

SALE NOTICE

AGRON INDIA LIMITED (IN LIQUIDATION)

LIQUIDATOR: MR. SANJAY SHRIVASTAVA

Liquidator's address: 144- B, 14th Floor, Mittal Court, Nariman Point, Mumbai 400021.

Email: agronindia@aaainsolvency.com

assetsale1@aaainsolvency.in, casanjayshrivastava@aaainsolvency.com

Mobile: Mr. Savan Saxena: 7048867543/8460180580

E-AUCTION

Sale of Assets under Insolvency and Bankruptcy Code, 2016

Date and Time of E-Auction: 23/08/2024 between 03.00 pm to 05.00 pm

(With unlimited extension of 5 minutes each)

Last date for submission of EMD and documents: 21/08/2024 by the end of the day.

Sale of asset owned by **Agron India Limited** (in Liquidation) forming part of Liquidation Estate formed by the Liquidator appointed by the Hon'ble National Company Law Tribunal, Mumbai Bench vide order **dated 13th July, 2023**. The sale will be done by the undersigned through the e-auction platform <https://aaa.auctiontiger.net>

Asset	Reserve Price (In Rs.)	Initial EMD Amount (In Rs.)	Incremental Value (In Rs.)
Flat No. 301 on 3rd Floor of the Building "Rajveer Royals" (Formerly Known as Rasal Plaza) constructed on Plot Bearing City Survey Nos. 135, 136, 137, 139 and Corresponding Survey No. 73 At Andheri-Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400 093.	4,60,00,000/-	46,00,000/-	5,00,000

Important Note: It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.

As per the Paragraph 12 of Schedule I of IBBI (Liquidation Process), Regulations, 2019, "On the close of the auction, the highest bidder shall be invited to provide balance sale consideration within ninety days of the date of such demand: Provided that payments made after thirty days shall attract interest at the rate of 12%: Provided further that the sale shall be cancelled if the payment is not received within ninety days."

Inspection: Interested parties will have to take prior appointment via email by providing the details as mentioned in the process documents for bidders to be eligible to participate in the auction. They will also have to provide the name, KYC and Authorization Letter in favor of **not more than two persons** who will visit the premises for inspection. On receipt of the mail and after verification of the documents, the liquidator's team will give an appointment to the interested bidder for inspection and the interested bidder must be present on the appointed date at the appointed time. It must be noted that no walk-in requests will be entertained. No inspection would be granted after 21st August, 2024.

The E-Auction will be conducted strictly on "AS IS WHERE IS", "AS IS WHAT IS" "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS" through approved service provider M/S **E-Procurement Technologies Limited (Auction Tiger)**. All the terms and conditions of the auction are mentioned in a detailed document available at <https://insolvencyandbankruptcy.in/public-announcement/> and at the website of the e-auction service provider: <https://aaa.auctiontiger.net>.

SANJAY SHRIVASTAVA

Liquidator in the matter of Agron India Limited (in liquidation)

IBBI Regn No.: IBBI/IPA-001/IP-P-01528/2018-2019/12425

Address: 144 B, 14th Floor, Mittal Court, Nariman Point, Mumbai 400021

Date:19/07/2024

Email: agronindia@aaainsolvency.com,