**, which means that if there is a bid received for Block B higher than or equal to the reserve price, then the bids for Block C till Block D shall all be cancelled and all considered to be nullified and EMD submitted will be refunded.
10. The EMD of the Successful Bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. **The EMD shall not bear any interest**. The Liquidator will issue a Letter of Intent (LOI) to the Successful Bidder and the Successful Bidder shall have to deposit the balance amount (Successful Bid Amount reduced by EMD Amount) within 30 days on issuance of the LOI by the Liquidator. Default in deposit of the balance amount by the successful bidder within the time limit as mentioned in the LOI would entail forfeiture of the entire amount deposited (EMD + Any Other Amount) by the Successful Bidder.
11. The Successful Bidder shall bear the applicable stamp duties/transfer charge, fees etc. and all the local taxes, duties, rates, assessment charges, fees etc. in respect of the property put on auction.
12. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason thereof.
13. After payment of the entire sale consideration, the sale certificate/agreement will be issued in the name of the successful bidder only and will not be issued in any other name.
14. The Liquidator has absolute right to accept or reject any or all bids or adjourn/postpone/cancel the E-Auction or withdraw any property or portion thereof from the E-Auction at any stage without assigning any reason thereof.
15. The sale shall be subject to provisions of Insolvency and Bankruptcy code, 2016 and regulations made thereunder.
16. If in case, not more than one bidder deposits the EMD, then in that case the Liquidator will have the absolute power to cancel the auction process after the consultation with the stakeholders.
17. E- Auction date & Time: **7th September, 2021** from 3.00 p.m. to 5.00 p.m. (with unlimited

extension of 5min).

Sd/

Suresh Kannan

Liquidator in the matter of Scope Properties Private Limited

IBBI (Regn. No- IBBI/IPA-001/IP-P01434/2018-2019/12277)

Address: E-10A, Kailash Colony, Greater Kailash – I, New Delhi -110048

Email: assetsale2@aaainsolvency.in, assetsale1@aaainsolvency.in,
scope.properties@aaainsolvency.com

Contact Person: Mr. Wasim / Mr. Puneet Sachdeva : +91-8800865284

Date: 06.08.2021

Place: Bangalore