# **TENDER DOCUMENT**

## FOR SALE OF ASSETS MORTGAGED BY M/S. ISKRUPA MALL MANAGEMENT COMPANY PRIVATE LTD. (MORTGAGOR AND GUARANTOR) AS SECURITY TO THE FINANCIAL ASSISTANCE AVAILED BY M/S. FUTURE BRANDS LTD., (BORROWER), THROUGH E-AUCTION,

Located at:

Baroda Central, Village Vadiwadi, Taluka Vadodara/Baroda in the Registration District Vadodara/Baroda and Sub-District Gorva (Baroda-4) in the State of Gujarat

Issued by
The Authorised Officer



Website: <u>www.ifciltd.com</u> (A Government of India Undertaking) HEAD OFFICE: IFCI Ltd. IFCI TOWER, 61 NEHRU PLACE, NEW DELHI - 110019 Regional Office: 9<sup>th</sup> Floor, Earnest House, NCPA Marg, Nariman Point, Mumbai 400021. Tel. No.: 022-61293400/3401/3415 CIN: L74899DL1993GOI053677

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TENDER DOCUMENT FOR SALE THROUGH E-AUCTION OF SECURED ASSETS SITUATED AT BARODA CENTRAL, VILLAGE VADIWADI, TALUKA VADODARA/BARODA IN THE REGISTRATION DISTRICT VADODARA/BARODA AND SUB-DISTRICT GORVA (BARODA-4) IN THE STATE OF GUJARAT, ASSETS MORTGAGED BY M/S. ISKRUPA MALL MANAGEMENT COMPANY PRIVATE LTD., (MORTGAGOR AND GUARANTOR) AS SECURITY TO THE FINANCIAL ASSISTANCE AVAILED BY M/S. FUTURE BRANDS LTD., (BORROWER).

Ref. No. \_\_\_\_\_

Date: \_\_\_\_\_

M/s.\_\_\_\_\_

#### I. INTRODUCTION

Tenders are invited by Authorised Officer/ IFCI Limited on AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS & WITHOUT RECOURSE BASIS for purchase of mortgaged assets of **M/s. Iskrupa Mall Management Company Private Ltd. (Mortgagor and Guarantor)**, situated at Baroda, Gujarat through e-auction. Details of the assets for sale and Reserve Price thereof are mentioned below:

## **DESCRIPTION OF PROPERTY**

Outstanding dues of IFCI Ltd.	<b>Rs. 93,55,68,362/-</b> (Rupees Ninety Three Crore Fifty Five Lakh Sixty Eight Thousand Three Hundred Sixty Two Only) as on 21.12.2023 together with further interest with effect from 22.12.2023, together with further interest at the contractual rates & other debits till realization
Description of the property to be sold.	All that piece and parcel of land bearing Revenue Survey Nos. 82/1/1, 82/1/2, 82/1/3, 82/1/4, 82/1/5 and 82/1/6 and included in City Survey and bearing City Survey Nos. 393, 394, 395, 396, 397 and 398 collectively admeasuring 7082 Sq. Mtrs. or thereabouts of Village Vadiwadi, Taluka Vadodara/Baroda in the Registration District Vadodara/Baroda and Sub-District Gorva (Baroda-4) in the State of Gujarat wherein the owner Iskrupa Mall Management Company Pvt. Ltd. has constructed a commercial complex known as <b>"Baroda Central"</b> spread equally over Basement, Ground Floor, First Floor, Second Floor & Third Floor and car parking space totally admeasuring built up area 13,933.33 Sq. Mtrs. (equivalent to 1,50,000 Sq. Ft.
	<ul> <li>approx.), total chargeable area 1,80,000 sq. ft. and is being bounded as under:</li> <li>East: Revenue Survey No. 81 &amp; 1</li> <li>West: 12 Mtrs. Road</li> <li>North: 40 Mtrs Road</li> <li>South: 12 Mtrs Road</li> <li>together with the building, structures, the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixture and fittings erected/ installed or to be erected/installed thereon and every part thereof.</li> </ul>
Reserve Price	Rs. 75,09,00,000/- (Rupees Seventy Five Crore Nine Lakh Only)
Earnest Money	<b>Rs.7,50,90,000</b> /- (Rupees Seven Crore Fifty Lakh Ninety Thousand Only)
Date & Time of Inspection	24.01.2024 between 11:30 AM to 03:00 PM
Date & Time for submission of EMD and documents	31.01.2024 up to 05:00 PM.
Date & Time for Auction	02.02.2024 between 11:30 AM to 12:30 PM

