

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: www.ifcilttd.com

(A Government of India Undertaking)

**HEAD OFFICE: IFCI Ltd. IFCI TOWER, 61 NEHRU
PLACE, NEW DELHI - 110019**

**Regional Office: 9th Floor, Earnest House, NCPA Marg,
Nariman Point, Mumbai 400021.**

Tel. No.: 022-61293400/3401/3415

CIN: L74899DL1993GOI053677

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12.01.24



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.	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, 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 " 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.
Reserve Price	Rs. 75,09,00,000/- (Rupees Seventy Five Crore Nine Lakh Only)
Earnest Money	Rs.7,50,90,000/- (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

Secure



II. TERMS AND CONDITIONS OF THE SALE

- 2.1 The E-Auction will be conducted online through <https://sarfaesi.auctiontiger.net> 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 www.ifcilttd.com 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, 9th 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, 9th Floor, NCPA Marg, Nariman Point, Mumbai - 400021 on payment of Rs.1000/- or can be downloaded from IFCI's website (www.ifcilttd.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, 9th 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, 9th Floor, 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@ifcilttd.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



- 2.10 The successful bidder shall deposit the balance amount of the sale price on or before the 15th 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. owing 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.



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, 9th 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 not be acceptable 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, 9th 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 15th 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 for which 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



The image shows a handwritten signature in blue ink on the left, and a circular blue stamp on the right. The stamp contains the text "IFCI LIMITED" at the top, "MUMBAI" at the bottom, and a small star symbol in the center.

**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.



BID

To,

The Authorised Officer
IFCI Ltd.,
Earnest House, 9th 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):
- 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)
- YES/NO
- 1.5 Present Business Activity:

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. _____ (10% of Reserve Price):

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




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 :






IFCI LIMITED
आई एफ सी आई लिमिटेड
(A Government of India Undertaking)
(पब्लिक सेक्टर का उपकरण)

रजु. ऑफिस : आर्धशेकसीआर्ध हायर, 59 नं.दे.प्लेस,
नयी दिल्ली - 110096
टेलि. 011-29932000- फ़ैक्स : 011-25230201
प्रदेशिक कार्यालय : 6मो माण, अर्नेस्ट हाथिस,
नरिमन पोईन्ट, मुंबई-400029
वेबसाईट: www.ifcilt.com
सीआईएन : L74899DL1993GOI053677



अपेडीस-IV-A

[जुओ इल ८(६)नी प्रोविजो]

स्थावर मिलकतोंना वेयाध माटेनी वेयाध नोटिस

सिक्चुरिटाईजेशन अन्ड रिक्न्स्ट्रक्शन ओफ़ इण्डियन सिटि असेट्स अन्ड अन्फोर्समेन्ट ओफ़ सिक्चुरिटी ँन्टरेस्ट अक्ट, २००२ सहित वंयाधे लेता सिक्चुरिटी ँन्टरेस्ट (अन्फोर्समेन्ट) इल्स, २००२ना नियम ८(६)नी जोगवार्यओ हेठण स्थावर अस्कामतोंना वेयाध माटे ँ-हराजु वेयाध नोटिस.

आथी अहीं ज़ाहेर जनता अने विशेषरुपे देवादार, गिरवेदार अने ज़मीनदारोने नोटिस आपवामां आवे छे के नीचे वर्यवेल स्थावर मिलकत जे सिक्चुरिटी ँन्टरेस्ट पासे गीरवे मुक़ायेल/चार्जमां रहेल, जेनी आर्धशेकसीआर्ध ली., सिक्चुरिटी ँन्टरेस्टना अधिकृत अधिकारी द्वारा रचनात्मक कणजे लेवामां आवेल छे, तेनुं वेयाध ०२/०२/२०२४ना रोज "जे छे त्यां छे", "जे छे ते छे" अने "जेम छे तेम छे"ना आधारे जेन्कनी ढाकी लेला रकम इ. ८३,५५,६८,३६२/- (इपिया त्राणुं करोड पंचायन लाम अडसठ हजार त्रणसो ढासठ पूरा) ता. २९/१२/२०२३ना रोजना २२/१२/२०२३थी व्याज सहित सिक्चुरिटी ँन्टरेस्ट, आर्धशेकसीआर्ध ली.नी मे. इक्चुरिटी ँन्टरेस्ट ली., (देवादार) अने ँसकृपा भोल मेनेजमेन्ट कंपनी प्रार्थवेत ली. (गिरवेदार अने ज़मीनदार), श्री किशोर ढियानी (ज़मीनदार) अने श्री विजय ढियानी (ज़मीनदार) पासथी ढाकी लेला सहितनी वसूलात माटे वेचवामां आवनार छे. अनामत किंमत इ. ७५,०६,००,०००/- (इपिया पंचोतेर करोड नव लाम पूरा) अने जमा करवानी ढानानी रकम इ. ७,५०,६०,०००/- (इपिया सात करोड पचास लाम नेवुं हजार पूरा) रहेशे.

