

**AAA INSOLVENCY PROFESSIONALS LLP**

**INFORMATION FOR REAL ESTATE ASSETS UNDER SALE**

<b>S. No.</b>	<b>Frequently Asked Questions</b>	<b>Answer</b>
1.	Name of the owner of the Asset	SCOPE PROPERTIES PVT. LIMITED (In Liquidation)
2.	In what capacity we are selling this property and who will execute the sale documents	<ul style="list-style-type: none"> <li>• Mr. Suresh Kannan, Liquidator of Scope Properties Pvt. limited (in Liquidation)</li> <li>• Appointed as Liquidator vides order of Hon'ble NCLT, Chennai Bench dated 27<sup>th</sup> January, 2021.</li> </ul>
3.	What is the assets/property e.g. Residential House, Residential Flat, Industrial Property, Plot of Land, agricultural Land, etc.	10 Residential Raw Houses
4.	Size of the Property, including size of land, building, etc.	<b>Total Area- 20000 sq. ft.</b>  <b>Each House Built up area is 2000 Sq. Ft.</b> (N, O, P, Q, S, T, U, V, W, Z)  <b>G+1</b>  Freehold
5.	In case, there are other assets attached with the real estate asset, then mention description and approx. value	Nil

6.	Location of the Asset e.g. State, city, distance from main city or main locations of the city	<p>Located at “<b>The Savoy</b>” Thubarahalli Village, Brookfield, Bangalore South Taluk, Bangalore</p> <p><u>Distance from</u></p> <p>International Airport                      46 km  Kempegowda Railway Station        19 km  Indira Nagar                                    10 km  Columbia Asia Hospital                3.6 km</p> <p>Longitude and Latitude Coordinates with Google Maps: 12°57'22.6"N 77°43'13.9"E</p>
7.	<p>Whether freehold or leasehold or otherwise</p> <p>Since how long owners owing the Property</p> <p>Year of Acquisition/ Purchase</p>	<p>(Freehold)</p> <p><b>10 Residential Raw Houses</b></p> <p>The property is located in a mixed development area with basic amenities like schools, college, banks, restaurants, hotels, malls, hospitals etc., are available within walking distance from the property. The locality can be classified as a middle and upper middle class location.</p> <p><b>Building Details</b></p> <p>The Project “<b>The Savoy</b>” Located at Thubarahalli Village, Brookfield, Bangalore South Taluk, Bangalore.</p> <p>“The Savoy” are row houses, out of which 10 of those owned by M/s Scope Properties are G+1 Floor each with a covered car park in the basement.</p> <p>Each of the row houses Built up area is 2000 Sq. ft. (N, O, P, Q, S, T, U, V, W, Z) has G+1 floor with a single car park in its basement.</p> <p>Subject properties are residential villas, each villa having Basement + GF + FF and a Mumty.</p> <p>15 Years</p> <p>2005</p>
8.	If any other assets are also attached to the property in the auction.	NIL
9.	How the assets can be purchased	By way of E Auction and link will be shared.
10.	What is date of e-auction - approximate	7.9.2021

11.	How the documents can be seen	Through VDR and link will be shared
12.	What is the reserve price of the property or estimated investment	<b>INR – 9.74 Crore</b>
13.	What is the Earnest Money Deposit or Bank Guarantee	<b>INR – 97 Lakh</b>
14.	Is there application fee or tender fee	No
15.	Circle rate of the land and circle rate of the building	69000 Per Sq. meter
16.	Is there any transfer charges of any authority, if yes, Description and amount and who will pay.	As Applicable in the State of Bengaluru Transfer charges will be borne by the Buyer. <a href="https://www.karnataka.com/govt/links/registrations/">https://www.karnataka.com/govt/links/registrations/</a>
17.	Documents required for participation	<p>(1) Following documents as per Annexures in the E-Auction Document.</p> <ul style="list-style-type: none"> <li>• Affidavit and undertaking (Annexure I).</li> <li>• Bid Application Form (on Bidder’s Letter Head) (Annexure II)</li> <li>• Declaration by Bidder.</li> <li>• Technical Terms and Condition of E-Auction sale.</li> </ul> <p>Self-Attested and Notarized copy of the following documents</p> <p>(2) KYC Documents (Aadhar/PAN/Address Proof)</p> <p>(3) GST Certificate.</p> <p>(4) Incorporation Certificate / Partnership Deed / Registration Certificate.</p> <p>(5) Authorization Letter in case of Company/LLP/Partner-Ship Firm.</p>
18.	How the property can be inspected	<p><b>Contact Person: -</b> Mr. Wasim (8800865284)</p> <p><b>Contact Person for Site Visit : -</b> Mr. Mandeep Singh (9094972994)</p>
19.	Is there any liability attached to property, if yes description and amount of liability	The sale is on the basis of “AS IS WHERE IS”, “AS IS WHAT IS” and “WHATEVER THERE IS BASIS and sale is subject to terms and conditions mentioned in the E-Auction Process documents. The applicant should conduct their own due diligence with respect to any liability attached to the sale of assets.
20.	Contact person	<p><b>AAA Insolvency Professional LLP</b> Mr. Wasim – Marketing Manager Contact no. 8800865284 Email: <a href="mailto:assetsale2@aaainsolvency.in">assetsale2@aaainsolvency.in</a></p>