

TENDER DOCUMENT

**FOR SALE OF ASSETS MORTGAGED BY M/S. ESSEL
INFRAPROJECTS LIMITED (MORTGAGOR AND
CORPORATE GUARANTOR) AS SECURITY FOR THE
FINANCIAL ASSISTANCE AVAILED BY M/s. PAN
INDIA INFRAPROJECTS PVT. LTD. & M/s. PAN INDIA
NETWORK LIMITED (BORROWER), THROUGH E-
AUCTION,**

Located at:

**All that piece and parcel of land admeasuring 195.93 acres, situated at Survey
No.170/1, 171/1, 172/1 and 357/1, Village Uttan, Taluka and District Thane,
Maharashtra, owned by M/s.Essel Infraprojects Limited.**

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

AH

12-01-24



TENDER DOCUMENT FOR SALE THROUGH E-AUCTION OF SECURED ASSETS SITUATED AT SURVEY NO.170/1, 171/1, 172/1 AND 357/1, VILLAGE UTTAN, TALUKA AND DISTRICT THANE IN THE STATE OF MAHARASHTRA, ASSETS MORTGAGED BY ESSEL INFRAPROJECTS LIMITED, (MORTGAGOR AND CORPORATE GUARANTOR) AS SECURITY FOR THE FINANCIAL ASSISTANCE AVAILED BY M/S. PAN INDIA INFRAPROJECTS PVT LTD. & M/S. PAN INDIA NETWORK LIMITED (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 **ESSEL INFRAPROJECTS LIMITED (Mortgagor and Guarantor)**, situated at Village Uttan, Taluka and District Thane, Maharashtra, through e-auction. Details of the assets for sale and Reserve Price thereof are mentioned below:

DESCRIPTION OF PROPERTY

Outstanding dues of IFCI Ltd., Union Bank of India, Tamilnad Mercantile Bank, IFCI Venture Capital Fund Ltd. and IFCI Factors Ltd.	Rs. 640.90 Crore (Rupees Six Hundred Forty Crore Ninety Lakh Only) as on 30.11.2023 together with further interest with effect from 01.12.2023 at the contractual rates & other debits till realization
Description of the property to be sold.	All that piece and parcel of land admeasuring 195.93 acres, situated at Survey No.170/1, 171/1, 172/1 and 357/1, Village Uttan, Taluka and District Thane, Maharashtra, owned by M/s.Essel Infracprojects Limited.
Reserve Price	Rs. 374.67 Crore (Rupees Three Hundred Seventy Four Crore Sixty Seven Lakh Only)
Earnest Money	Rs.37,46,70,000/- (Rupees Thirty Seven Crore Forty Six Lakh Seventy Thousand Only)
Date & Time of Inspection	30.01.2024 between 11:30 AM to 03:00 PM
Date & Time for submission of EMD and documents	05.02.2024 up to 05:00 PM.
Date & Time for Auction	07.02.2024 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 <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.5,00,000/-. 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 and auction, if any, will be informed to public on IFCI website www.ifciltld.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 05.02.2024 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.ifcilt.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 05.02.2024 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 Mr. Ehteshamuddin, **AGM-Law, IFCI Ltd., (Tel) 022-61293400, (M) 9560039108 & email ehteshamuddin@ifcilt.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. IFCI reserves the right to charge interest at IBR on the balance amount for the agreed extended period. 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 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.
- 2.16 Failure to participate in the e-auction after submission of bid amount may cause forfeiture of the EMD amount.

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. ESSEL INFRAPROJECTS LIMITED (MORTGAGOR AND GUARANTOR) AS SECURITY FOR THE LOAN AVAILED BY M/S. PAN INDIA INFRAPROJECTS PVT LTD. & M/S. PAN INDIA NETWORK LIMITED (BORROWER)”**.

IV. EARNEST MONEY DEPOSIT:



- 4.1 The tender should be accompanied with EMD of **Rs.37,46,70,000/-** (Rupees Thirty-Seven Crore Forty Six Lakh Seventy 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) by 17:00 hrs. on same day or within extended time upto 17:00 hrs. on next day if allowed by the Authorized officer.
- 4.4 The successful bidder shall deposit the balance amount of the sale consideration/ 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. 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.

