

**SALE NOTICE UNDER INSOLVENCY AND BANKRUPTCY CODE,2016
M/s SAMRUDDHI REALTY LIMITED- IN LIQUIDATION
(CIN: L07010KA2003PLC032934)**

REGD. OFFICE: 2nd Floor, No 1, Tate Lane, Richmond Road Cross Bangalore Bangalore KA 560025

Office of Liquidator : Office No. 58, 3rd Cross, Vinayak Nagar, Hebbal, Bengaluru 560024, Mobile: 9845002523| 080 2390 2344 e-mail: srl@psri.in ; plan@psri.in

E-Auction under Insolvency and Bankruptcy Code 2016

Date and Time of E-Auction :03-01-2025 at 11:00 AM to 01:00 PM (with unlimited extension of 10 minutes each)

Sale of assets of M/s SAMRUDDHI REALTY LIMITED (Corporate Debtor) in Liquidation forming part of Liquidation Estate by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Bengaluru Bench vide order dated 13.03.2020. The sale will be carried by the undersigned through the E-Auction platform National E-Governance Services Limited (NeSL), having the link as <https://nesl.co.in/auction-notices-under-ibcl> on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis".

| Block | Particulars of Assets | Description / Location | Reserve Price (INR Crores) | EMD (INR Crores) | Net worth (INR Crores) | Refundable Participation Deposit (Lakhs) | Bid Incremental Value (Lakhs) |
|-------|---|--|----------------------------|------------------|------------------------|--|-------------------------------|
| 1 | Sale of Samruddhi Realty as Going Concern | Comprising of Block 2 to 7 | 24.60 | 2.46 | 25.20 | 24.60 | 25.00 |
| 2 | Project Winter Green (63% JDA Rights of Samruddhi Realty Limited) | JDA Land & Building - Sy.no: 241/1, Amani Bellandur Khane, VarthurHobli, Bengaluru(Google Coordinates 12.9400, 77.7127 https://goo.gl/maps/G1T6CzNLagBfgNj7) | 15.60 | 1.56 | 16.00 | 15.60 | 14.00 |
| 3 | Project Lumbini Heights | JDA Land & Building Sy No.70/1, Anjanapura Village, Uttarahalli Hobli, Bengaluru (Google Coordinates 12.8682, 77.5545 https://maps.app.goo.gl/ccZcd429ZSc11J7n7) | 1.10 | 0.11 | 1.10 | 1.10 | 10.00 |
| 4 | Unregistered MOU Malleshwaram(50% JDA Rights admeasuring 1.29 Acre) | No 1169, Rajmahal Villas, Malleshwara (Google Coordinates 13.00746, 77.57563 https://maps.app.goo.gl/V7x5By6oQUHKXKu6) | 1.00 | 0.10 | 1.00 | 1.00 | 1.00 |
| 5 | Unregistered MOU for ORR (56%JDA Rights admeasuring 6.2 Acre/Samruddhi Saleable Area 4,59,200 SFT) | Amani Bellandur Khane, VarthurHobli & Devarabeesanahalli (Google Coordinates 12.931176, 77.681950 https://maps.app.goo.gl/BCb2ZeoGU1bnGjVY7) | 0.90 | 0.09 | 1.00 | 0.90 | 1.00 |
| 6 | Registered MOU NorthShire (Navarathna Agrahara Village with 42% Samruddhi Share) measuring 37 Acres | Navarathna Agrahara Village, Jala Hobli, Bengaluru North Taluk (Google Coordinates 13.20075, 77.63570 https://maps.app.goo.gl/xSb2vY3j1v8KF1GMA) | 5.10 | 0.51 | 5.10 | 5.10 | 5.00 |
| 7 | Unregistered Sale Agreement Residency Road ad measuring 7,635 SFT | 3.Residency Road (Google Coordinates 12.97409, 77.60828 https://maps.app.goo.gl/vZcCb7DYu4ZUYjVE8) | 0.90 | 0.09 | 1.00 | 0.90 | 1.00 |
| 8 | Project Sunshine (67% JDARights of Samruddhi Realty Limited) | Sy.no: 11/1, Naganathapura Village, BeguruHobli, Bengaluru (Google Coordinates 12.8766, 77.6730 https://goo.gl/maps/fvbk4JpgL2RL3Uc56) | 14.58 | 1.46 | 15.00 | 14.58 | 13.00 |
| 9 | Project North Square (60% JDA Rights of Samruddhi Realty Limited) | JDA Land & Building Sy. No: 92/1, 92/2, Kogilu Village, Ward No.5, Yelahanka Hobli, Bengaluru (Google Coordinates 13.1040, 77.6201 https://goo.gl/maps/L283Yhf3Fea2F3kp9) | 12.00 | 1.20 | 12.00 | 12.00 | 11.00 |
| 10 | Project Rhythm (62% JDA Rights of Samruddhi Realty Limited) | JDA Land & Building - Sy.no: 29/2 & 30/1, Doddagubbi Village, BidarahalliHobli, Bengaluru (Google Coordinates 13.0760, 77.6643 https://goo.gl/maps/4nvpESZvfgWysNBv9) | 17.50 | 1.75 | 18.00 | 17.50 | 16.00 |