#### II. TERMS AND CONDITIONS OF THE SALE

- 2.1 The E-Auction will be conducted online through <u>https://sarfaesi.auctiontiger.net</u> and the E-Auction will be conducted with the help of service provider M/s e-Procurement Technologies Ltd. Auction Tiger on the date and time as mentioned above with an extension of 05 minutes each for bid increment and the minimum bid increment amount of Rs.2,00,000/-. The extension of 5 minutes i.e. the end time of e-auction will be extended by 5 minutes each time of bid is made within last 5 minutes before closure of auction.
- 2.2 Extension of date for submission of EMD Documents and auction, if any, will be informed to public on IFCI website <u>www.ifciltd.com</u> only and no separate communication or publication will be made.
- 2.3 Persons wishing to participate are required to deposit, (a) Earnest Money, (b) Passport size photograph and (c) KYC documents at the office of IFCI Ltd., Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai 400021, on or before 31.01.2024 up to 05:00 PM. Please also refer to Para 5.2 below for all enclosures to be submitted with the bid.
- 2.4 The Tender documents comprising of the detailed terms & conditions of the sale can be obtained from the office of IFCI Ltd., Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai 400021 on payment of Rs.1000/- or can be downloaded from IFCI's website (www.ifciltd.com) w.e.f 12.01.2024. However, in case Tender Document is downloaded from the website of IFCI Ltd., the bidder shall deposit an amount of Rs.1000/- towards cost of Tender documents in addition to the EMD.
- 2.5 The interested bidders shall deposit their EMD being 10% of the Reserve Price through RTGS (RTGS details are given below at para 2.9) or by way of Demand Draft drawn in favor of "IFCI LTD." addressed to the "The Authorized Officer, IFCI Ltd., Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai 400021. The last date and time for deposit of the bid amount along with the tender form addressed to the "The Authorized Officer, at IFCI Ltd. Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, NCPA Marg, Nariman Point, Mumbai 400021." is 31.01.2024 up to 05:00 pm. Online/fax submission of bids will not be valid.
- 2.6 Tenders accompanied by short EMD or without EMD and/ or with their own conditions are liable to be rejected/ ignored summarily.
- 2.7 Tenders not accompanied by demand draft/ RTGS/Pay Order of Rs.1,000/-, in case the tender document is down-loaded from the IFCI website, are also liable to be rejected/ ignored summarily.
- 2.8 On receipt of EMD the prospective bidders shall receive user-id/password on their valid email id (mandatory for e-auction) from M/s e-Procurement Technologies Ltd. Auction Tiger. The Prospective bidders may avail online training on e-auction from M/s e-Procurement Technologies Ltd. Auction Tiger. The helpdesk number of the service provider is 9722778828/ 9265562818/ 9265562821/ 079- 079-68136891/6842/6837/6875 and email Praveen.thevar@auctiontiger.net, Support@auctiontiger.net
- 2.9 The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder shall be refunded. The EMD shall bear no interest. . Post the auction, the sale shall be confirmed in favour of successful bidder who has offered the highest sale price in his bid/ tender, provided the amount offered is not less than the reserve price. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Ltd. payable at Mumbai or through RTGS by 1700 hrs. on same day or on next working day upto 1700 hrs.. The name and contact details of Authorized officer is Ms. Jyoti Bhutani, AGM-Law, IFCI Ltd., (M) 9540948735 & email jyoti.bhutani@ifciltd.com . RTGS details are as follows:

Bank Account Number: 00030350002631 Beneficiary Name: IFCI Ltd. Payment Ac Bank Name: HDFC Bank Ltd. Branch Name: K G Marg Branch, New Delhi. IFSC Code: HDFC0000003

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- 2.10 The successful bidder shall deposit the balance amount of the sale price on or before the 15<sup>th</sup> day of the confirmation of sale or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months from the date of the auction. In case of default by the successful bidder or surrender of its bid, the amount already deposited will be forfeited and the property will be put to re-auction and such bidder shall have no claim/right in respect of property/amount and/or EMD amount.
- 2.11 The intending bidders should make their own independent inquiries and satisfy themselves w.r.t encumbrances, title of the property put on auction and claims/rights dues etc. affecting the property prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or representation on behalf of IFCI Ltd. The Property is being sold with all the existing and future encumbrances, if any.
- 2.12 The Successful purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fee etc. owning to anybody.
- 2.13 The Authorized officer is not bound to accept the highest offer and the Authorized officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone or cancel the E-Auction without assigning any reason thereof.
- 2.14 The parties interested may inspect the property on date and time as mentioned above with prior intimation/permission of the Authorized officer.
- 2.15 In case of any doubt regarding the terms & conditions of the sale, the decision of the Authorised Officer/ IFCI Limited will be final.

#### III. ELIGIBILITY

#### 3.1 **The bidder should:**

- a) Be any person, registered trust, registered firm, registered cooperative society, private limited company, public limited company or partnership firm registered in India.
- b) be legally competent to enter into contract as per prevailing laws.
- c) be financially sound.
- d) enclose Income tax assessment orders for the last three years along with the tender.
- e) enclose documentary proof that he has the liquidity, line of credit and other financial means to meet the bid price.
- 3.2 Authorised Officer/ IFCI Limited may also consider a bid submitted by a consortium of persons/ companies. It is, however, made clear that there should be no change in the consortium structure during the finalisation of the tender right up to the stage of depositing the bid amount in full with IFCI Ltd. If there are any changes in the consortium structure, Authorised Officer/ IFCI Limited reserves the right to accept/ cancel the sale. However, the financial arrangement between the parties should be specified in the tender documents.
- 3.3 No bid by a Consortium/ Partnership/ Company/ person shall be entertained if in the opinion of the Authorised Officer/ IFCI Limited has led to reduction in competition.
- 3.4 The bidder should thoroughly satisfy themselves about the nature, conditions and quality of the assets. Authorised Officer/ IFCI Limited gives no guarantee or warranty as to the conditions of the assets/ material or/ its quality or fitness for any specific purpose or use. It should be clearly understood that no claim/ complaint about the quality/ conditions/ fitness for use will be entertained by Authorised Officer/ IFCI Limited/ other secured lenders.

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3.5 EMD and Quotations should be submitted in the prescribed form only, signed by the bidder on each page in token of having accepted the same, and in a sealed cover. Same should be addressed to Authorised Officer, IFCI Ltd., Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai - 400021 and superscribing "OFFER FOR PURCHASE OF ASSETS MORTGAGED BY M/S. ISKRUPA MALL MANAGEMENT COMPANY PRIVATE LTD., (MORTGAGOR AND GUARANTOR) AS SECURITY TO THE FINANCIAL ASSISTANCE AVAILED BY M/S. FUTURE BRANDS LTD., (BORROWER)".

#### IV. EARNEST MONEY DEPOSIT:

- 4.1 The tender should be accompanied with EMD of **Rs.7,50,90,000**/- (Rupees Seven Crore Fifty Lakh Ninety Thousand Only) which has to be paid through RTGS/ by way of crossed DD/ Pay Order drawn on any Nationalised/ Scheduled bank in favour of IFCI Ltd. and payable at Mumbai. No interest shall be payable on the EMD amount.
- 4.2 Earnest Money in any other form, for example, cheque (including cheque made "good for payment"), Bank Guarantee, Bid Bonds, Call Deposit etc. will <u>not be acceptable</u> to the Authorised Officer/ IFCI Limited and such tenders are liable to be rejected.
- 4.3 The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Ltd. payable at Mumbai or through RTGS (RTGS details provided in para 2.9 above) immediately on same day or not later than the next day if allowed by the Authorized officer.

