

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 Securitization 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(s) and Guarantors(s) that the below described immovable property mortgaged/charged to the IFCI Factors Ltd., the symbolic possession of which has been taken by the Authorized Officer of IFCI Factors Ltd.(Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on **20.03.2024** for recovery of **Rs.7,04,86,129/- (Rupees Seven Crore Four Lakh Eighty Six Thousand One Hundred Twenty Nine only)** as on 31.01.2024, together with future interest at contractual rates w.e.f. 01.02.2024 along with costs, charges, expenses & other debits, due to IFCI Factors Ltd. from Patil Construction and Infrastructure Ltd.(Borrower) and Baswant Builder & Developers Pvt. Ltd.(Mortgagor & Corporate Guarantor) and Mr. Mallikarjun B. Patil(Guarantor). The reserve price will be Rs.7,00,00,000/-(Rupees Seven Crore only) and the Earnest Money Deposit(EMD) will be Rs.70,00,000/-(Rupees Seventy Lakh Only).

Description of the immovable property

All that part and parcel of the land Admeasuring 48,932.82 sq. feet/(4,545.97 sq. mtr.) of Plot No. 3,4,5,6,10,11,12,13,14,15,27,28,29,30,31,32,33,52 of Gut No. 37, situated at village Padegaon, Taluka and District Aurangabad and bounded as follows:

On the North : Land of Chandraprakash Eknath Sabu

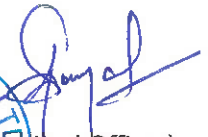

On the South : Land of Anil Murlidhar and Mr. Tukaram

On the East : Land of Damu Dhondiba Pagare

On the West : Land of Gopinath Ghule

TOGETHER WITH all the buildings and structures standing and being thereon. There is no known encumbrance(s) w.r.t. the above mentioned property.

For detailed terms and conditions of the sale, please refer to the link Tender document available on the website of IFCI Factors Ltd. i.e. www.ifcifactors.com under the tab "Tenders".


(Authorized Officer)
(Mobile: 9910089018)


IFCI Factors Limited

Place: New Delhi

Date: 19.02.2024

आई एफ सी आई फैक्टर्स लिमिटेड

दसवा तल, आई एफ सी आई टावर, 61 नेहरु प्लेस, नई दिल्ली - 110 019, भारत

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