स्थावर मिलकतनुं विवरण

तमाम ढाग सहित पूर्णपणे ज़मीन जेना रेवन्यु सर्वे नं. ८२/१/१, ८२/१/२, ८२/१/३, ८२/१/४, ८२/१/५ अने ८२/१/६ अने सिटी सर्वेमां समाविष्ट अने तेना सिटी सर्वे नं. ३६३, ३६४, ३६५, ३६६, ३६७ अने ३६८ समग्रपणे ७०८२ चो.मी. अथवा तेनी आसपास गाम वडीवाडी, तालुको वडोदरा/जरोडा रिविस्ट्रेशन डिस्ट्रीक्ट वडोदरा/जरोडा अने सण-डिस्ट्रीक्ट गोरवा (जरोडा-४) गुजरात राज्थमां, जे "जरोडा सेन्ट्रल" तरीके ओणभानुं कोमर्शियल कोम्प्लेक्स मालिक ँसकृपा भोल मेनेजमेन्ट प्रा. ली. द्वारा ँंधायेल, समानपणे विस्तरीत जेजमेन्ट, ग्राउन्ड फ्लोर, प्रथम माण, ढीजे माण अने त्रीजे माण तथा कार पार्किंग स्पेस कुल माप ढिल्टर-अप अेरिया १३,६३३.३३ चो.मी. (१,५०,००० चो. फूट आशरे समकक्ष), कुल चार्जेजल अेरिया १,८०,००० चो.फूट छे अने तेनी चारे ढाजुओ नीचे मुजब छे.

पूर्वे : रेवन्यु सर्वे नं. ८१ अने १

पश्चिमे : १२ मी. रोड

उत्तरे : ४० मी. रोड

दक्षिणे : १२ मी. रोड

ज़मीन के ज़मीन साथे कायमीरुपे जडेल कंठ पण होय तेनी परना ढिल्टिंग, स्ट्रक्चर्स, प्लान्ट अने मशीनरी सहित, तेनी पर अने तेना कोर्ध ढाग पर ढीभा करेल/स्थापित के ढीभा करानार/स्थापित करानार डिक्लर अने डिटिंग्स सहित

जाल मुजब कोर्ध ढोजे नथी.

ँ-हराजुनी तारीख अने समय : ०२.०२.२०२४ना रोज सवारना ११.३० थी ढपोरना १२.३० कलाक वरये

निरीक्षणनी तारीख अने समय : २४.०१.२०२४ना रोज सवारना ११.३० थी ढपोरना ०३.०० कलाक वरये

ँजेमडी अने दस्तावेजे जमा करववानी छेल्ली तारीख अने समय : ३१.०१.२०२४ना रोज सांजना ०५:०० कलाक सुधी

वेयाधना विस्तृत नियमो अने शरतो माटे, कृपा करी आर्धशेकसीआर्ध ली. (सिक्चुरिटी ँन्टरेस्ट)नी वेबसाईट www.ifcilt.com पर आपेल लिन्क पर जव अथवा अधिकृत अधिकारीनो (भो) ८५४०६४८७३५ पर संपर्क करो.

