

# ABC Realtors Private Limited

*Private & Confidential*

## Company Overview & CIRP Update

### Company Overview

- ▶ Incorporated under the Companies Act, 1956 on 6th Dec 2014
- ▶ ABC has development a Mall property by the name “XYZ Mall” with a total leasable area of ~9 lakh sq. ft (*as per company website*)
- ▶ The Mall property is the only tangible asset with the Company and is located along the Main Road in South Bengaluru
- ▶ The commercial operation is yet to commence. However, the project is almost complete with only interior work remaining to be completed

### CIRP Update

- Originally admitted for CIRP on July 20, 2023 vide order of Hon’ble NCLT
- Mr. VSK was appointed as the Interim Resolution Professional (IRP)
- IRP was replaced by Mr. RSD as the Resolution Professional (RP) of the Company on Dec 09, 2024 (*date of oral order*)
- Details of financial claim made against the company are available on the website of IBBI – [www.ibbi.gov.in](http://www.ibbi.gov.in)
- Form G was issued by the IRP on December 09, 2024 inviting expression of interest from prospective resolution applicants by January 03, 2025

Source : Corporate Debtor; publicly available information

### Investment Rationale

Increase in demand for retail developments in south-east and North Bengaluru due to emergence of these vectors as new residential catchments

Connectivity of this micro market through Bangalore Metro Rail link through Reach IV and Nice Road

High occupancy rate of upto ~90% in nearby retail mall property

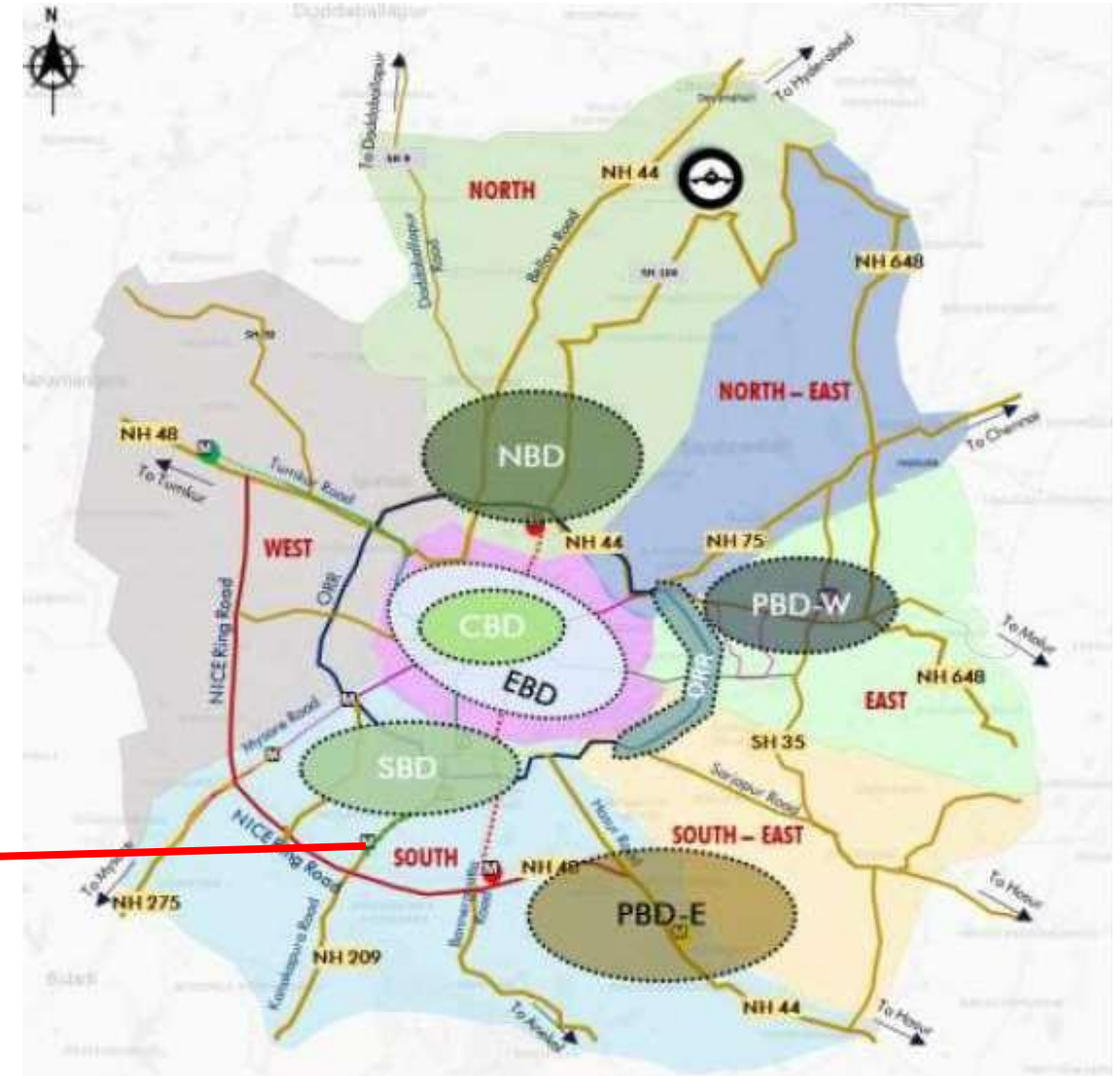
Potential for development as a modern retail mall with latest design and interior work to attract footfall

### Shareholding as on 31.03.2019

Name of Equity Shareholder	No. of Shares	Total Amount (INR)
MD Private Ltd.	18,791	18,79,100
VR Pte. Limited	18,792	18,79,200
MH Pte. Limited	1	100
<b>Total</b>	<b>37,584</b>	<b>37,58,400</b>
Name of CCD Holder	No. of Shares	Total Amount
<b>VR Pte. Limited</b>	9,00,00,000	INR 90 Cr

## Location Overview

- Located along Kanakapura main road in close proximity to NICE ring road and Outer ring road
- Kanakapura main road is primarily a residential development zone and is considered as an emerging residential location, owing to the spill-over of residential demand from established residential locations such as JP Nagar and Banashankari
- Besides BDA plotted layouts, there are a few apartment projects such as Shriram Southern crest, Prestige Falcon City, Mantri Serenity, Sobha Forest View, Sobha Forest Edge, Sobha Park and Plaza, Golden Panorama, Shravanthi Palladium and these projects are clustered on and off Kanakapura road



Source : Corporate Debtor; publicly available information



## Property Photographs



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