#### V. MODE OF SUBMISSION OF TENDER/ BID:

- 5.1 All tenders must be submitted in the prescribed form only, to be obtained from the Authorised Officer against the payment of Rs. 1000/- by Demand Draft/RTGS/Pay Order, towards the cost of the tender or downloaded from website, in a sealed cover. The tender must be addressed to The Authorised Officer, IFCI Ltd., Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai 400021 and superscribing "OFFER FOR PURCHASE OF ASSETS MORTGAGED BY M/S. ISKRUPA MALL MANAGEMENT COMPANY PRIVATE LTD., (MORTGAGOR AND GUARANTOR) AS SECURITY TO THE FINANCIAL ASSISTANCE AVAILED BY M/S. FUTURE BRANDS LTD., (BORROWER)". The tender must be submitted by the appointed date and time at the office of IFCI Ltd. at Mumbai as indicated at para 2.5.
- 5.2 Tenders should be submitted in a sealed cover, along with the followings:
  - a) RTGS details/Demand Draft/ Pay order of **Rs.7,50,90,000**/- (Rupees Seven Crore Fifty Lakh Ninety Thousand Only) towards EMD, drawn on any Nationalised/ Scheduled bank in favour of IFCI Ltd. and payable at Mumbai.
  - b) The Terms and Conditions of the Tender, duly signed by the tenderer on each page in token of having accepted the same in toto.
  - c) A demand draft of Rs.1,000/- or RTGS details in case the tender documents are downloaded from the website of IFCI.
  - d) Passport size photograph
  - e) KYC documents Self attested PAN Card copy and one additional photo ID with address
  - f) Tenderer's declaration whether he/ she is a relative of any Director(s) of IFCI Ltd. or Tenderer is a firm in which Director(s) or his relative is a partner or tenderer is a company in which Director of IFCI Ltd. or his relatives are member(s) or Director(s).
- 5.3 The Tenders/ Bids will not be accepted in case the same are sent through fax/ e-mail.
- 5.4 Incomplete tender or tenders submitted with qualifying conditions or with conditions at variance with the Terms and Conditions of Tender Document are liable to be rejected.



#### VI. PAYMENT SCHEDULE:

- 6.1 The EMD of the successful bidder shall be retained towards part sale price/consideration. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Ltd. payable at Mumbai or through RTGS by 1700 hrs. on same day or on next working day upto 1700 hrs.
- 6.2 The balance amount of the sale consideration price is to be paid on or before 15<sup>th</sup> day of the confirmation of sale or within such extended period as agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months from the date of auction. In case of default by the successful bidder, the amount already deposited will be forfeited and the property will be put to re-auction and such bidder shall have no claim/right in respect of property/amount.

#### VII. SALES TAX, EXCISE DUTIES, EPFO DUES AND LEVIES:

All taxes/ duties other outstanding liabilities etc. if applicable and related to the unit shall be paid by the purchaser and the secured creditor shall not be liable for the said dues (as aforesaid). Accordingly, the purchaser is advised to make proper due diligence of the unit before making bid for the sale of the assets.

#### VIII. DELIVERY PERIOD/ POSSESSION:

After receipt of full and final payment in lieu of the total sale consideration of the assets, IFCI Ltd. will issue Certificate of Sale as provided under the Rules to SRFA & ESI Act, 2002, in favour of the purchaser and the purchaser will take all necessary steps to take over the possession of the assets immediately.

#### VII. TERMINATION / BREACH OF CONTRACT

In the event of non-fulfillment of the terms and conditions by the bidder, Authorised Officer/ IFCI Ltd. shall cancel the contract/ sale with immediate effect, in which case, the EMD along with any amount paid shall stand forfeited.

#### VIII. FORCE MAJEURE:

Authorised Officer/ IFCI Limited shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, go-slow, lock-out, closure, pestilence, distilence, dislocation of normal working conditions, war, riots, epidemics, political upheavals, Governments actions, civil commotion, breakdown of machinery, shortage of labour acts, demand or otherwise or any other cause or conditions beyond the control of aforesaid causes or not and the existence of such cause or consequence may operate at the sole discretion of IFCI Ltd. to extend the time of performance on the part of IFCI Ltd. by such period as may be necessary to enable IFCI Ltd. to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.

#### IX. GENERAL INFORMATION:

- 12.1 It should be noted by the bidder(s) that by entering into this contract, Authorised Officer/ IFCI Limited is not precluded from entering into similar contracts with anyone else of their choice at any time during the subsistence of this contract.
- 12.2 Authorised Officer/ IFCI Limited shall have the right to issue addendum to tender documents to clarify, amend, modify, supplement or delete any of the conditions clauses or items stated therein. Each addendum so issued shall form a part of original invitation to tender.
- 12.3 In case offer of the bidder is not accepted, the bidder shall not be entitled to claim any cost, charges, expenses incidental to or incurred by the bidder through or in connection with the submission of the offer even though Authorised Officer/ IFCI Limited may elect to withdraw the invitation for quotation. Should all invitation for quotation be withdrawn or cancelled by Authorised Officer/ IFCI Limited shall have the right to do so at any time, the Earnest Money paid by the bidders with the quotation will be refunded to them in due course, without interest.



- 12.4 The tenderer/ bidder shall bear all the cost associated with the preparation and submission of bid. Authorised Officer/ IFCI Limited will not, in any case, be responsible or liable for any such costs regardless of the conduct or outcome of the tender process.
- 12.5 Unless otherwise specified, the price in the tender form should be quoted both in figures and in words. Tenders containing overwritten or erased rates are liable to be rejected in absence of any authentication by the tenderer's signatures.
- 12.6 Authorised Officer/ IFCI Limited reserves the right to cancel/ reject any or all the quotations without assigning any reason thereof.
- 12.7 The submission of the tender means and implies that the tenderer/ bidder has unconditionally agreed to and accepted all the above terms and conditions of the tender.
- 12.8 Intending tenderer(s) may obtain any clarification required before tendering. Submission of tender implies the tenderer(s) has obtained all the clarifications required.
- 12.9 The decision of the Authorised Officer/ IFCI Limited in the matter, arising out of this sale, shall be final in regard to all matters relating to the sale.
- 12.10 All suits or proceedings relating to any dispute or claim arising out of or in course of performance of this contract shall be filed in appropriate court having jurisdiction in Mumbai.
- 12.12 Tenderers must ensure the following while submitting the tender:
  - (A) THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF TENDER BID ENCLOSED AT ANNEXURE– II.
  - (B) THAT EVERY PAGE OF TENDER DOCUMENTS IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER.
  - (C) THAT ALL ALTERATIONS, ERASURE(S) AND OR OVER-WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.
- 12.13 Tenderer should state whether he/ she is a relative of any Director(s) of IFCI Ltd. or Tenderer is a firm in which Director(s) or his relative is a partner or tenderer is a company in which Director of IFCI Ltd. or his relatives are member(s) or Director(s).
- 12.14 All parties are advised to check the website of IFCI from time to time as no separate publication or any communication shall be issued for any addendum to the sale notice/ tender document.