सही/-

अधिकृत अधिकारी
(आर्धशेकसीआर्ध लिमिटेड)

तारीख : ११.०१.२०२४

स्थण : मुंबई



UNION BANK OF INDIA
PRATK CHAMBERS DANDA BAZAR, VADODRA,
GUJARAT
EMAR : 1805001555

POSESSION NOTICE (See Rule 8(1))
(For Immovable Property)

The undersigned being the authorized officer of the Union Bank of India Danda Bazar Branch, Vadodra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(1) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 01.08.2022 calling upon the Borrower M/s Shree Associates Proprietary Firm and Hitesh Kantiya Mehta to repay the amount mentioned in the notice aggregating Rs. 31,48,410.78 (Rupees One Lacs Forty Eight Thousand Four Hundred and Ten and Paise Seventy Eight Only) and further interest/costs/expenses thereon as mentioned in the notice, within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 read with rule 8 of the Security Interest Enforcement rule 2002 and in compliance of Hon. D.M. Bhambhani order dated 05.10.2022 under section 14 of the said Act on this 5th day of January of the year 2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Corporation Bank for an amount of Rs. 31,48,410.78 (Rupees One Lacs Forty Eight Thousand Four Hundred and Ten and Paise Seventy Eight Only) and further interest/costs/expenses thereon as mentioned in the notice.

The borrower's attention is invited to the provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
All that piece and parcel of the immovable property being Hitesh Kantiya Mehta having consisting of Plot No 13 Rudra Bungalow Limaj Road, Near Swaminarayan Mandir, Jamnabari District Bhavnagar bounded as: On towards East by House No 12, On towards West by 7.5 meter Internal road, On towards North by 5.00 mtr Internal Road, On towards South by House No. 4.
Date : 06.01.2024
Place : Jamnabar
Authorised Officer: Union Bank of India

UCO BANK Mahuva Branch Opp Bus Stand
Mahuva, Via Bardoli, Dist Surati-394250

POSESSION NOTICE (Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002)

The undersigned being the authorized officer of the UCO Bank Mahuva Branch, Surat, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(1) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 23/09/2023 calling upon the Borrower Mr. Uptal Kumar Natubhai OD & Mrs. Indira Uptal Kumar OD (Borrower) to repay the amount mentioned in the notice being Rs.9,92,912.41 (Rupees Nine Lacs Eighty Two Thousand Nine Hundred Twelve And Paise Four Only) as on 28/09/2023 (inclusive of interest up to 20/09/2023 you are also liable to pay further interest in the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc.

The borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 07th day of January of the year 2024.

The borrower's attention is invited to the provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
Plot No. A4, Dsr, Residency, Bardoli, Mahuva Road, Nizar, Tehsil - Bardoli, Dist. Surati 394250 (Total Construction Area 94 Sq M) Society/Block - North by Plot No. B7, South by Plot No. A9, East by Society Road, West by Boundary Wall.
Place: Mahuva
Date: 07.01.2024
Authorised Officer:
UCO Bank Mahuva Branch

ASSET RECOVERY DEPARTMENT
6th Floor, Bank Of India Building, Bhadra, Ahmedabad, Phone: 079-46122528, 66122530

POSESSION NOTICE (Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002)
(For Immovable Properties)