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. ESSEL INFRAPROJECTS LIMITED (MORTGAGOR AND GUARANTOR) AS SECURITY FOR THE LOAN AVAILED BY M/S. PAN INDIA INFRAPROJECTS PVT LTD. & M/S. PAN INDIA NETWORK LIMITED (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:
- RTGS details/Demand Draft/ Pay order of **Rs.37,46,70,000/-** (Rupees Thirty Seven Crore Forty Six Lakh Seventy Thousand Only) towards EMD, drawn on any Nationalised/ Scheduled bank in favour of IFCI Ltd. and payable at Mumbai.
 - The Terms and Conditions of the Tender, duly signed by the tenderer on each page in token of having accepted the same in toto.
 - A demand draft of Rs.1,000/- or RTGS details in case the tender documents are downloaded from the website of IFCI.
 - Passport size photograph
 - KYC documents – Self attested PAN Card copy and one additional photo ID with address
 - 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 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



**M/S. PAN INDIA INFRAPROJECTS PVT LTD. & M/S. PAN INDIA NETWORK
LIMITED (BORROWER),**

M/S. ESSEL INFRAPROJECTS LIMITED (MORTGAGOR AND GUARANTOR)

Description of Immovable Property

All that piece and parcel of land admeasuring 195.93 acres, situated at Survey No.170/1,
171/1, 172/1 and 357/1, Village Uttan, Taluka and District Thane, Maharashtra, owned by
M/s.Essel Infraprojects Limited.



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 **M/s. ESSEL INFRAPROJECTS LIMITED (Mortgagor and Guarantor)** situated at Survey No.170/1, 171/1, 172/1 and 357/1, Village Uttan, Taluka and District Thane, Maharashtra, owned by M/s.Essel Infracprojects Limited 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 :



NOTICE

For our clients are investigating the at No. 3, on the Ground Floor of the Co-operative Housing Society Ltd. Scheme, bearing CTS No. 195/11, there to, and secondly applied in one above with contractual interest if actual realization and the residue of dues are fully recovered, shall be

With the proceeds realized in the course of secured assets, we reserve our right to the Insolvency Tribunal/Courts for recovery of dues etc. incidental thereto from you. (13) of the aforesaid Act, after receipt of the proceeds by way of sale, lease or otherwise in this notice.

Officer of the Bank to issue this notice on behalf of the Bank.

Addressed to you without prejudice to the above.

Yours faithfully,
Shrishti Bansal
Chief Manager
Authorized Officer

NOTICE OF INTEREST FOR INVESTMENT IN PRIVATE LIMITED AND ELECTRICITY GENERATION PROJECTS IN KARNATAKA

Insolvency and Bankruptcy Board of India (Insolvency and Bankruptcy Regulations, 2016)

PARTICULARS

M/S. Triumvirate Sons Enterprises Private Limited
PAN : AAFA6645R
CIN : U51900MH2006PTC160697

502, Plot No. 91/94, Prabhat Colony, Santacruz (East), Mumbai, Maharashtra - 400055

October 21, 2023 (NCLT, Mumbai Bench passed order dated October 20, 2023) Order received by Interim Resolution Professional on October 21, 2023

Not Available

- At Beladhadri Village in Gadag Taluka of Gadag District in the state of Karnataka
- At Nainagaram Village in Tenkasi Taluka of Tirunelveli District in the state of Tamilnadu

- 0.90 MW (Four Windmills each having capacity of 225 KW) at Karnataka
- 1.80 MW (Eight Windmills each having capacity of 225 KW) at Tamilnadu

As per last available audited Financial Statement FY 2021-22:
Quantity : NA
Revenue from Operations: Rs. 1,08,58,218

Further Details are available in the Detailed EOI listed on website www.t-ipe.com or by E-mail : info@carathin.com / cirp.triumvirate@gmail.com

- Minimum Net worth as on March 31, 2023 Rs. 5 Crores
- Refundable EMD of Rs. 5 Lakhs www.t-ipe.com

06-Jan-2024 (Original)
20-Jan-2024 (Revised)

11-Jan-2024 (Original)
25-Jan-2024 (Revised)

16-Jan-2024 (Original)
30-Jan-2024 (Revised)

25-Jan-2024 (Original)
05-Feb-2024 (Revised)

30-Jan-2024 (Original)
10-Feb-2024 (Revised)

29-Feb-2024 (Original)
11-Mar-2024 (Revised)

cirp.triumvirate@gmail.com

Rathin Amishbhai Majmudar
Resolution Professional
31/PA-001/IP-P02576/2021-2022/13928
Registered Address : 604, Scarlet Gateway,
Opp. Rivera Antilia, Corporate Road,
Khar West, Mumbai - 400052

IFCI LIMITED
Regional Office: 9th Floor, Earnest House,
Nariman Point, Mumbai-400021.
Website: www.ifcilttd.com
CIN : L74899DL1993GOI053677