NOTE: COPY OF SALE NOTICE IS ENCLOSED HEREWITH FOR READY REFERANCE



## M/S. M/S. FUTURE BRANDS LTD. (BORROWER),

## M/S. ISKRUPA MALL MANAGEMENT COMPANY PRIVATE LTD. (MORTGAGOR AND GUARANTOR)

#### **Description of Immovable Property**

All that piece and parcel of land bearing Revenue Survey Nos. 82/1/1, 82/1/2, 82/1/3, 82/1/4, 82/1/5 and 82/1/6 and included in City Survey and bearing City Survey Nos. 393, 394, 395, 396, 397 and 398 collectively admeasuring 7082 Sq. Mtrs. or thereabouts of Village Vadiwadi, Taluka Vadodara/Baroda in the Registration District Vadodara/Baroda and Sub-District Gorva (Baroda-4) in the State of Gujarat wherein the owner Iskrupa Mall Management Company Pvt. Ltd. has constructed a commercial complex known as **"Baroda Central"** spread equally over Basement, Ground Floor, First Floor, Second Floor & Third Floor and car parking space totally admeasuring built up area 13,933.33 Sq. Mtrs. (equivalent to 1,50,000 Sq. Ft. approx.), total chargeable area 1,80,000 sq. ft. and is being bounded as under:

East: Revenue Survey No. 81 & 1

West: 12 Mtrs. Road

North: 40 Mtrs Road

South: 12 Mtrs Road

together with the building, structures, the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixture and fittings erected/ installed or to be erected/installed thereon and every part thereof.

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LIMIAND LIMUMBAID The Authorised Officer IFCI Ltd., Earnest House, 9<sup>th</sup> Floor, NCPA Marg, Nariman Point, Mumbai - 400021

#### 1. Particulars of the Bidder,

- 1.1 Full name of the Bidder (in block letters):
- 1.2 Father's Name (in case of an individual bidder)/ Pan No. and GSTIN (incase of a Company/Legal Person):

BID

- 1.3 Age (in case of an individual) / Date of Incorporation (incase of a Legal person):
- 1.4 Whether the bidder is competent to contract under Indian Contract Act, 1872 as per Foreign Exchange Regulation Act, 1973 / Foreign Exchange Management Act, 1999 in case of NRI (Tick whichever is applicable)

1.5 Present Business Activity:

YES/NO

#### 2. Constitution of Bidder (Tick whichever is applicable)

- Public Limited Company
- Private Limited Company
- Partnership
- Individual/ Sole Proprietary
- Others (specify)

(Furnish documents in support)

Applicant's registered office/ place of business

- Address
- Telephone No.
- Fax No.
- E-Mail ID

#### 3. Particulars of Bid

- 3.1 The price offered is Rs. \_\_\_\_\_\_ (Rupees: \_\_\_\_\_\_\_) for assets of Iskrupa Mall Management Company Private Ltd. (Mortgagor and Guarantor) situated at Baroda Central, Village Vadiwadi, Taluka Vadodara/Baroda in the Registration District Vadodara/Baroda and Sub-District Gorva (Baroda-4) in the State of Gujarat on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS".
- 3.2 Particulars of Earnest Money Deposit of Rs. \_\_\_\_\_\_ Reserve Price):

RTGS/DD/Pay Order No.	Date	Name of Bank and Branch					



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## Certified that:-

- (i) I/We agree to abide by the decision of the Authorised Officer/ IFCI Limited.
- (ii) I/We have read and understood terms and condition and hereby unequivocally and unconditionally accept the same.
- (iii) I/We have inspected the above property and has satisfied ourselves for which quotation is being submitted.

Date:

Applicant's Signatures

Full Name: Designation: Name of the Company: Address :