The undersigned being the Authorized Officer of the Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(1) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices on the under noted dates in respect of various loan / Financial Assistance under its credit facilities, calling upon the respective borrowers / guarantors to repay the amount mentioned in the notices by further interest thereon within 60 days from the date of receipt of the said notices. The respective borrowers / guarantors having failed to repay the amount, notice is hereby given to the borrowers / guarantors and the public in general that the undersigned has taken Physical Possession of the properties described herein below on each account in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules and on this below mentioned date. The respective borrowers/ guarantors in particular and the public in general are hereby cautioned not to deal with the properties and any dealing with the properties will be subject to charge of Bank of India, Ahmedabad for the amounts and with further interest thereon till the date of payment and incidental expenses, costs, charges thereon mentioned against each accounts herein below. The respective borrower's attention is invited to the provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of Borrowers & Guarantors & Branch Name	Demand Notice Date / Outstanding Amount (Rs.)	Description of Immovable Properties	Date / Type of Possession
1.	Mr. Parthkumar Sureshkumar Shuk & Mrs. Snehal Parthkumar Shah Branch: S.G. Road	01.11.2023 Rs. 39,72,886/- (Rupees Thirty Nine Lakhs Seventy Two Thousand Nine Hundred Eighty Five Only and interest thereon)	All that part and parcel of the property consisting of Flat No. G/1/02 on 11th Floor in tower C, Narva BERA carpet area measuring about 64.80 Sq. Mts. together with (a) undivided share, title and interest in the Common Area and facilities, (b) exclusive balcony area measuring about 3.50 Sq. Mts. (c) exclusive porch area measuring about 2.40 Sq. Mts. in the scheme called "SAVY SWARA Project Phase 2A" in Savary Swara Phase 2 located at Jagajodi on the right bank of the river Tapi and being situated in the group housing colony "Talakhabha" 23.77 sq.mts (admeasuring 157.93 sq.mts) (170 sq.ft) super built up area situated on non agricultural land admeasuring 4882.57 square meters of final Plot No. 550/A, 550/B, 550/C, and 550/D + B of Town Planning Scheme No.-35, situated being lying at Mevdi Chadvad taluka Sabarmati in the registration District of Ahmedabad and sub district Ahmedabad and bounded under: East: Flat No. A/01, West: Flat No. A/05, North: Open Space, South: L&K and Fayal.	06.01.2024 Symbolic Possession
2.	Mr. Mangalzing Rajpurohit Branch: PANCHAVATI	03.11.2023 Rs. 16,47,255/- (Rupees Sixteen Lakhs Forty Seven Thousand Five Hundred and Ninety Five Only) and interest thereon	All that Piece or part of Property being Flat no.402 Block no. E, Scheme Name: Rajwa Greenland, TP Scheme no.119 Falgipada 23/2 of Mevdi Taluka Avara District Ahmedabad. The said property is bounded as under: NORTH: Flat No. E-03, SOUTH: Open Space and Block A, EAST: Open Space, WEST: Sate Passage.	06.01.2024 Symbolic Possession
3.	M/s. Hari Plastics via Proprietor Mr. Mangalzing Rajpurohit Branch: PANCHAVATI	03.11.2023 Rs. 70,59,171.00/- (Rupees Seven Lakhs Sixty Nine Thousand One Hundred Seventy One Only and interest thereon)	All that Piece or part of Property being Flat no. 404 Block no. E, Scheme Name: Rajwa Greenland, TP Scheme no.119 Falgipada 23/2 of Mevdi Taluka Avara District Ahmedabad. The said property is bounded as under: NORTH: Flat No. E-02, SOUTH: Open Space and Block A, EAST: Open Space, WEST: Sate Passage.	06.01.2024 Symbolic Possession
4.	Mrs. Anirban Govindhai Tatanayia & Mr. Govindhai Jitbahadri Tatanayia Branch: Ellisbridge	03.05.2023 Rs. 1,31,147,537/- (Rupees One Crore Thirty One Lacs Forty Seven Thousand Five Hundred Thirty Seven Only) and interest thereon	All that piece and parcel of the property owned by Mrs. Anirban Govindhai Tatanayia & Mr. Govindhai Jitbahadri Tatanayia measuring 77.37 sq.mts (8541 sq.ft) carpet area as per RDA on Eighth floor along with parking space No.1, Balcony/Veranda admeasuring 3.92 sq.mts in the group housing colony "Talakhabha" 16.41 sq.mts (admeasuring 157.93 sq.mts) (170 sq.ft) super built up area situated on non agricultural land admeasuring 4882.57 square meters of final Plot no. 550/A, 550/B, 550/C, and 550/D + B of Town Planning Scheme No.-35, situated being lying at Mevdi Chadvad taluka Sabarmati in the registration District of Ahmedabad and sub district Ahmedabad and bounded under: East: Flat No. A/01, West: Flat No. A/05, North: Open Space, South: L&K and Fayal.	07.01.2024 Physical Possession
