

**NOTICE OF SALE OF
TURNING POINT ESTATES PRIVATE LIMITED (IN LIQUIDATION)**

Regd. Off. At: Shop No. 118, 1st Floor V Mall, Thakur Complex Kandivali East Mumbai - 400101
Principal Office at: 6th Floor "Treasure Island" 11, Tukoganj Main Road Indore 452001
Madhya Pradesh

(Sale under Insolvency and Bankruptcy Code, 2016)

The undersigned Liquidator of Turning Point Estates Private Limited (In Liquidation) ("Corporate Debtor"), appointed by the Hon'ble NCLT, Mumbai, vide order dated 09.02.2023, intends to sell the following properties forming part of the liquidation estate of Corporate Debtor through e-auction as per the provisions of the Insolvency and Bankruptcy Code, 2016 ("Code") and Regulations thereunder including IBBI (Liquidation Process) Regulations 2016 and thus forming part of the Liquidation Estate of Corporate Debtor through e-auction on "as is where is basis", "as is what is basis", "whatever there is basis" and "without recourse basis". Sale will be done by the undersigned through E-Auction service provider National E-Governance Services Ltd (NeSL) (website: <https://nblid.nesl.co.in/app/login>). The important particulars of the Sale Process are as under:

Date and Time of 9th E-auction	Friday, 19th April, 2024, 3 PM to 5 PM
Last Date and Time for submission of Bid Form, Declaration forms and of KYC documents	Up to Saturday, 6th April, 2024 by 5 PM
Date of declaration of Qualified Bidder(s)	By Monday, 8th April, 2024
Date and Time for Inspection or due diligence of the Corporate Debtor	Up to Tuesday, 16th April, 2024 (with one-day prior intimation to Mr. Sudhanshu Pandey - Mob. - 9821916190 11:00 am - 3.30 pm (except Sundays and State Holidays).
Last date and Time for submission of Declaration Forms and Earnest Money Deposit	Up to Tuesday, 16th April, 2024, by 3 PM

Sr. No.	Description (Assets)	Reserve Price (Rs. in Crores)	EMD (5% of Reserve Price) (Rs. in Crores)
Block 1.	Sale of assets of Turning Point Estates Pvt Ltd (Corporate Debtor) including all that piece and parcel of land & Building situated at khasra No. 19, 21/1, 22 (area 02 Kanals & 15 Marlas), Khasra No. 22/20 (area 03 Kanals & 03 Marlas), Khasra No. 22/21/1 (area 03 Kanals 15 Marlas), Khasra No. 11/02, 20.12, 12, 23, 21/1, 18, 19, 22, 21/1, 19, 22 (area 27 Kanals 01 Marlas), Khasra No. 22/18, 22/23, 26/3/2 (area 03 Kanals 09 Marlas having total area of 40 Kanals 03 Marlas) together with all construction building affixed thereon i.e. total land area being 4.6584 acres / 18,851.85 sq. mtrs and building construction area being 74,191.04 sq mtrs, (Commercial property abutting NH-21, Chandigarh - Kharar Road, situated at Village bud Majra, NH-21, Near Balongi Sales Tax Barriers, SAS Nagar, Mohali, (Punjab)	81	4.05

Bidder/s may refer to detailed terms and conditions and E- Auction Process Memorandum on websites: <https://nblid.nesl.co.in/app/login> and can also visit www.ibbi.gov.in for the sale auction notice. They can contact through Email: araventhane@nesl.co.in, ipsupport@nesl.co.in, sankar@nesl.co.in, neeld@nesl.co.in, or write to the undersigned at turningpoint.bkc@gmail.com, contact numbers: Mr. Araventhane SE +91-9384676709, Mr. Neel Doshi +91-9404000667, or can contact Mr. Sudhanshu Pandey Mob. No. +91-9821916190.

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 Corporate Debtor to effectuate the sale. The Liquidator has the absolute right to accept or reject any or all offer(s)/bids or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage or disqualify any interested party, potential investor/bidder without any liability. Any revision in the sale notice will be uploaded on the website <https://nblid.nesl.co.in/app/login>. It is requested to all the bidders to kindly visit the website regularly.

Place: Mumbai

Date : 18.03.2024

Ms. Namrata Amol Banderi
Liquidator of Turning Point Estates Private Limited (In Liquidation)
IBBI Regn. No.: IBBI/IPA-001/IP-P01585/2019-2020/12485 (AFA valid till: 19.12.2024)
Address: 31-E, BKC Centre, Laxmi Industrial Estate, New Link Road, Andheri (W), Mumbai - 400 053