Not Readily Realisable Asset (NRRRA) proposed to be sold/transferred/assigned as per regulation 37A

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|----|--|---|---|--|--|--|--|
| 11 | Actionable Claims - U/s 43 of IBC 2016 | IA311 of 2023 towards Preferential Transactions Rs. 30 Lakhs | Bids through Sealed Envelops to be submitted on or before 01-01-2025 For more details refer process memorandum | | | | |
| 12 | Actionable Claims U/s 66 of IBC 2016 | IA 28_2023 towards Transactions covered u/s 66 of IBC 2016 for an amount of Rs. 49.574 Crores | | | | | |

Important Notes:

- A Date of Inspection: 29-12-2024 01-01-2025
- B The sale of assets through E-Auction and Assignment of NRRRA will be conducted strictly on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis"
- C 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. Liquidator has right to extend/defer/cancel and/or modify, delete any of the terms and conditions including timelines of E-Auction at his discretion in the interest of Liquidation Process and has right to reject any bid without any prior notice or assigning any reason whatsoever at any stage of the auction. This is a non-binding process and shall be subject to discretion of Liquidator/Stakeholder Consultation Committee.
- D All Terms and conditions are to be mandatorily referred from the E-Auction Process Information Document prior to submission of EMD and participation process. The Complete E-Auction Process Memorandum containing details of Assets, terms and conditions of online E-Auction, BID Form, Eligibility Criteria, Declaration by Bidders, EMD Requirements etc., available at <https://nesl.co.in/auction-notices-under-ibcl> and www.samruddhirealty.com
- E The Liquidator in consultation with Stakeholders Consultation Committee holds absolute right to sell the Assets of the Corporate Debtor or sell the Corporate Debtor as going concern including along with all projects therein. Kindly refer to the E-Auction Process Information Document for further clarification.
- F Bid related documents shall be submitted through e-mail in the formats prescribed and the hard copies of originals shall be sent to the office of the liquidator.
- G The intending bidders, prior to submitting their bid, should make their independent enquiries 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.
- H The last date of submission of EOI, Refundable Participation Deposit Money along with all bid documents is 21-12-2024
- I The Last Date of Submission of EMD is on or before 01-01-2025
- J The Date and Time of E-Auction is 03-01-2025 at 11:00 AM to 01:00 PM (with unlimited extension of 10 minutes each)
- K Interested applicant who has deposited EMD and require assistance in creating login ID and password may contact the Office of the Liquidator on 080-2390 2344 or through an e-mail at srl@psri.in or plan@psri.in
- L Block 8, Block 9 & Block 10 projects are available on Private sale basis also. Interest parties are requested to send their proposal to srl@psri.in ; plan@psri.in

Pankaj Srivastava , Liquidator-SAMRUDDHI REALTY LIMITED

Office No. 58, 3rd Cross, Vinayak Nagar, Hebbal, Bengaluru 560024

Regn No: IBB/PA-001/IP-P00245 /2017-18/10474 | AFA validity 31/12/2025

080 2390 2344| srl@psri.in | psri@live.com | www.samruddhirealty.com

Date: Friday, 29 November, 2024,

Place: Bengaluru