5.	Mr. Alay Kundlik Sheth & Mrs. Paril Alay Sheth Branch: Ellisbridge	03.05.2023 Rs. 2,69,56,652/- (Rupees Two Crores Sixty Nine Lakhs Fifty Six Thousand Six Hundred Fifty Two Only and interest thereon)	All that piece and parcel of the property owned by Mr. Alay Kundlik Sheth and Mrs. Paril Alay Sheth being flat no. A/204 admeasuring 133.22 sq.mts (1496 sq.ft) (1496 Sq.ft) carpet area as per RDA on Third floor along with parking space No. 2, Balcony/Veranda admeasuring 11.88 sq.mts in the group housing colony "Talakhabha" 23.77 sq.mts (admeasuring 283.35 sq.mts) (32050 sq.ft) super built up area situated on non agricultural land admeasuring 4882.57 square meters of final Plot no. 550/A, 550/B, 550/C, and 550/D + B of Town Planning Scheme No.-35, situated being lying at Mevdi Chadvad taluka Sabarmati in the registration District of Ahmedabad and sub district Ahmedabad and bounded under: East: Flat No. A/01, West: Open Space, North: Open Space, South: Flat No. A/05.	07.01.2024 Physical Possession
6.	Saim Kernalalhai Wadhwanvi Branch: Motera	10.07.2023 Rs. 28,66,730.60/- (Rupees Twenty Eight Lakhs Sixty Six Thousand Seven Hundred and Thirty Paise Only) and interest thereon	The immovable residential property being flat no. B/4 on the second floor (as per AMC approved plan first floor) admeasuring 115.86 sq. yards i.e. 98.15 sq.mts, super built up area together with right to use common area, passage, amenities and facilities along with proportionate undivided ownership right, title and interest in the scheme "MOR ARKITEKTS" constructed on the land being sub-plot no. 1 admeasuring 850 sq. yards i.e. 543.49 sq.mts, part of the zemindari co-operative housing society situated in the city of Ahmedabad, located on the land comprising of TP No. 2, TP No. 118 121/1, 124 scheme, being lying at Mevdi Chadvad Taluka Sabarmati in the registration District Ahmedabad and sub district Ahmedabad. 7 (Df) and 7 (Df) and which is bounded as under: East: Toward East by Common Passage and No. 2, On towards West by: Parking and Burjurga no. 2 Walk, On or Towards North by: Parking and Khushkhaba Burjurga, On or Towards South by: Vold of flat No. 3.	06.01.2024 Symbolic Possession
7.	Saina Salimibhai Wadhwanvi Branch: Motera	10.07.2023 Rs. 28,25,534.80/- (Rupees Twenty Eight Lakhs Twenty Five Thousand Five Hundred Thirty Four Paise Only) and interest thereon	The immovable residential property being flat no. B/3 on the second floor (as per AMC approved plan first floor) admeasuring 115.86 sq. yards i.e. 98.15 sq.mts, super built up area together with right to use common area, passage, amenities and facilities along with proportionate undivided ownership rights, title and interest in the scheme "MOR ARKITEKTS" constructed on the land being sub-plot no. 1 admeasuring 850 sq. yards i.e. 543.49 sq.mts, part of the zemindari co-operative housing society situated in the city of Ahmedabad, located on the land comprising of TP no. 2, TP No. 118 121/1, 124 scheme, being lying at Mevdi Chadvad Taluka Sabarmati in the registration District Ahmedabad and sub district Ahmedabad. 7 (Df) and 7 (Df) and which is bounded as under: East: Toward East by Common Passage and No. 2, On towards North by: Parking and Burjurga no. 2 Walk, On or Towards South by: Vold of flat No. 3.	06.01.2024 Symbolic Possession
8.	Shri Ankitumar Shamjibhai Darji Branch: Vatva SSI	20.10.2023 Rs. 16,67,096.46/- (Rupees Sixteen Lakhs Sixty Seven Thousand Nine Hundred Sixty Six Paise Only) and interest thereon	All that piece or parcel of immovable property being Flat No. B/508 admeasuring 78 Sq. Yards i.e. 67.22 Sq. Meters on Third Floor of Block B, 11 together with undivided proportionate land share in the common area, passage, amenities and facilities in the scheme "Marlin - 222" constructed on the land being sub-plot no. 1 admeasuring 850 sq. yards i.e. 543.49 sq.mts, part of the zemindari co-operative housing society situated in the city of Ahmedabad, located on the land comprising of TP No. 2, TP No. 118 121/1, 124 scheme, being lying at Mevdi Chadvad Taluka Sabarmati in the registration District Ahmedabad and sub district Ahmedabad. 7 (Df) and 7 (Df) and which is bounded as under: East: Toward East by Common Passage and No. 2, On towards North by: Parking and Burjurga no. 2 Walk, On or Towards South by: Vold of flat No. 3.	11.01.2024 Symbolic Possession
9.	Shri Jitendrakumar Hirabhai Makwana and Smt. Kailashben Jitendrabhai Makwana Branch: Dhuma	20.10.2023 Rs. 11,11,207.30/- (Rupees Eleven Lakhs Eleven Thousand Two Hundred Seven and Thirty Paise Only) and interest thereon	All that part and parcel of the immovable property being Flat No. H/481 admeasuring 77.34 Square Meters together with right to use common area, passage, amenities and facilities along with proportionate undivided ownership rights, title and interest in the scheme "MOR ARKITEKTS" constructed on the land being sub-plot no. 1 admeasuring 850 sq. yards i.e. 543.49 sq.mts, part of the zemindari co-operative housing society situated in the city of Ahmedabad, located on the land comprising of TP No. 2, TP No. 118 121/1, 124 scheme, being lying at Mevdi Chadvad Taluka Sabarmati in the registration District Ahmedabad and sub district Ahmedabad. 7 (Df) and 7 (Df) and which is bounded as under: East: Toward East by Common Passage and No. 2, On towards North by: Parking and Burjurga no. 2 Walk, On or Towards South by: Vold of flat No. 3.	11.01.2024 Symbolic Possession