#### Business Standard Ahmedabad | FRIDAY, 12 JANUARY 2024

eas			POSSESS	ION NOTICE	[Under Rule	8(1) of Security	Interest (En	Opp Bus Stand rdoli, Dist Surat-394250 forcement) Rules, 2002 Mahuva Branch, Surat	र्वक Bar	ऑफ़ इंडिया hk of India B	<b>0</b> 1 -		ASSE Floor, Bank	Of India Building, Bha	ERY DE	hone: 079-66122528	66122
adodara un cement of S	ng the Authorized Officer of the order the Securitisation and Re Security Interest Act, 2002 an	Union Bank of India Dandia Baza aconstruction of Financial Assets d in exercise of powers conferred	under the Security In section 13	Securitisation terestAct, 200 (12) read with	and Recon 2 (Act No. 54 rule 3 of the 1	struction of Fil of 2002) and in Security Intere	nancial Asse nexercise of st (Enforcem	els and Enforcement o powers conferred unde tent) Rules, 2002 issuer wer) Mr. Utpal Kuma	Rela	ntionskip beyond be ne undersigned be	uking	thorized Offic	er of the Bank	(For Im of India under the Sect	movable Properties) uritisation and Recor	struction of Financial	Asset
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described h	ieral that the undersigned has t terein below in exercise of po	ice is hereby given to the borrowe taken Physical Possession of the wers conferred on him under sul Socurity Interest Enforcement rule	Guarantor of the prop section 13	and the public erty describer (4) of the said	in general th d herein below Act read with	al the undersig win exercise o	ned has take powers con	en Symbolic Passessia iferred on him/her unde est (Enforcement) Rules	dealin paym	g with the properti ent and incidental e	es will sub xpenses, i	ect to charge osts, charges	of Bank of Inc thereon menti	dia, Ahmedabad for the a ioned against each accou RFAESI Act, in respect of	mounts and with fur nts herein below. The	ther interest thereon ti respective borrower's	ll the c s atter
d in compliant id Act on this f rower in part	ice of Hon. D.M. Bharuch order 6th day of January of the year licular and the public in gener	dated 05.10.2023 under section 14	The borrow deal with U the UCOB	ver/ Guaranto he property an ank Mahuva B	r in particular nd any dealin Iranch, Surat	and the public gs with the pro	perty will be Rs.9,82,912	hereby cautioned not to subject to the charge of 2.41/- (Rupees Nine La	Sr.	Name of Borrowers & Gu & Branch N	arantors	Dema Date /	nd Notice Dutstanding unt (Rs.)		tion of Immovable Prop		Di Ty
tion Bank for housand Four /costs/expen	an amount of Rs. 31,48,410.7 r Hundred and Ten and Paise isses thereon as mentioned in th	78 (Rupees Thirty One Lacs Fourty Seventy Eight Only) and furthe renotice.	28/09/202 in the contra The borrow	3 (inclusive of actual rate on the ver's attention	interest up to aforesaid amo is invited to p	30/08/2023 yo untiogetherwith provisions of su	iu are also lia incidentalexp ib-section (8	forty One Only) as or able to pay feuter interest enses.cost, charges, etc. af section 13 of the Ac		Mr. Parthkumar Sur Shah & Mrs. Sonalb Parthkumar Shah	shkumar	01.1 Rs. 39,72,9		All that part and parcelol the propert REFA carpet area measuring about and interest in the Common Area a 3,50 Sq. Mtrs, (c) exclusive wash	64.80 Sq. Mtrs. together with	h (a) undivided share, right, title conv area admeasuring around	06.0 Syn
FAESIAct, in DESCRI	respect of time available, to re	ABLE PROPERTY	Plot No. A	Deseri 8. Dev Resid	ption of ency. Bardo	the secured as the United I- Mahuva Ros	valble Pr ed. Nizar, Tel	hsil - Bardoli, Dist-Sura		Branch: S.G. Road		Two Thousan Eighty Six Or	d Nine Hundred ly) and interest reon	"SAVVY Swaraj Pragati Pluse ZA' in Agricultural land bearing Block No allotted Erst Plat No. (2024-211a)	Savvy Swaraj Phase 2 located . 97, 107, 103, 109, 111, 11: .212+2131/2 +215+215 sit	at Jagatpur constructed on Nor 2 included in TP scheme no. 55 unter kung and being al Mexic	
being cons narayan Mar	sisting of Plot No 13 Rudri Indir, Jambusar District Bhar	perty owned by Hitesh Kanaila a Bungalow Limaj Road, Nea ruch bounded as: On or toward: w: 7.50mtr Internal road, On o	by: Plot No Place: Ma	A/9, East by: huva	on Area 80.1 Society Road	4 Sq Mtr) Boun d, West by: Soc	iety Wall	h by: Piol No.B/7, Soul Authorised Officer ) Bank Mahuva Branch	2	Mr. Mangalsing Raj	purchit	03.1	1.2023	Jogatput, Takka: Dascrei, within re Almedabad- 8 (Sola). Bounded: Or Eustby: Flat No. G-1101, On the We All that Piece or Parcel of Property b T.P. Scheme no 119 Final plot no 25	st by: Internal Road.		06.
is North by: E 06.01.2024 Jambusar	j.00 mtr Internal Road, On or Authori	towards South by: House No 4. (Anuj Kumar Singh) sed Officer, Union Bank of Indi								Branch: PANCHAVA	n	(Rupees Sixt Seven Thi	47,295/- ten Lakhs Forty usands Two linety Five Only)	property is bounded as under: ND Open Space, WEST: Stair Possege.	RTH: Flat No. E/403, SDUTH:	Open Space and Block-4, EAST	Pos
	St Bank Limit							IDFC FIRST		M/s. Hari Plastics v Proprietor Mr. Man	ia palSing	03.1 Rs, 70,6	est thereon 1.2023 9,171,00/-	All that Piece or Parcel al Property b Scheme no 119 Final plot no 26/2 property is bounded as under. NO	of Mouie: Nikol Taluita: Arne,	eme Name: Rajipa Greenland, T. ra District: Ahmedahad, the sair Open Space and Block 4, EAST	d S)
APPEND	KRM Towers, 7th Floor, Harrin IX- IV-A [See provise	gton Road, Chetpet, Chennai- 600 <b>b to rule 8 (6) &amp; 9(1)]</b> nder the Securitisation and Recons	SALE NOTI	CE FOR S	ALE OF	IMMOVAE	LE PRO			Rajpurohit Branch: PANCHAV/	TI	Nine Thousan Seventy C	nty Lakhs Sixty ds One Hundred ne Only) and t thereon	Open Space, WEST: Stair Passage,			Pos
) & 9(1) of the hereby given paged/charge	Security Interest (Enforcement to the public in general and in p ed to the Secured Creditor, the p		Borrower (s) as sen taken by the A	per column (ii withorised Off	) that the belo icer of Forme	w described im rly known as ID	movable pro IFC Bank Ltd	perlies as per column d, will be sold on "As is		Mrs. Anitaben Govi Tatosaniya & Mr. G jethabhai Tatosaniy	ovindbhai	Rs, 1,3 (Rupees One	5,2023 1,47,537/- Crore Thirty One	All that piece and parcel of the being flat no A/805 admeasurin on Eighth floor along with Par sq.mtrs in the group housing c	n 79.37 so mtr (854).02 so	ft) (carpet area as per BERA	al Pi
FC FIRST Ba led terms and (i)	ank Limited (Formerly known as d conditions of the safe, please n		ST Bank website		rstbank.com. (vi)	(vii)	(viii)	(ix)		Branch: Ellisbridge		Five Hundre	even Thousand d Thirty Seven terest thereon	sq.mtrs(1700 sq.ft)super built 4682.67 square meters of fine Planning Scheme No – 3/5, site	up area) situated on non a I Plot no 560/A,560/B, 56 lated being lying at Mouje	igricultural land admeasurin 50/C, and 560/A+B of Tow Chadavad taluka Sabarmati i	0 n n
