

**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 vide 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.	Commercial Office
4.	Size of the Property, including size of land, building, etc.	<b>Total Area- 8000 sq. ft.</b>  <b>Third Floor</b>  Freehold
5.	In case, there are other assets attached with the real estate asset, then mention description and approx. value	Nil



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 – 8.15 Crore</b>
13.	What is the Earnest Money Deposit or Bank Guarantee	<b>INR – 81 Lakh</b>
14.	Is there application fee or tender fee	No
15.	Circle rate of the land and circle rate of the building	13200 Per Sq. Feet
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>