Date : 06.01.2024, 07.01.2024, 11.01.2024, Place : Ahmedabad
Sd/- Authorised Officer, Bank of India

IDFC First Bank Limited
Registered Office : KRM Towers, 7th Floor, Harrington Road, Chetpet, Chennai-600031. Tel : +91 44 4564 4000 | Fax : +91 44 4564 4022

APPENDIX - IV A (See proviso to rule 8 (G) & (9)(I)) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(G) & (9)(I) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (i) that the below described immovable properties as per column (ii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Formerly known as IDFC Bank Ltd. will be sold on 'As is where is', 'As is what is' and 'Whatever there is' On 30.01.2024 as described hereunder, for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i). For detailed terms and conditions of the sale, please refer to the link provided in IDFC FIRST Bank website i.e. www.idfcfirstbank.com.

(i) S.No. Demand Notice No. & Date	(ii) Name Borrower (s) and Co-Borrower (s)	(iii) PROPERTY ADDRESS	(iv) Reserve Price Amount	(v) EMD Amount	(vi) Date and Time of Auction	(vii) Date and Time of EMD Auction	(viii) Date and Time of Inspection	(ix) Name and Mobile No of Authorized officer
1	INR 98,60,620.13/- Demand Notice Date: 09 Feb 2020	Nature Enterprises, Chirang Chirabhai Patel & Chirang Prakashbhai Patel	INR 47,60,000/-	INR 4,76,000/-	30th January 2024 11.00 AM TO 1.00 PM	29th January 2024 10.00 AM TO 5.00 PM	29th January 2024 10.00 AM TO 4.00 PM	Name:- Himanshu Singh MOB:- 982177755
2	INR 13,36,9925.30/- Demand Notice Date: 20th Apr 2017	H. A. A. D. Talab Ranabhai Der, Kalaben Talabhai Der, Kapil Ranabhai Der & Sonal Kapil Der	INR 14,251,800/-	INR 14,25,150/-	30th January 2024 11.00 AM TO 1.00 PM	29th January 2024 10.00 AM TO 5.00 PM	29th January 2024 10.00 AM TO 4.00 PM	Name:- Himanshu Singh MOB:- 982177755
3	INR 71,08,859.73/- Demand Notice Date: 30th Sep 2019	Khushal Trading, Anita Luxman Mirga, Gajanan Gulabirao Mirga, Larman Gulabirao Mirga & Ram Gulabirao Mirga	INR 10,60,000/-	INR 1,06,000/-	30th January 2024 11.00 AM TO 1.00 PM	29th January 2024 10.00 AM TO 5.00 PM	29th January 2024 10.00 AM TO 4.00 PM	Name:- Himanshu Singh MOB:- 982177755

