

*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(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IFCI Limited (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **15/02/2024**, for recovery of **Rs. 2,70,60,68,353/-** as on 15/12/2023 (interest calculated up to 14/12/2023), together with further interest at the contractual rates w.e.f. 15/12/2023 along with cost, charges, expenses & other debits, due to IFCI Limited (Secured Creditor) from Kwality Limited (Borrower, in liquidation), JTPL Private Limited (Mortgagor/Corporate Guarantor) and Shri. Sanjay Dhingra (Guarantor). **The consolidated reserve price shall be Rs.58,20,00,000/- and the Earnest Money Deposit (EMD) shall be Rs.5,82,00,000/-.**

**Description of the Immovable Property**

All that pieces and parcels of Lands, comprised in and forming part of property bearing Khasra nos. detailed as hereunder:

Sl. No.	Area admeasuring	Khasra No.	Situated in
1	16 Kanal 17 Marla	26//11/1 (6-9), 26//12/1 (4-5), 26//9/2 & 26//10 (11-16) (its 123/226 share)	Village Sante Majra, Tehsil Kharar, Mohali, District Sahibzada Ajit Singh Nagar, Punjab
2	55 Kanal 2 Marla	27//6 (8-0), 27//7 (8-0), 27//13 (4-8), 27//14 (8-0), 27//15 (8-0), 27//16 (8-0), 27//17 (8-0), 27//18/1 (1-12), 27//18/2 (1-2)	
3	17 Kanal 5.71 Marla	10//16 (6-16) (its 12896/13600 share), 10//24/1 (0-4), 10//24/2 (1-19), 10//25 (7-18), 11//21 (0-1), 13//5/1 (0-18) (its 59/72 share)	Village Khuni Majra, Tehsil Kharar, Mohali, District Sahibzada Ajit Singh Nagar, Punjab

The above property is situated within JTPL City, a township under the Greater Mohali Area Development Authority ("GMADA") situated at Sector 115, Mohali, District Sahibzada Ajit Singh Nagar, Punjab.

There is no known encumbrance(s) with respect to the above-mentioned immovable property.

For detailed terms and conditions of the sale, please refer to the link provided in IFCI Ltd. (Secured Creditor's) website i.e. **www.ifcilt.com**



Authorised Officer  
IFCI Limited

Date: 15/01/2024  
Place: New Delhi

