

# TENDER DOCUMENT

**FOR SALE OF ASSETS MORTGAGED BY M/S. ESSEL  
INFRAPROJECTS LIMITED (MORTGAGOR) 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.ifcilt.com](http://www.ifcilt.com)

(A Government of India Undertaking)

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

Regional Office: IFCI Ltd., Unit Nos. 307 and 314, C  
Wing, Third Floor, Trade World, Kamla Mill  
Compound, Senapati Bapat Marg, Lower Parel West,  
Mumbai - 400013.

Mob:9560039108, 9540948735

CIN: L74899DL1993GOI053677



30-05-2024

**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) 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)**, 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**

<b>Outstanding dues of IFCI Ltd., Union Bank of India, Tamilnad Mercantile Bank, IFCI Venture Capital Fund Ltd. and IFCI Factors Ltd.</b>	<b>Rs. 658.36</b> Crore (Rupees Six Hundred Fifty Eight Crore Thirty Six Lakh Only) as on 31.01.2024 together with further interest with effect from 01.02.2024 at the contractual rates & other debits till realization
<b>Description of the property to be sold.</b>	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.
<b>Reserve Price</b>	<b>Rs. 337.21</b> Crore (Rupees Three Hundred Thirty Seven Crore Twenty One Lakh Only)
<b>Earnest Money</b>	<b>Rs. 33,72,10,000/-</b> (Rupees Thirty Three Crore Seventy Two Lakh Ten Thousand Only)
<b>Date &amp; Time of Inspection</b>	11.06.2024 between 11:30 AM to 03:30 PM
<b>Last Date &amp; Time for submission of EMD and documents</b>	18.06.2024 up to 05:00 PM.
<b>Date &amp; Time for Auction</b>	20.06.2024 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.10,00,000/-. 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.ifcilt.com](http://www.ifcilt.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., Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamla Mill Compound, Senapati Bapat Marg, Lower Parel West,



Mumbai - 400013, on or before 18.06.2024 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., Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamla Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013 on payment of Rs.1000/- or can be downloaded from IFCI's website ([www.ifcilttd.com](http://www.ifcilttd.com)) w.e.f 30.05.2024. 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., Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamla Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013. **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. Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamla Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013" is 18.06.2024 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/ 079-68136891/6842/6837/6875** and email [Praveen.thevar@auctiontiger.net](mailto:Praveen.thevar@auctiontiger.net), [Support@auctiontiger.net](mailto: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 on same day or on next working day. The name and contact details of Authorized officer is Mr. Ehteshamuddin, **AGM-Law, IFCI Ltd., (M) 9560039108 & email [ehteshamuddin@ifcilttd.com](mailto:ehteshamuddin@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 15<sup>th</sup> day of the confirmation of sale or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months from the date of the auction. 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., Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamla Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013 and superscribing **“OFFER FOR PURCHASE OF ASSETS MORTGAGED BY M/s. ESSEL INFRAPROJECTS LIMITED (MORTGAGOR) 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. 33,72,10,000/-** (Rupees Thirty Three Crore Seventy Two Lakh Ten 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) on same day or on next working day.
- 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., Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamla Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013 and superscribing **“OFFER FOR PURCHASE OF ASSETS MORTGAGED BY M/s. ESSEL INFRAPROJECTS LIMITED (MORTGAGOR) 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. 33,72,10,000/-** (Rupees Thirty Three Crore Seventy Two Lakh Ten 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 on same day or on next working day.
- 6.2 The balance amount of the sale consideration is to be paid on or before 15<sup>th</sup> day of the confirmation of sale or within such extended period as agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months from the date of auction. In case of default by the successful bidder, the amount already deposited will be forfeited and the property will be put to re-auction and such bidder shall have no claim/right in respect of property/amount.

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

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

#### **VIII. DELIVERY PERIOD/ POSSESSION:**

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

#### **VII. TERMINATION / BREACH OF CONTRACT**

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

#### **VIII. FORCE MAJEURE:**

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

#### **IX. GENERAL INFORMATION:**

- 12.1 It should be noted by the bidder(s) that by entering into this contract, Authorised Officer/ IFCI Limited is not precluded from entering into similar contracts with anyone else of their choice at any time during the subsistence of this contract.
- 12.2 Authorised Officer/ IFCI Limited shall have the right to issue addendum to tender documents to clarify, amend, modify, supplement or delete any of the conditions clauses or items stated therein. Each addendum so issued shall form a part of original invitation to tender.
- 12.3 In case offer of the bidder is not accepted, the bidder shall not be entitled to claim any cost, charges, expenses incidental to or incurred by the bidder through or in connection with the submission of the offer even though Authorised Officer/ IFCI Limited may elect to withdraw the invitation for quotation. Should all invitation for quotation be withdrawn or cancelled by Authorised Officer/ IFCI Limited 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)**

**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.,  
 Unit Nos. 307 and 314,  
 C Wing, Third Floor, Trade World,  
 Kamla Mill Compound,  
 Senapati Bapat Marg,  
 Lower Parel West, Mumbai - 400013