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sell the movable assets, if any, present at the immovable property.
Date: 12.01.2024
Sd/- Authorised Officer
IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)

Bank of India ZONAL OFFICE : RAJKOT ZONE Para Bazar, M G Road, Rajkot. M. : 90990 58339 / 78568 3792
Rajkot.ARD@bankofindia.co.in, CMD.Rajkot@bankofindia.co.in

E-AUCTION DT. : 30.01.2024 SALE NOTICE

FOR SALE OF MOVABLE & IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(G) AND (9)(I) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described (Movable & Immovable Property) mortgaged/hypothecated/pledged/charged to the bank of India, The constructive/physical possession of which has been taken by the Authorized Officer of Bank of India, (Secured Creditor), will be sold on 'As is where is', 'As is what is', and 'Whatever there is' basis on 30.01.2024.

IMPORTANT DATES : Date & Time of Inspection of the Property: 18.01.2024 & 24.01.2024 (From 11.00 AM to 2.00 PM) Last Date for Submission of EMD: 29.01.2024 by 4.00 PM Last Date for Submission of Bids: 29.01.2024 by 4.00 PM Date & Time of E-Auction: 29.01.2024 from 11.00 pm, to 5.00 pm. (With auto extensions of 5 minutes duration)

Sr/ Lot No.	Name & address of Borrower(s) / Guarantor(s) / Proprietor	Description of the Movable & Immovable Property	Type of possession	Date of notice under section 13(2) Demand Notice & amount mentioned in the notice	Minimum Reserve Price (Amount in Lakhs)	EMD (Amount in Lakhs)	Name, Address Mobile No. of Beneficiary Branch, A/C No. & IFSC Code
1	Borrower:- Mr. Bhavesh Hirajibhai Bhat and Mrs. Kiranbhavesh Bhat	Residential Flat Situated At Giriraj Apartment, Flat No. 101, 1st Floor, Laxmi Park, Ambica Township, Mavdi, Rajkot in the Name of Mr. Bhaveshbhai Hirajibhai Bhat. Area: 956.59 Sq. Ft.	Physical	15.09.2023 & Rs. 39,78,887.76 plus interest plus other charges and minus Recovery made thereafter.	37.50	3.75	Bank of India, Shapur Vervar Branch Dist.: Rajkot-360024 A/C No. : 31239200000033, IFSC Code: BKID0003123, A/C Name : Intermediary Inward Outward, Mo. No. 9099058323
2	Borrower :- Mr. Amitbhai Vallabhbbhai Kansagara and Mrs. Praghnaben Amitbhai Kansagara	EQM Of Residential Flat Situated At Giriraj Apartment, Flat No. 201, 2nd Floor, Laxmi Park, Ambica Township, Mavdi, Rajkot in the Name of Mr. Amitbhai Vallabhbbhai Kansagara. Area: 886.52 Sq. Ft.	Physical	15.09.2023 & Rs. 37,28,118.32 plus interest plus other charges and minus Recovery made thereafter	34.75	3.48	Bank of India, Surendranagar A/C Name: Intermediary Inward Outward Remittance, A/C No. 20909200000033 IFSC: BKID002090, Mob. 9099058390
3	Borrower:- M/s S. K. Trading Co Prop. Mr. Saimbhai Amaral Wadhwanvi Guarantor:- Mrs. Shehnazben Saimbhai Wadhwanvi	Commercial Shop situated at C. S. No. 3288, Ward No. 2, Mehta Market Surendra nagar in the name of Mr. Saimbhai Amaral Wadhwanvi, admeasuring area 36.78 Sq. Meters	Physical	19.04.2022 & 1,17,01,076.81 plus interest plus other charges and minus Recovery made thereafter.	70.65	7.07	Bank of India, Surendranagar A/C Name: Intermediary Inward Outward Remittance, A/C No. 27449200000033 IFSC: BKID002744, Mob. 9099058404
4	Borrower:- Mr. Jashwantra Himatlal Shah	Residential Tenement at Plot No. 10 paiki Survey No. 262 Paiki Land A-2-16 G, Yogesh Nagar Behind S. K. Mall Chhatralya Road, At & Taluka: Rajula Dist.: Amroli - 365560 admeasuring 53.73 Sq. Meter	Physical	16.09.2022 & Rs. 8,61,820.27 plus interest plus other charges and minus Recovery made thereafter.	9.65	0.97	Bank of India, Porbandar Branch A/C Name: Intermediary Inward Outward Remittance A/C No. 33119200000033 IFSC: BKID003311, Mob. 9099058381
5	Borrower:- Late Shri Kamlesh Dhirajlal Takwani Legal heir:- Smt. Piyal Takwani	Flat Situated at City Survey Ward No. 3, Survey No. 2652 Paiki, Flat No. C-303, First Floor, Kadam C. Vasundhara Complex, Opposite MEM School, Porbandar-360575, Gujarat in the name of Shri Kamleshkumar Dhirajlal Takwani having area 65.618 Sq. Mtr.	Physical	08.03.2022 & Rs. 16,74,092.33 plus interest plus other charges and minus Recovery made thereafter.	14.40	1.44	Bank of India, Porbandar Branch A/C Name: Intermediary Inward Outward Remittance A/C No. 33119200000033 IFSC: BKID003311, Mob. 9099058381

