NOTICE OF SALE OF TURNING POINT ESTATES PRIVATE LIMITED (IN LIQUDIATION) AS GOING CONCERN (THROUGH E-AUCTION)

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 as Going Concern 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 Corporate Debtor as a **Going Concern** under Regulation 32 (e) of Insolvency and Bankruptcy Board of India (Liquidation Process), Regulations, 2016 and as per the provisions of the Insolvency and Bankruptcy Code, 2016 ("**Code**") 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://nbid.nesl.co.in/app/login). The most important particulars of the Sale Process are as under:

Date and Time of E-auction	Friday, 28 th April, 2023, 3 PM to 5 PM
Last Date and Time for submission of Bid Form, Declaration forms and of KYC documents	Friday, 14 th April, 2023
Date of declaration of Qualified Bidder(s)	Upto Sunday, 16 th April, 2023
Date and Time for Inspection or due diligence of the Corporate Debtor	Upto Monday, 24 th April, 2023 (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	Upto Tuesday, 25 th April, 2023: 5 PM

Sr. No.	Description (Assets) (Corporate Debtor as a Going Concern)	Reserve Price (Rs. in Crores)	EMD (5% of Reserve Price) (Rs. In Crores)
Block 1	Sale of the Corporate Debtor as a going concern (including all the assets) as per Regulation 32(e) of IBBI (Liquidation Process) Regulations, 2016*	105	5.75

*** Assets to include: (except as mentioned under 'EXCLUDED ASSETS' in E-Auction Process Memorandum)**

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)**

*As on the date of issuance of Sale Certificate by the Liquidator, the current operational assets and liabilities shall be transferred/deemed to have been transferred as a part of the Corporate Debtor being sold as going concern subject to terms and condition of E-Auction Process Document. Kindly refer to detailed terms and conditions to understand the process of bidding thorough E-Auction Process Document dated 25.03.2023 bearing No. 1st E-AUCTION Process Memorandum.

Important Notes:

a. The details and locations of a few assets of the Corporate Debtor are not available with Liquidator and therefore, an Interlocutory Application under Section 19 (2) of IBC was filed before Hon'ble NCLT, Mumbai Bench vide IA No. 1369 of 2020. The bidder should conduct its own due diligence with reference to litigation status.

b. The details of all the assets along with any pending legal cases/ on-going litigations (if any) have been disclosed in the E- Auction Process Document and are to be mandatorily seen before participating in the auction.

C. Bidder/s may refer to detailed terms and conditions and E- Auction Process Memorandum on websites: https://nbid.nesl.co.in/app/login and can also visit www.ibbi.gov.in for the sale auction notice. They can contact through **Email: araventhanse@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. Araventhan SE +91- 9384676709, Mr. Neel Doshi +91-9404000667, or can contact Mr. Sudhanshu Pandey Mob. No. +91-9821916190.**

D. 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://nbid.nesl.co.in/app/login**. It is requested to all the bidders to kindly visit the website regularly.

Sd/-
Ms. Namrata Amol Randeri
Liquidator of Turning Point Estates Private Limited (In Liquidation)
IBBI Regn. No.: IBBI/IPA-001/IP-P01585/2019-2020/12495
(AFA valid till-21.11.2023)
Address: 31-E, BKC Centre, Laxmi Industrial Estate, New Link Road, Andheri (W), Mumbai – 400053

Place: Mumbai
Date: 25th March, 2023