band Notice Date d Amount INR		PROPERTY ADDRESS All that piece and parcel		Amount	Date and Time of Auction 30th	Date and Time of EMD Auction 29th	Date and Time of Inspection 20th	Name and Mobile No of Authorized officer Name- Himanshu	_	Mr. Alau Kundlik St	ath & Mre	030	5.2023	the registration District of Ahm bounded under: East: Flat Ne Av and Feyer. All that piece and parcel of the	801, West: Flat No A/804,	North: Open Space, South:Lit	fi
60,620.13/- mand Notice Date:	Payalben Chiragbhai Patel & Chirag Prakashbhai Patel	immovable property, bearing Offic Unit No. 210 on the 2nd File admeasuring 995 sq.fls, super b up area and built up are	e/ 47,00,000/- or uit	4,70,000/-	January 2024 11.00 AM TO	January 2024 10.00 AM TO 5.00 PM	January 2024 10.00 AM TO	Singh MOB- 9621177755		Mr. Alay Kundlik St Paril Alay Shøth Branch: Ellisbridge	un a Mifŝ.	Rs. 2,69,56 Two Crore S Fifty Six 1	652/- (Rupees ixty Nine Lacs housand Six	Alay Sheth being flat no A/ Sq.ft](carpet area as per REP Balcony/Verandha admeasuring 29,77 sq.mtrs (admeasuring 20	304 admeasuring 139.22 (A) on Third flaor along 11.69 sq.mtrs in the group	sq.mtr (1498 sq.ft) [149 with Parking space Nos 2 housing colony Takshashil	8 Pł
Feb 2020		admeasuring 597.24 sq.fts i 55.48.49 sq. mtrs Carpet are alongwith proportionate undivid share in the ground land, "Uni	e. a. ed		1.00 PM		4.00 PM					Hundred Fift	Two Only) and t thereon	non agricultural land admeasur 560/C, and 560/A + B of Town F Chadavad tatuka Sebormati in	ing 4682,67 square meters Planning Scheme No – 3/5, the registration District of	of final Plat no 550/A,550/B situated being lying at Mou Ahmedebad and sub distric	e st
		Trade Center' situated at T Scheme No.6 (Majura-Khatoda Final Plot No.388 paike	.P (a) (c)							Salim Karmalibhai ' Branch: Motora	Vadhwaniy		7.2023 80.60/- (Rupecs	Ahmedabad-3(Momnagar) and North: Open Space, South: Flat I The immovable residential property plan first floor), admeasuring 115	No A/303, y bearing flat no, B/4 on the se so, yards i.e. 96,15 sq.mtrs. (r	cond floor (as per AMC approve super built up aren) together wit	ad 06.
		admeasuring 3107.10 sq. mtrs., c survey Ward Khatodara, Non No.2107 to 2111 of Moje : Ri Road, Udhna Darwaja, City of Surr	dh ng at									Twenty Eigh Thousand S Thirty and S	Lakhs Sixty Six ieven Hundred ixty Paisa Only)	right to use common areas, passa ownership rights, title and interest land being sub plot no. 1 admeasu operative housing society limited fi	ge, amenities and facilities ab in land, in the scheme "NOOR / ring 650 sq. yards i.e. 543.49 amousty known as kheia socie	ong with proportionate undivide APARTMENT", constructed on th sg.mtrs., part of the ismaliya co ty, located on the land comprisin	e. Pos
INR 36,0925.30/- nand Notice Date:	H. A. A. D, Tejas Ranabhai Der, Kalaben Tejasbhai Der, Kapil Ranabhai Der & Sonai	All the piece and parcel of t property consisting of Piol No. B/ Kalpana Co. Op. Ho. Soc. Lie Revenue Survey No. 463/A, 4	7. 1,42,51,500/-	INR 14,25,150/-	30th January 2024 11.00 AM	29th January 2024 10.00 AM TO 5.00 PM	20th January 2024 10.00 AM	Name- Himanshu Singh MOB- 9621177755				and inte	est thereon	of TP No. 2, FP No. 118,119,123, Maninager in the registration dist which is bounded as under: On or T- West by: Parking and Bunglows r Bungelow, On or Toward Southby.	oward East by: Common Passa no. 2 Wall, On or Towards No	oe and Flat No. A/4, En or Towar	a: rd la
INR 12,842.13/-	Kapil Der	paiki and 470, City Survey ward t 17/B, T.P.S. No. 12, Moje Adaji City of Sural, Gujarat - 395009	0.		TO 1.00 PM		TO 4.00 PM	8 - <sup>1</sup>	7	Salma Salimbhai W Branch: Motera	adhwaniya	Rs. 28,25,6	7.2023 34.98/- (Rupees t Lakhs Twenty	The immovable residential property first floor), admeasuring 115 sq.yan common areas, passage, amenities title and interest in bird, in the sch-	bearing list no.B/3 on the seconds i.e. 95,15 sq.mtrs(super built and facilities along with proport	up area) together with right to us ionate undivided ownership right	Se Se
hand Notice Date: h Feb 2020	Khushal Trading, Anita	Immovable Property Premises	of INR	INR	30th	29th	20th	Name- Himanshu				Five Thousa Thirty Four a	nd Six Hundred ind Ninety Eight d interest thereon	no, 1 admeasuring 650 sq.yards i.e. Innited famoualy known as khoja so being and lying at mouje: Rapur hi sub district Ahmediabad-7(odhav) r	543,49 sq.mtrs, part of the ism ciety, located on the land compr pur, takka:maninagar in the re	aliya co.operative housing societ ising of IP no.2, FP no.119, situat gistration district Ahmedabad ar	ty o,
,08,858.72/- mand Notice	Laxman Mirge, Gajanan Gulabrao Mirge, Laxman Gulabrao Mirge & Ram	SHOP NO.F-7 admeasuring 192 sq.fts i.e 17.86 sq.mtrs, CarpetAn alongwith Proportionate Undivid	22 10,50,000/- aa, led	1,05,000/-	January 2024 11.00 AM	January 2024 10.00 AM TO 5.00 PM	January 2024 10.00 AM	Singh MOB- 9621177755	8	Shri Amitkumar Sh	amjibhai		0,2023	passage and list no A/3, On or Towa no B/4, On or Toward South by: man All that piece or parcel of Immoval 65.22 Sq. Meters on Third Floor in	rd West by: margin and bunglo in & society road. ble property being Flat No. H-3	w no 2, On or Toward North by : N	o. 11.
Date: th Sep 2019	Gutabrao Mirge	share in Ground land, "First Flor "A& B Tower", Manibhadra Camp developed upon land situated state: Gujarat, District: Surat, Si	us, in ub-		TO 1.00 PM		TO 4.00 PM			Darji Branch: Vatva SSI		Sixteen La Thousand Ni	96.46/- (Rupees hs Sixty Seven lety Six and Forty hy) and interest	entire land admeasuring 21.10 Sq Agricultural land bearing Survey I Planning Scheme and allotted Fina for Residential purpose & 1850 Sq.	Meters, in the scheme "Mar lo. 1159. admeasuring 9915	nthan - 222", constructed on No So Meters introduced with Toy	Po
		District & Taluka : Surat City, Mo Village Godadara bearing Rever Survey nos. 19, 21, 19 (North), (North), Block No.29 admeasur	ue 20 ing									t	ereon	Astalii, situate, being and lying at Alimedabad and Sub District Ahm and Bounded as under: On the Ni Flat no H-307, On the West by: Com	vedabad 11 (Aslab), Belonging anth by: A Block, Dn the South amon Plot,	p to - Amitkumar Shamjibhai Da by: Flat no H-306, On the East b	ny:
	<i>a</i>	Hectare-Are 1-82-11 sq.mtrs 18211.00 sq.mtrs, T.P Sche No.51 (Parval-Godadara, Final I No.76, As per Final Plot ar	me Not						9	Shri Jitendrakuma Makwana and Smi Jitendrabhai Makv	Kailashbo	n Rs. 11,11,2	0.2023 07.30/- (Rupees Eleven Thousand	All that port and parcel of the imme Melers together with right to us proportionate undivided ownership the scheme Radhey Residency co No. 523 Palid (Did Samey No. 123	e corrimon areas, passage, a prights, title and interest infan	menities and facilities along wi diadmeasuring 27.69 sq meters	th S