***EMD amount will be deposited online into wallet of e-auction agency M/s MSTC.**

For detailed terms and conditions of the sale, please refer our website i.e. www.bankofindia.co.in/Dynamic/Tender

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR/MORTGAGOR
The above mentioned Borrower/Guarantor hereby notified to pay the sum as mentioned in section 13(2) notice in full before the date of auction, failing which property will be auctioned/ sold and balance dues (if any) will be recovered with interest and cost from borrower/guarantor.

Date : 12.01.2024
Place : Rajkot
(In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail)
Authorized Officer,
Bank of India

ICFC LIMITED Regd. Office: 801 Tower, 81 Nehru Place New Delhi-110019
Tel: 011 47723001 | Fax: 011 47723000
9th Floor, Laxmi House, Naraina Post, New Delhi-110028.
Website: www.icfcltd.com
CIN: L18902DL19002977

APPENDIX - IV A (See proviso to rule 8(G))

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

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagee and Guarantor that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of ICFC 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 Crores Five Lakh Sixty Eight Thousand Three Hundred Sixty Two Only) as on 12.12.2023 together with further interest with effect from 22.12.2023 due to the secured creditor, ICFC Ltd. from M/s. Future Brands Ltd. (Borrower), M/s. Iskrapa Mall Management Company Private Ltd. (Mortgagor and Guarantor), Mr. Kishore Bhanu (Guarantor) and Mr. Vijay Bhanu (Guarantor). The reserve price will be Rs. 75,00,00,000/- (Rupees Seventy Five Crores Nine Lakh Only) and the earnest money deposit will be Rs. 7,50,00,000/- (Rupees Seven Crores Fifty Lakhs Ninety Thousand Only).

DESCRIPTION OF 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 Vadodra, Taluka Vadodra/Bardola in the Registration District Vadodra/Bardola and Sub-District Gorva (Bardola) in the State of Gujarat wherein the owner Iskrapa Mall Management Company Pvt. Ltd. has constructed a commercial complex known as "Bardola 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 attached 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 ICFC Ltd. (Secured Creditor) website i.e. www.icfcltd.com and Authorized Officer (M): 954048735.

Date : 11/01/2024
Place : Mumbai
Sd/- Authorised Officer,
ICFC Limited

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. www.ifcilt.com and contact Authorised Officer on (M): **9540948735**.

Date: 11.01.2024

Place: Mumbai


Authorised Officer
(IFCI Limited)

