

**E-AUCTION SALE NOTICE FOR SALE OF ASSETS OF
TALWALKARS BETTER VALUE FITNESS LIMITED (IN LIQUIDATION)**

CIN: L92411MH2003PLC140134

Registered Office: 801, Mahalaxmi Chambers, 22 Bhulabhai Desai Road, Mumbai – 400 026
(Sale of Assets under Insolvency and Bankruptcy Code, 2016)

Notice is hereby given to public in general that the undersigned Liquidator of Talwalkars Better Value Fitness Limited (TBVFL/Corporate Debtor), in Liquidation, appointed by the Hon'ble National Company Law Tribunal, Mumbai, Court-IV (Adjudicating Authority/NCLT) vide order dated 28.04.2022 (Liquidation Order) intends to sell movable and immovable property/assets (Assets) owned by Corporate Debtor and 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". The list of Assets put up for auction are available on <https://ncltauction.auctiontiger.net>. General public is invited to bid either personally or through duly authorized agent.

Last date/time for submission of tender documents/bid	03-05-2023 by 5:00 P.M.
Last date for information sharing and site visit	15-05-2023
Last date of EMD Deposit	17-05-2023
Date of E-Auction	19-05-2023
Time of E-Auction: Option 1 to 7	11:00 AM to 2:00 PM
: Option 8	1:00 PM to 3:00 PM
: Option 9, 10 and 11	3:00 PM to 5:00 PM

The reserve price and earnest money deposit will be as mentioned in the table below against the respective Asset(s).

(Price in INR)

Option	Description of Asset(s) along with address	Reserve Price	EMD	Bid Incremental Value
1	4,682 sq. ft. built up area situated at Samridhi Building, 1 st Floor Plot no. 5, Minerva layout, C.T.S. No 551/2, Village Nahur, Madan Malviya Road, Mulund west, Mumbai, Maharashtra – 400080.	8,01,42,000	80,14,200	10,00,000
2	Long term leasehold premises admeasuring 5037 of Built-up area situated at Mezzanine Floor, Mantri Chandak Icon, CTS 203 (Part), Opposite Ladies Hostel, Saat Rasta, Solapur, Maharashtra – 413001*	2,67,14,000	26,71,400	10,00,000
3	5129 sq.ft. of Super Built up area situated at 2 nd Floor, Brilliant Star, Plot No-2/E/A, Sector-E, Scheme No 54, Vijay Nagar, Indore, Madhya Pradesh-452010	2,38,26,000	23,82,600	10,00,000
4	4500 sq.ft. of carpet area, all unit/ office space no 2A, 2nd Floor, bearing Tisco's H.No. 7, sakchi boulevard shop area, Main	5,34,28,000	53,42,800	10,00,000

Option	Description of Asset(s) along with address	Reserve Price	EMD	Bid Incremental Value
	Road, Bistupur, Jamshedpur Jharkhand – 831001			
5	Premises admeasuring 4186 sq.ft. of Built-up area situated at Maa lakshmi Plaza, 1st Floor, Basant Vihar, Sahajanand Chowk, Harmu, Ranchi Jharkhand-834012	2,81,58,000	28,15,800	10,00,000
6	Office No. 101 admeasuring 6302 sq.ft. of Built-up area on First Floor situated at Class of pearl plot no K-48-49, L-5, 4, 3 situated at Income tax colony Tonk Road Jaipur -302018	3,46,56,000	34,65,600	10,00,000
7	Premises admeasuring 8036 sq.ft. of Built-up area situated at 13/1/1A, 1st Floor (Akshara Park) Soorah East Road, C.I.T Road, Near Jora Petrol Pump, Kolkata, West Bengal – 700010 **	6,64,24,000	66,42,400	10,00,000
8	Machinery described as X- Body Newave Med at 20 locations (1 machine at each location) across India.	57,76,000	5,77,600	1,00,000
9	Machinery described as X- Body Newave Med situated at Maa lakshmi Plaza, 1st Floor, Basant Vihar, Sahajanand Chowk, Harmu, Ranchi Jharkhand-834012	4,47,279	44,728	10,000
10	Machinery described as X- Body Newave Med situated at Brilliant Star, Plot No-2/E/A, Sector-E, Scheme No 54, Vijay Nagar, Indore, Madhya Pradesh-452010	3,42,742	34,274	10,000
11	Machinery described as X- Body Newave Med situated at office space no 2A, 2nd Floor, bearing Tisco's H.No. 7, sakchi boulevard shop area, Main Road, Bistupur, Jamshedpur Jharkhand - 831001	3,42,742	34,274	10,000

* Solapur Municipal Corporation has sealed/attached the property situated at Solapur for the demand of INR 24,09,807 on account of non-payment of property tax. The Liquidator has filed an application before the Hon'ble NCLT seeking removal of attachment/seal of property by the Solapur Municipal Corporation. The application is currently pending adjudication.

** Kolkata Municipal Corporation has sealed/attached the property situated at Kolkata for the demand of INR 47,77,358 on account of non-payment of property tax. The Liquidator has filed an application before the Hon'ble NCLT seeking removal of attachment/seal of property by the Kolkata Municipal Corporation. The application is currently pending adjudication.

Additionally, Civil Court of Greater Bombay through its order dated 27 October 2020 has stayed the change of registered address of Corporate Debtor to Ground Floor, Mangal Simran, Off Turner Road, 20th Road Bandra West, Mumbai-400050.

Sale will be done by the undersigned through E-Auction service provider E-Procurement Technologies Limited (Auction Tiger). The sale shall be subject to the terms and conditions prescribed in the Process Memorandum available on <https://ncltauction.auctiontiger.net> and the following:

1. The particulars of the Assets specified in the list of Assets have been stated as per best information available with the Liquidator on *bona fide* basis. It is clarified that the Liquidator makes no representation regarding the accuracy of the status of the Assets.
2. If any offer is received within the last 5 (five) minutes of closure time, the bidding time will be extended automatically by another 5 (five) minutes, the auction will automatically get closed at the extended 5 (five) minutes.
3. Right to bid for Option 9, 10 and 11 shall be available only in case there are no bids received under Option 8.

Date: 18-04-2023

Place: Mumbai

Mr. Gajesh Labhchand Jain
As Liquidator of Talwalkars Better Value Fitness Limited
Appointed *vide* Hon'ble NCLT order dated 28th April, 2022
Reg. No.: IBBI/IPA-001/IP-P-01697/2019-2020/12588
AFA Validity: 19/10/2023
Address: C-602, Remi Biz Court, Off Veera Desai Road,
Azad Nagar, Andheri West, Mumbai -400053
Email: liquidation.tbvfl@gmail.com
Contact No: +91-8451898835