

## 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  
(Sale under Insolvency and Bankruptcy Code, 2016)

Notice is hereby given to the public at large for inviting bids for sale of assets of Turning Point Estates Private Limited (In Liquidation) ("Corporate Debtor"), as sale of 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 Insolvency and Bankruptcy Board of India (Liquidation Regulations) 2016 and the sale would be 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 M/s eBKray Listing and Auction Portal (website: <https://ibbi.baanknet.com/eauction-ibbi>).

### Schedule of Important Dates for E-auction:

Last date to Submit Bid Documents	Tuesday 22nd April, 2025
Due Diligence and Inspection of assets under auction	Up to Tuesday, 29th April 2025 (With One day Prior intimation to Mr Sudhanshu Pandey Mobile number) 11.00 AM – 5 PM except Sundays and State Holidays
Last Date and time to pay Earnest Money Deposit	Wednesday, 30th April, 2025 by 3 PM
Date and time of 11th E-Auction	Friday, 2nd May 2025 3 PM to 5 PM
Declaration of Highest Bidder	Saturday, 3rd May 2025
Declaration of Successful Bidder	Tuesday 6th May 2025

Description (Assets)	Reserve Price (Rs. in Crores)	EMD (5% of Reserve Price) (Rs. In Crores)
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 <b>4.6584 acres / 18,851.85 sq. mtrs</b> and building construction area being <b>74,191.04 sq mtrs</b> , (Commercial property abutting NH-21, Chandigarh – Kharar Road, situated at <b>Village bud Majra, NH-21, Near Balongi Sales Tax Barriers, SAS Nagar, Mohali, (Punjab)</b> )	81	4.05

Bidder/s may refer to detailed terms and conditions and E-Auction Process Memorandum which can be obtained by emailing the undersigned at [turningpoint.bkc@gmail.com](mailto:turningpoint.bkc@gmail.com) and can also visit [www.ibbi.gov.in](http://www.ibbi.gov.in) for the sale auction notice. Bidders can also contact Mr. Sudhanshu Pandey Mob. No. +91-9821916190.

eBKray Listing and Auction Portal as mandated by Insolvency and Bankruptcy Board of India (IBBI) has been used as the E-Auction Service Provider. The sale of the assets shall be undertaken by the E-Auction Service Provider for and on behalf of the Seller through an e-auction platform provided on the website portal of the E-Auction Service provider <https://ibbi.baanknet.com/eauction-ibbi>.

Prospective bidders shall submit an undertaking that they do not suffer from any ineligibility u/s 29 A to the extent applicable and if found ineligible at any stage, the earnest money deposited shall be forfeited.

Within 3 days of declaring highest bidder, liquidator shall conduct due diligence and verify the eligibility of the highest bidder. In case the highest bidder is found ineligible, the liquidator may, in consultation with SCC, declare next highest bidder as successful bidder. If a bidder is found ineligible, the EMD deposited shall be forfeited.

The registration charges and other applicable taxes/charges if any shall be paid extra by successful bidder to conclude the sale. The Bidder(s) should make their own independent inquiries regarding the Assets of the Company, any encumbrances, title of assets and claims/rights/dues/ affecting the assets etc., and should inspect the properties/assets at their own expense. Payment of the bid price along with interest, charges or taxes as applicable must be completed by the successful bidder within the period stipulated in the E-Auction Sale Process Memorandum and failure to do so will make him liable for penal action, including, but not limited to forfeiture of amounts deposited, and cancellation of sale. As per Regl. 31A(1)(h) of IBBI (Liquidation Process) Regulations, 2016 i.e. in consultation with Stakeholders' Consultation Committee (SCC), the Liquidator may consider extension of the period of payment for a reasonable period beyond ninety days.

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://ibbi.baanknet.com/eauction-ibbi>. It is requested to all the bidders to kindly visit the website regularly.

Place: Mumbai  
Date: 02.04.2025

Ms. Namrata Anmol Randeri  
Liquidator of Turning Point Estates Private Limited (In Liquidation)  
IBBI Regn. No.: IBBI/IPA-001/PA/2019-2020/12495

(AFA valid till- 31-12-2025)  
Address: 31-E, BKC Centre, Laxmi Industrial Estate,  
New Link Road, Andheri (W), Mumbai – 400 053