Regd. Office: IFCI Tower, 61 Nehru Place
New Delhi-110019
Tel: 011-41732000 | Fax: 011-26230201
Regional Office: 9th Floor, Earnest House,
Nariman Point, Mumbai-400021.
Website: www.ifcilttd.com
CIN : L74899DL1993GOI053677

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 Creditors, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank with the mandate for the same on behalf of other Secured Creditors, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 07.02.2024, by the Authorised Officer of IFCI Limited (on behalf of and under mandate of other Secured Creditors) for recovery of **Rs. 640.90 Crore** (Rupees Six Hundred Forty Crore Ninety Lakh Only) as on 30.11.2023 together with further interest with effect from 01.12.2023 due to the secured creditors, IFCI Ltd., Union Bank of India, Tamilnad Mercantile Bank, IFCI Venture Capital Fund Ltd. and IFCI Factors Ltd. from M/s. PAN India Infraprojects Pvt Ltd. & M/s. Pan India Network Limited (Borrower) and M/s. ESSEL INFRAPROJECTS LIMITED (Mortgagor and Guarantor). The reserve price will be Rs. 374.67 Crore (Rupees Three Hundred Seventy Four Crore Sixty Seven Lakh Only) and the earnest money deposit will be Rs.37,46,70,000/- (Rupees Thirty Seven Crore Forty Six Lakh Seventy Thousand Only).

DESCRIPTION OF PROPERTY

All that piece and parcel of land admeasuring 195.93 acres, situated at Survey No.170/1, 171/1, 172/1 and 357/1, Village Uttan, Taluka and District Thane, Maharashtra, owned by M/s.Essel Infraprojects Limited.

No known encumbrances.

Date and Time of e-auction: 07.02.2024 between 11:30 AM to 12:30 PM

Date and Time of Inspection: 30.01.2024 between 11:30 AM to 03:00 PM

Last date & Time of Submission of EMD and documents: On 05.02.2024 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.ifcilttd.com.

Sd/-
Authorized Officer,
(IFCI Limited)

Date : 11/01/2024
Place : Mumbai

Union Bank of India
(A Govt. of India Undertaking)
SAKI NAKA Branch (55840) Unit No 8 & 9,
Silver Satellite, Andheri Kuria Road,
Near Marol Naka Metro Station,
Andheri(E), Mumbai-400059

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

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 provision to Rule 8 (6) of 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 immovable property mortgaged / charged to Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India, SAKI NAKA Branch (55840) (Secured Creditor) will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis on 14.02.2024 for recovery of **Rs.4,32,12,965.03 (Rupee Four Crore Thirty Two Lac Twelve Thousand Nine Hundred Sixty Five and Paise Three Only)**, together with interest at contractual rate due to the Union Bank of India SAKI NAKA Branch (55840), being Secured Creditors from M/s Ono Lifestyle Limited (Borrower). The details of the description of the properties for auction, reserve price, EMD, date and time of auction, bid amount are mentioned as under.

PROPERTY DESCRIPTION

Unit No 137, area admeasuring 835 sq ft (built up area), in the First Floor, in Building No F, in the Building known as Ansa Industrial Estate, in the Society known as ANSA F, Industrial Premises Co-Operative Society Limited, situated at Saki Vihar Road, Andheri East, Mumbai- 400072 and constructed on all that piece & parcel of land bearing Survey No 37, Hissa No 01 and Survey No 38, Hissa No 3, being situated at Village Marol and within the Taluka limits of Andheri and within the registration District of Mumbai Suburban in Greater Mumbai

RESERVE PRICE | Rs.1,16,69,000/- (Rupees One Crore Sixteen Lac Sixty Nine Thousand only)

EMD Payable | Rs.11,66,900/- (Rs. Eleven Lac Sixty Six Thousand Nine Hundred only)

Date & Time of Inspection of above properties: 12.02.2024 between 10.00 am to 4.00 pm

Contact details for Inspection of Properties: 9740297466 & Amit Srivastava

Last Date for Submission of EMD Amount is 13.02.2024 before 5.00 PM..