ner: Please n lovable prope	note that the said notice is issue	admeasuring 15884.00 sq mirs, Land Paikee ed for sale of immovable property		RST Bank Lin	nited has no r	right to sale the	movable as			Branch: Ghuma		Paisa Only) a	d interest thereon	72, Final Plot 41 admeasuring commercial Purpose, situate beir District Abmodahed and Sub Distri	11837 Sq.Meters Paiki 710 g and tying at Mouje Hathijan ict Ahmediahad - 11 (Astak). E	2 sp.Meters for residence at	nd on
2.01.2024	iny.					For		Sd/- Authorised Officer FIRST Bank Limited n as IDFC Bank Ltd)	Date	e : 06.01,2024, 07.1	1.2024, 1	1.01.2024, Pla	ce : Ahmedab	No.H-405.		- Authorised Officer, I	
		ZONAI	OFFICE :	RAJKO	T ZONE	Para Ba	zar, M G	G Road, Rajko	. 6.	AUCTION	DT	30.0-	2024			1 Tower, 61 Nehru Place w Dehi-110019 - 011-41732000 I Past 011-2022025	74
क ऑफ़ ank o	ः इंडिया f India <b>BO</b>	Rajkot.				/ 78568 CMD.Raji		nkofindia.co.i	Children of			TICE	112024	व्याद एक सा व्या	IMITED Regional Office: #"	w Dehi-11009 : 011-41722000 I Fax: 011-2622020 Floor, Earnest House. riman Point, Mumbai-400021. balle: www.licitid.com 4: 1246920L1993G0053677 JCDC-UV-A	Anna
		E ASSETS UNDER THE SEC TO eral and in particular to the Bo	RULE 6(2) AM	ID 8(6) OF	THE SECU	RITY INTER	EST (ENFO	ORSEMENT) RULE	5,2002.					E-Auction Sal	<ul> <li>Notice for Sale of Imm action of Financial Asse</li> </ul>	IDIX-IV A o to rule 8(6)) IDIMMOVA1314121(0)2 novable Assets under the its and Enforcement of S	e Sec
structive / ph	hysical possession of which l	has been taken by the Authoriz me of Inspection of the Bids: 29.01.2024 by 4.00	ed Officer of Ba	nk of India. (	Secured Cre	editor), will be	sold on "As	siswhere is", "As is w	hatis", and	'Whatever there is' b	asis on 30.0	1.2024.		Act, 2002 read Rules, 2002	with proviso to rule 8(6	b) of the Security Interest general and in particular I below described immo	t (Enfo
and the second	ame & address of Borro	wer/s Descripti	on of the Mo	vable &	Туре	of Dat	e of notic	e under section Notice & amount	Minimum price (A	Reserve EMD	Na	me, Address of Beneficiary	Mobile No.	which has bee	arged to the Secured ( n taken by the Authorise "As is where is" "As is y	Creditor, the constructive ad Officer of IFCILtd., S- duatis" and "Whateverth	ecure
Na		tor Imm	ovable Prope	At Girir	posses aj Physi	cal 15.09.	nentioned 2021 & Rs	in the notice . 39,78,887.76 plus	in La 37.	khs) in Lakh	Bank o	A/C No. & IF	C Code Veraval Branc	the secured c	gether with further inte reditor, IFCI Ltd. from	5,58,362/- (Rupees Nine I Three Hundred Sixty T rest with effect from 22. M/s. Future Brands Lt	12.202 d. (Bo
Na	/ Guarantor/ s / Proprie	Residential	Flat Situated		In			ther charges and y made thereafter.			A/C No	Rajkot - 36002	00033.	Guarantor), (Guarantor),	Mr. Kishore Biyani The reserve price will t line Lakh Only) and	(Guarantor) and Mr. (Guarantor) and Mr. e Rs. 75,09,00,000/- (R the earnest money of	Vija
Na Borrower: MrBhave:	/ Guarantor/ s / Proprie	Apartment, Fl. Park, Ambica The Name Of	at No. 101, 1s Township. Mav Mr. Bhaveshb	di, Rajkot	ai				8		IFSC C	ode : BKID000	3123.	Five Crore N			leposi
Na Borrower: Mr Bhave: Mrs Nirup Borrower Mr. Amitb	/ Guarantor/ s / Proprie ;- sh Hirjibhai Bhut and Jaben Bhavesh Bhut	Apartment, Fl Park, Ambica The Name Of Bhut, Area : 95 EQM Of Resid Apartment, Fla	at No. 101, 1s Township, Mar Mr. Bhavesht 6.59 Sq. Ft. ential Flat Situ t No. 201, 2nd Township, Mar Mr. Amitbhai	vdi, Rajkot hai Hirjibh ated At Girir I Floor, Laxi vdi, Rajkot Vallabhbh	aj Physi ni In	Inter	est plus o	. 37,28,118.32 plus ther charges and ry made thereafter	34.	75 3.48	A/C Na	me : Intermed	3123.	23 All that piece a 82/1/3, 82/1/4 Survey Nos, 3 Sq. Mirs, or th	DESCRIPTION and parcel of land bearing 82/1/5 and 82/1/6 and 93, 394, 395, 396, 397 receabouts of Village Vi	re Fifty Lakh Ninety Thou I OF PROPERTY Ing Revenue Survey Nos. Included in City Survey of and 398 collectively adm adiwadi, Taluka Vadodar	. 82/1/ Ind be neasu a/Bar
Na Borrower: MrBhave: Mrs Nirup Borrower Mr. Amith Mrs. Prag Borrower Prop : Mr. Guaranto Guaranto	/ Guarantor/ s / Proprie 	Apartment, FI Park, Ambica Bhut, Area 295 Ed. Of Research a Park, Ambica The Name Of Kansagara, Ar Commercial 3268, Ward Na parae in the na	at No. 101, 1si Township. Mar Mr. Bhavesht 5.59 Sq. FL ential Flat Situ t No. 201, 2nd Township. Mar Mr. Amitbhai sa: 886.52 Sq. Shop situated s. 2. Mehta Ma	rdi, Rajkot hai Hirjibh ated At Girir I Floor, Laxi vdl, Rajkot Vallabhbh FL at C. S. N rket Surend	aj Physi ni In ai o. Physi ra	inter minu ical 19.0 plus	est plus o s Recover 4.2022 & F interest p	ther charges and ry made thereafter Rs. 1,17,01,076.81 lus other charges	34. 70.		A/C Na Inward Bank c A/c Na Outwa	me : Intermed Outward, Mo. f India, Suren ne: Intermedi d Remittance	3123. ary No. 90990 583; dranagar iry Inward	23 All that piece a 82/1/3, 82/1/4 Survey Nos.3 Sq. Mirs. or th Registration C the State of G Pvt. Lid, has c	DESCRIPTION and parcel of land beari ,82/1/5 and 82/1/6 and 193, 394, 395, 396, 397 iereabouts of Village Vi joistrict Vadodara/Barco ujarat wherein the own onstructed a commercit w. over Basemen Gree	re Fifty Lakh Ninety Thou I OF PROPERTY Included in City Survey a and 398 collectively adn and 398 collectively adn and sub-District Garv ter Iskrupa Mall Manage al complex known as "B und Floor. First Floor. S	. 82/1/ ind bea neasur a/Barc a (Bar mont C aroda Second
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## APPENDIX-IV A [See proviso to rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor and Guarantor that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of IFCI Ltd., Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 02.02.2024, for recovery of **Rs. 93,55,68,362/**- (Rupees Ninety Three Crore Fifty Five Lakh Sixty Eight Thousand Three Hundred Sixty Two Only) as on 21.12.2023 together with further interest with effect from 22.12.2023 due to the secured creditor, IFCI Ltd. from **M/s. Future Brands Ltd. (Borrower), M/s. Iskrupa Mall Management Company Private Ltd. (Mortgagor and Guarantor), Mr. Kishore Biyani (Guarantor) and Mr. Vijay Biyani (Guarantor).** The reserve price will be **Rs. 75,09,00,000/-** (Rupees Seventy Five Crore Nine Lakh Only) and the earnest money deposit will be **Rs.7,50,90,000/-** (Rupees Seven Crore Fifty Lakh Ninety Thousand Only).