**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)** 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 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**  
 आर्य एफ सी आई लिमिटेड  
 (A Government of India Undertaking)  
 (एन एन डी सी एल कंपनी)

Regd. Office: IFCI Tower, 61 Nehru Place  
 New Delhi-110019  
 Tel: 011-41720000 | Fax: 011-26230021  
 Regional Office: Unit Nos. 307 and 314C Wing,  
 Third Floor, Trade World, Kamla Mill  
 Compound Sanapati Bapat Marg,  
 Lower Parel West, Mumbai - 40013  
 Mob: 9550093108  
 Website: www.ifcirltd.com  
 CIN: L74999DL1993C0018587

**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 Enforcement 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 20.06.2024, by the Authorised Officer of IFCI Limited (on behalf of and under mandate of other Secured Creditors) for recovery of Rs. 658.36 Crore (Rupees Six Hundred Fifty Eight Crore Thirty Six Lakh Only) as on 31.01.2024 together with further interest with effect from 01.02.2024 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). The reserve price will be Rs. 337.21 Crore (Rupees Three Hundred Thirty Seven Crore Twenty One Lakh Only) and the earnest money deposit will be Rs. 33.72, 10, 000/- (Rupees Thirty Three Crore Seventy Two Lakh Ten Thousand Only).

**Description of the 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 Utan, Taluka and District Thane, Maharashtra, owned by M/s. Essel Infraprojects Limited. No known encumbrances.

Date and Time of e-auction: 20.06.2024 between 11:30 AM to 12:30 PM  
 Date and Time of Inspection: 11.06.2024 between 11:30 AM to 03:30 PM  
 Last date & Time of Submission of EMD and documents: On 18.06.2024 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.ifcirltd.com.  
**Date : 29.05.2024**  
**Place : Mumbai**  
 (Authorised Officer)  
**IFCI Limited**

**MAHAGENCO**  
 Mahagenco Super Thermal Corporation Ltd.

**E-Tender Notice**

Chandrapur Super Thermal Power Station MAHAGENCO, invites bid offers from reputed and experienced Companies to Participate in the Competitive bidding Process to following

G & M Tenders.

**Kotak Mahindra Bank Limited**  
 Registered Office: 77B/C, C-27, 6-Block, Bandra Kurla Complex, Bandra (E) Mumbai - 400051  
 Branch Office : KOTAK MAHINDRA BANK LIMITED, 5TH FLOOR, ADAMAS PLAZA, 166/16 CST ROAD, KALINA SANTACRUZ EAST (MUMBAI) MAHARASHTRA - 400098

**ONLINE E - AUCTION SALE OF ASSET**

**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 Under Rule (6) Read With Proviso To Rule 9 (1) Of The Security Interest (Enforcement) Rules, 2002. Subsequent To The Assignment Of Debt In Favour Of Kotak Mahindra Bank Limited, By The Authorised Officer Of Kotak Mahindra Bank Limited (hereinafter Referred To As "FIHFCI"), The Authorised Officer Of Kotak Mahindra Bank Limited Of Below Described Immovable Property (hereinafter Called The Secured Asset) Mortgage/Charged To The Secured Creditor On/07.05.2024.

Particular	Detail
Date Of Auction	10.07.2024
Time Of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	Rs. 75,00,000/- (Rupees Seventy Five Lakh Only)
Last Date For Submission Of End With Kyc	09.07.2024 Up To 5:00 Pm. (IST)
Description Of The Secured Asset	All That Piece And Parcel Of Property Bearing Flat No.102 A-wing 1st Floor, Building No.4, Area Admeasuring About 550 Sq.ft. Built Up Plus Adjoining Terrace Area Of 960 Sq.ft. Situated Lying And Being At Bearing Tikka No.11 C.T. No. 815 To 821 Sino. 19 Part, Known As Adarsh Nagar Building No.4 Co-operative Housing Society Limited In The Revenue Village Of Panchpada Road/Previously Known As Kobaad, In The District Thane (W) And Within The Jurisdiction Sub-registrar Of Assurance At Thane (W) - 400601.
Known Encumbrances	Society Maintenance Dues - 4.67, 328/- Up to June 2024
The Borrower's Attention is invited To	The Provisions Of Sub Section 8 Of Section 13, Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset.
Borrowers In Particular And Public In General May Please Take Note That If In Case Auction Scheduled Herein Fails For Any Reason Whatsoever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty	
In Case Of Any Clarification/Information Regarding Assets Under Sale, Bidder May Contact Mr. Shantanu Nayse (+91 7200850735) & Mr. Anuj Bhisen (+91 9726417250). Bidder May Also Contact The Bank's Ivr No. (991-9152219151)	
For Conditions. For Detailed Terms And Conditions Of The Sale, Please Refer To The Link https://www.kotak.com/bank-auctions.html Provided In The Bank's Website I.e. www.kotak.com and/or On http://bank-auctions.in/	
<b>PLACE: THANE, DATE: 30-05-24</b>	<b>For Kotak Mahindra Bank Ltd., Authorized Officer</b>

