

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	10-05-2024 by 5:00 P.M.
Last date for information sharing and site visit	22-05-2024
Last date of EMD Deposit	24-05-2024
Date of E-Auction	27-05-2024
Time of E-Auction: Option 1 and 2	11:00 AM to 1:00 PM
: Option 3	1:00 PM to 3:00 PM
: Option 4	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	4682 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.	6,75,00,000	67,50,000	10,00,000
2	Premises admeasuring 8036 sq.ft. of Super 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.	5,00,00,000	50,00,000	10,00,000
3	Machinery described as X- Body Newave Med (along with Jackets) at 18 locations (1 machine at each location & 4 machine at Thane, Maharashtra) across India.	29,25,028	2,92,503	1,00,000
4	4 Machinery described as X- Body Newave Med (along with Jackets) situated at Sagar Complex, Bldg. No. E-2, Gala No. 1 to 6 Ovali Village, Opp. Mini Punjab Hotel, Near Lodha Dham, Thane – Nashik	7,04,182	70,418	10,000

Option	Description of Asset(s) along with address	Reserve Price	EMD	Bid Incremental Value
	Highway, Dist. Thane, Maharashtra – 421302.			

Note: 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 4 shall be available only in case there are no bids received under Option 3.

Date: 25.04.2024

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: 22/09/2024
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