Date of E-Auction and Time: 14.02.2024 12:00 Noon to 05:00 PM

For detailed terms and conditions of sale please refer to the link provided in Secured Creditor's website i.e., www.unionbankofindia.co.in or service providers website www.mstcecommerce.com Further intending bidders can also collect a copy of the detailed terms & conditions from the Authorized officer in the above mentioned address.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) / Rule 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

PUBLIC NOTICE
[Under section 102 (1) of the Insolvency and Bankruptcy Code, 2016]
FOR THE ATTENTION OF THE CREDITORS OF MRS. RAJKUMARI KANODIA, PERSONAL GUARANTOR OF M/S RAJ RAYON INDUSTRIES LIMITED
Relevant Particulars
2.Mr. Bharat C. Vedant... Defendants

FORM B PUBLIC ANNOUNCEMENT
(Regulation 12 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016)
FOR THE ATTENTION OF THE STAKEHOLDERS OF AMBICA POLAD PRIVATE LIMITED

Sr.No.	PARTICULARS	DETAILS
1.	Name of Corporate Debtor	Ambica Polad Private Limited
2.	Date of Incorporation of Corporate Debtor	18th May, 2009
3.	Authority under which Corporate Debtor is incorporated/registered	ROC - Mumbai
4.	Corporate Identity number/Limited liability identity number of Corporate Debtor	U27100MH2009PTC192432
5.	Address of the Registered Office and Principal Office (if any) of the Corporate Debtor	Plot No. M-2, MIDC- Waluj, Aurangabad, Maharashtra- 431136
6.	Date of closure of Insolvency Resolution Process	10th January, 2024
7.	Liquidation commencement date of Corporate Debtor	10th January, 2024
8.	Name and Registration number of the Insolvency Professional acting as liquidator	Dinesh Kumar Aggarwal IBBI/IPA-002/IP-N00890/2019-2020/12843
9.	Address and E-mail of the Liquidator, as registered with the Board	1507 07, Highland Park, Kolshet Road, Behind D Mart, Thane, Maharashtra-400607 dinesh.aggarwal31@gmail.com
10.	Address and E-mail to be used for correspondence with the Liquidator	Unit # 207, 2nd Floor, Kshiti, Near Azad Nagar Metro Station, Veera Desai Road, Andheri West, Mumbai - 400053 liquidation.ambicapolad@gmail.com
11.	Last date for submission of claims	9th February, 2024

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench, has ordered the commencement of liquidation of the M/s, **Ambica Polad Private Limited** on 10th January, 2024.

The stakeholders of M/s. **Ambica Polad Private Limited** are hereby called upon to submit their claims with proof on or before 9th February, 2024, to the liquidator at the address mentioned against item No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with the proof in person, by post or by electronic means.

Submission of false or misleading proof of claims shall attract penalties.

In case a stakeholder does not submit its claims during the liquidation process, the claims submitted by such a stakeholder during the corporate insolvency resolution process under the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, shall be deemed to be submitted under Section 38.

Date : 12.01.2024
Place : Mumbai

Mr. Dinesh Kumar Aggarwal
IBBI/IPA-002/IP-N00890/2019-2020/12843
Liquidator in the matter of Ambica Polad Private Limited

IN THE BOMBAY CITY CIVIL COURT AT BOMBAY DINDOSHI (BORIVALI DIVISION) SUMMARY CIVIL SUIT NO. 755 OF 2017

Karur Vysya Bank Ltd.,)
a Banking Company incorporated under the Companies Act 1956) having its
Registered Office at Erode Road Karur 639002)
and a branch known as Mumbai Bandra, at 229)
New Common Wealth CHS, Linking Road, Opp. Shoppers Stop,)
Bandra West, Mumbai - 400050) ...Plaintiff

Versus

- Mr. Tapubha Pragji Goga**)
an adult, Indian inhabitant residing at Block No.1,)
Chandan Society, Parmar Guruji Marg, Parel, Mumbai 400012)
- Mr. Mehul R. Gor**)
an adult, Indian inhabitant residing at Block No.5,)
Shree Building, Opp. Vijaya Bank, R C Marg, Chembur,)
Mumbai - 400071) ... Defendants

TAKE NOTICE that, this Hon'ble Court will be moved before His Honour Judge H.H.J SMT V.D. INGLE presiding in the Court Room No.2 on 19.01.2024 at 11 O'clock in the forenoon by the above-named Defendants for the following reliefs:-

- that the Defendant no.1 and 2 be ordered and decreed to pay jointly and severally to the Plaintiff the sum of **Rs.2,41,447.62 (Rupees Two Lakhs Forty One Thousand Four Hundred Forty Seven and Paise Sixty Two only)** as per Particulars of Claim (Exhibit H annexed hereto) with further interest @14.5% p.a. compounded with monthly rests from the date of filing of the suit till actual payment and/or realization.
- costs.
- such other and further reliefs as this Hon'ble Court may deem fit and proper.

Dated this 18th day of December 2023

For Registrar,
City Civil Court,
At Dindoshi

Sealer
M/s. CONSULTA JURIS
Advocates for the Plaintiff