#### **Description of the Immovable Property**

All that piece and parcel of land bearing Revenue Survey Nos. 82/1/1, 82/1/2, 82/1/3, 82/1/4, 82/1/5 and 82/1/6 and included in City Survey and bearing City Survey Nos. 393, 394, 395, 396, 397 and 398 collectively admeasuring 7082 Sq. Mtrs. or thereabouts of Village Vadiwadi, Taluka Vadodara/Baroda in the Registration District Vadodara/Baroda and Sub-District Gorva (Baroda-4) in the State of Gujarat wherein the owner Iskrupa Mall Management Company Pvt. Ltd. has constructed a commercial complex known as **"Baroda Central"** spread equally over Basement, Ground Floor, First Floor, Second Floor & Third Floor and car parking space totally admeasuring built up area 13,933.33 Sq. Mtrs. (equivalent to 1,50,000 Sq. Ft. approx.), total chargeable area 1,80,000 sq. ft. and is being bounded as under:

East: Revenue Survey No. 81 & 1

West: 12 Mtrs. Road

North: 40 Mtrs Road

South: 12 Mtrs Road

together with the building, structures, the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixture and fittings erected/ installed or to be erected/installed thereon and every part thereof.

No known encumbrances.

Date and Time of e-auction: 02.02.2024 between 11:30 AM to 12:30 PM Date and Time of Inspection: 24.01.2024 between 11:30 AM to 03:00 PM Last date & Time of Submission of EMD and documents: On 31.01.2024 up to 05:00 PM.

For detailed terms and conditions of the sale, please refer to the link provided in IFCI Ltd.'s (Secured Creditor's) website i.e. <u>www.ifciltd.com</u> and contact Authorised Officer on (M): **9540948735**.

Date: 11.01.2024 Place: Mumbai

1UMR Authorised Officer (IFCI Limited)