सुरक्षी अधिकारी, याचे कार्यालय (म.स.का. १९६० ने झालेल्या १९६६ व. म.स.लि. १९६९ च्या विद्युत् वितरण को-ऑपरेटिव्ह लि., कोरिया वि. हिंदुव्यान को-ऑपरेटिव्ह लि., कोरिया मुख्य कार्यालय- होयाचबंद टॉवर, १ वी मंजूर व रा मजला, जय शंकांक को-ऑपरेटिव्ह सोसायटी लि., ४ वी. एम. पुस्तक बाजार, अ.टी.आय. समोर, बुवावाडी, मुंबई - ४०० ०३२. फोन नं. ८६९३२५९२०१९ / ८०८००१००१०१

**जाहिर विलास नोटीस**

यातीलप्रमाणे शिकवणूक बँकेच्या कर्जाच्या धरतीकरीती जप्त केली अर्जुन सरदार शिकवणूक/मातलमता जाहिर विलास धरतीकरीती "महेशी आर्ये ल्या दिवशी" या तालावर विक्री करण्यात येत आहे.

विक्रयकर्त्याचे नाव व पत्ता	महेशी आर्ये ल्या	अपेक्षित भाडो/विद्युत् प्राप्ति रक्कम
प्राप्ती (शिकवणूक) या पत्रा व इतर माहिती	महेशी आर्ये ल्या	रु. १९३,९२,०००/- (अक्षरी - एक कोटी पन्नास लाख बावन्न हजार फक्त)

१) श्री. रामचंद्र कर्जाच्या कर्जाच्या धरतीकरीती जप्त केली अर्जुन सरदार शिकवणूक/मातलमता जाहिर विलास धरतीकरीती "महेशी आर्ये ल्या दिवशी" या तालावर विक्री करण्यात येत आहे.

**PUBLIC NOTICE**

Notice is hereby given that 1) Mr. Suresh Gokuldas, 2) Mrs. Darshana Pravin & 3) Mr. Pravin Gokuldas, all 3 were the members and co-owners of Flat No.1002, located on 10-Floor admeasuring 645 Sq. Feet Carpet Area, in the building known as "Somnath" of Somnath Co-operative Housing Society Limited lying on piece and parcel of land bearing CTS No.4713 (pt), 4714 to 4719 of Ghatkopar-Kiroli Village in Kurla Taluqa of Mumbai Suburban District situated at Neelkanth Valley, 7- Road, Rajawadi, Ghatkopar East, Mumbai-400077 (hereinafter referred to as "Said Flat"). Mr. Suresh Gokuldas the co-owner and member of the society expired on 28/12/2002.

Any persons who has/have any claim, right, title and interest in the said Flat No.1002 by way of sale, gift, exchange, mortgage, charge, lease, lien, succession, or in any other manner whatsoever should intimate the same to the undersigned within a period of 15 days from the date of publication of this notice at the address provided hereunder, with copies of such documents and other proofs in support of his/her claims in the said Flat No.1002. In case no objections are received within the aforesaid time, it shall be presumed that there are no claimants and my clients shall be free to deal with said Flat.

Sd/-  
 (Ankit L Shah)  
 Advocate, High Court.  
 Shop No.12, Vasant Niwas,  
 Vallabhbaug Lane, Tilak Road Corner,  
 Ghatkopar East, Mumbai 400 077.  
 Email: advocateankit89@gmail.com

**Place: Mumbai**  
**Date: 30-05-2024**

**BOMBAY MERCANTILE CO-OPERATIVE BANK LIMITED**  
 (Since 1939)  
 (Multi State Scheduled Bank)

Regd. Head Office - 78, Mohamedali Road, Mumbai - 400 003.  
 Phone - 022-23425961-62-63-64 / 022-23114800  
 for Account balance enquiry. Missed Call : 9512004406

**NOTICE**

It is hereby notified that certain clients of the bank who had taken the following bank lockers on rent have not responded to the bank's Notices at the last known address for operating/surrendering the locker/paying arrears of rent, within 10 days in accordance in the terms and condition for hiring of the locker, duly accepted by the hirers. The bank may break open/take repossession by breaking open the lockers of such hirers to check the contents kept therein for security reasons and realize its dues, charges by public or private sales of the contents of the lockers and the entire risk and responsibility and cost of the hirers. Though it is not obligatory on the part of the bank to give such public notice yet it is being done for the interest of client/hirers.

**Andheri Branch- Om Niketan Co-operative Housing Society, 314, palli Ram Road, Andheri (W) Mumbai-400058**

1B	5B	318D	321D	326D	366A	382A	398A
481A	542A	552A	705E	754C	776C	785C	
1025A	1160A	219D	249D				

**Bandra Branch- Rivoli F-1085 Waterfield Road, Opp Bandra Post Office, Bandra (W), Mumbai-400050**

45/G	90/L	84/L	749/B	1115/L	1173/H1
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**Kemps Corner Branch- 404/501/601, Shreeoati Arcade, A.K.Marg, Nana Chowk, Grant Road (W), Mumbai-400036**

94A	97A	178B	1745L	1748B	392B	638D	644D
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