

SALE NOTICE

<p><u>Scope Properties Private Limited</u> (In Liquidation) Liquidator: Mr. Suresh Kannan Liquidator's Address: E-10A, Kailash Colony, Greater Kailash – I, New Delhi -110048 Email: assetsale2@aaainsolvency.in, scope.properties@aaainsolvency.com, suresh.kannan@aaainsolvency.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: 22nd August, 2022 at 3.00 pm to 5.00 pm Last Date of EMD submission: 20th August, 2022 (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 conducted by the undersigned through the E-Auction platform Auction Tiger having website as <https://aaa.auctiontiger.net>.

Description of the Asset to be sold	Block	Reserve Price (INR)	Initial EMD Amount (INR)	Incremental Value (INR)
<p>Commercial Property - (Freehold) Prime Commercial Office Space located at 4 Road Junction. "ROYAL CORNER" 3rd Floor, (entire floor plate) "No.1&2" Lalbagh Road, Bangalore – 560027. Total SBA is 8,000 Sq. Ft. (USD 3,000 sft) along with 8 covered car parking in the basement.</p>	A	3.65 Cr.	36.5 Lakhs	3 Lakhs

Terms and Condition of the E-Auction are as under

1. The E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" and "NO RECOURSE" BASIS through approved service

provider i.e., E-Procurement Technologies Limited.

- All the terms and conditions of the E-Auction and E Auction Process Information Document are available at the website of AAA Insolvency Professionals LLP i.e. <https://insolvencyandbankruptcy.in/public-announcement/scope-properties-pvt-ltd/> and at the website of Auction Tiger i.e., <https://aaa.auctiontiger.net>.
- 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**”. The details of the bank account to which the EMD has to be deposited are as follows:

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

- 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.
- 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 by **contacting Mr. Wasim:-8800865284**.
- 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 20th August, 2022. 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 20th August, 2022.**
- 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 the eligible bidders.

8. 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.
9. The EMD of the Successful Bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within 7 days from the date of E Auction. 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 – 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.
10. 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.
11. 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.
12. The sale shall be subject to provisions of Insolvency and Bankruptcy code, 2016 and regulations made thereunder.
13. E- Auction date & Time: **22nd August, 2022**, from 3.00 p.m. to 5.00 p.m. (with unlimited extension of 5 min).

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: scope.properties@aaainsolvency.com,
suresh.kannan@aaainsolvency.com

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

Date: 30.07.2022

Place: Bangalore