

AAA INSOLVENCY PROFESSIONALS LLP

INFORMATION REAL ESTATE ASSETS UNDER SALE

S. No.	Frequently Asked Questions	Answer
1.	Name of the owner of the Asset	M/S KANIK ELECTRONICE PVT.LTD. IN LIQUIDATION
2.	In what capacity we are selling this property and who will execute the sale documents	<ul style="list-style-type: none"> • Mrs. Deepika Bhugra Parsad, Liquidator of Kanik Electronice Pvt Ltd. (in Liquidation) • Appointed as liquidator vide order of Hon'ble NCLT, New Delhi Bench dated 12th October, 2020.
3.	What is the assets/property e.g. Residential House, Residential Flat, Industrial Property, Plot of Land, agricultural Land, etc.	<p>Industrial : Plot Kharsa No-19,Block – Kotabagh,Naya Gaon, Tehsil – Kaladhungi ,Near Holi Angel Public School, Nanital,-263140, Uttarkhand</p> <p>Area: 1.88 acre approx.(5977 Sq. Meter) (Along with building and shed admeasuring approx.).</p>
4.	Size of the Property, including size of land, building, etc.	<p>Land Area: 1.88 Acre (Free hold)</p> <p>All sheds are part of Building Total area of sheds – 5977.26 Sq Meter (Refer to Annexure-1)</p>
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>Plot Kharsa No-19,Block –Kotabagh,Naya Gaon, Tehsil – Kaladhungi ,Near Holi Angel Public School, Nanital,-263140, Uttarkhand</p> <p>Distance from Kashipur Railway Station-35 Km. Distance from IGI Airport(New Delhi) -281 km.</p> <p>Longitude and Latitude Coordinates with Google Maps: 29°28'10.4"N 79°18'17.4"E</p>
7.	Whether freehold or leasehold or otherwise	Freehold
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	Will be Advised
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	INR-3.68 Crore
13.	What is the Earnest Money Deposit or Bank Guarantee	INR-37 Lakhs
14.	Is there application fee or tender fee	No
15.	Circle rate of the land and circle rate of the building	INR-3200/- Per Square 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 Uttarakhand . Transfer charges will be borne by the Buyer. https://www.siidcul.com/siidcul/SIIDCUL-Land-Rates
17.	Documents required for participation	Following documents as per Annexures in the E-Auction Document. <ul style="list-style-type: none"> • Affidavit and undertaking (Annexure I). • Bid Application Form (on Bidder’s Letter Head) (Annexure II) • Declaration by Bidder. • Technical Terms and Condition of E-Auction sale. Self-Attested and Notarized copy of the following documents (1) KYC Documents (Aadhaar/PAN/Address Proof) (2) GST Certificate. (3) Incorporation Certificate / Partnership Deed / Registration Certificate. (4) Authorization Letter in case of Company/LLP/Partner-Ship Firm.
18.	How the property can be inspected	Contact Person: - Mr.Raj Kumar (8800865284) Contact Person for Site Visit: - Mr. Sunder Bisht (9711622470)
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	AAA Insolvency Professional LLP Mr. Raj Kumar – Manager MarketingContact no. 8800865284 Email: assetsale1@aaainsolvency.in

Annexure-1

BUILDING		
Plot Kharsa No-19,Block –Kotabagh,Naya Gaon, Tehsil – Kaladhungi ,Near Holi Angel Public School, Nanital,-263140, Uttarkhand		
Sr. No	Building Name	Total Area Sq. mtr
1	Inductor & PCB Hall Shed Area.	3418
2	Tube Plant Shed Area	1942
3	Godown Area	334
4	Labour Quarter at Ground Floor	104
5	Toilet Block At Ground Floor	44
6	Guard Room	15
7	Waiting Room Area	12
8	Shed Extended Area.	64
9	Canteen Area	41

***All RCC sheds are part of Building**