

APPENDIX - IV-A
[See proviso to rule 8 (6)]

SALE NOTICE

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 Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of IFCI Venture Capital Funds Limited, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 13.03.2026, for recovery of **Rs. 29,98,87,289/- (Rupees Twenty Seven Crore Seven Lakh Three Thousand and Eight Hundred and Forty-Eight only)** as on 31st December 2025 together with interest and further interest at the contractual rates & other debits till realizable of entire due to the IFCI Venture Capital Funds Limited, Secured Creditor from M/s Patil Construction and Infrastructure Pvt. Ltd., Borrower and Mortgagors. The details of property along with reserve price and Earnest Money Deposit (EMD) are mentioned below, which are as under:

Property No. 1:- Gut No. 67 Situated at Pimpalgaon Divashi, Gangapur Taluk, Aurangabad Maharashtra- All that pieces and parcels of the property, admeasuring 01 Hectare 21 R i.e. 3 acres, i.e. total 1,30,196 sq. feets. i.e. 12,100 sq. meters out of total area 06 Hectares 27 R, situated at village Divashi, Taluka Gangapur, Dist. Aurangabad (Property is owned by Mr Bhimrao Baswantrao Patil (mortgagor) as per description of mortgage deed)	Reserve price (In Rs.)	EMD (in Rs.)
		7,69,32,401/-
		76,93,240/-

Property No. 2:-
8 Commercial Plots Situated at Gut No. 37, Padegaon, Aurangabad – 431002, Maharashtra (Plots are owned by M/s. Baswant Builders & Developers Pvt Ltd (mortgagor) as per description of mortgage deed)

Plot No.	Area(sq.m)	Reserve price (In Rs.)	EMD (In Rs.)
7	615.73		
8	406.19		
9	406.19		
48	261		
49	261		
50	522		
51	587.25		
53	615.73		
17 Residential Plots Situated at Gut No. 37, Padegaon, Aurangabad – 431002, Maharashtra			
Plot No.	Area(sq.m)	Reserve price (In Rs.)	EMD (In Rs.)
16	200		
17	200		
18	200		
19	200		
20	200		
21	200		
22	200		
23	200		
24	200		
25	200		
26	200		
42	441.38		
43	441.38		
44	441.38		
45	441.38		
46	441.38		
47	441.38		
		9,07,06,456/-	90,70,646/-

The last date for submission of Bid amount is 11/03/2026 upto 05:00 PM. Further, the Date, Time and Place of Auction is 13/03/2026 b/w 12:00 to 13:00 PM on <https://ifciventure.auctiontiger.net>. Further, detailed terms and condition of the sale and tender document, please refer to the tender document uploaded on IFCI Venture's website qua the above-mentioned properties. Please note any addendum or corrigendum to this sale notice and any other details will be published or informed on IFCI Venture website only i.e. www.ifciventure.com under sale of assets section. This is statutory notice of 15 days to borrower/mortgagors.

Date: 24/02/2026
Place: New Delhi
Sd/-
Authorized Officer,
IFCI Venture Capital Funds Ltd.



आईएफसीआई वेंचर कैपिटल फण्ड्स लि०

(A Subsidiary of IFCI Ltd.)

(भारत सरकार का उपक्रम)

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दूरभाष : +91-11-41732501, 26453346

फैक्स : +91-11-26453348

वेबसाईट : www.ifciventure.com

सी.आई.एन : U65993DL1988GOI030284

IFCI Venture Capital Funds Ltd.

(A Subsidiary of IFCI Ltd.)

(A Government of India Undertaking)

IFCI Tower, 61 Nehru Place, New Delhi-110019

Phone : +91-11-41732501, 26453346

Fax : +91-11-26453348

Website : www.ifciventure.com

CIN : U65993DL1988GOI030284



 <p>IFCI VENTURE IFCI Venture Capital Funds Limited (A Government of India Undertaking) (A Subsidiary of IFCI Ltd.)</p>	<p>Regd. Office: IFCI Tower, 61, Nehru Place, New Delhi-110019 Contact No. - 01141732590/93/23, 9999154278/9871607943/8826357014 Email: legal@ifciventure.com CIN : U65993DL1988GOI030284</p>
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Plot No.	Area(sqm)				
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17	200				
18	200				
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Date: 24/02/2026
Place: New Delhi

Sd/-
Authorized Officer,
IFCI Venture Capital Funds Ltd.



**IFCI VENTURE
Capital Funds Limited**
(A Government of India Undertaking
(A Subsidiary of IFCI Ltd))

बेल्गोकर कर्मालय: आर्यभट्टी ३४५ टॉवर, ६२, नेहरू प्लेस,
नवी दिल्ली-११००२९
संपर्क क्र.- ०११४७७३२२५०/९३/२३,
११११२५४२०८/९८७९६०७९४३/८८२६३५००९४
ई-मेल: legal@ifciventure.com
सौभाग्यकर: १५५९१३३३५१९८८८०३३०२८४

**परिशिष्ट-IV-ए
(रूल ८(६)चे परंतुक पाहा)**

विक्री सूचना

सिक््युरिटी इंस्ट्रेट (इन्फोसॅमिट) रुल्स २००२ च्या रूल ८(६) सह वाचल्या जाणाऱ्या सिक््युरिटीयझेशन अँड रिकंस्ट्रक्शन ऑफ फायनॅन्शियल अॅसेट अँड इन्फोसॅमिट ऑफ सिक््युरिटी इंस्ट्रेट अॅक्ट, २००२ अंतर्गत अचल मालमतेच्या विक्रीकरिता ई-लिलाव विक्री सूचना. सर्वसामान्य जनतेला आणि विशेषकरून कर्जदार आणि हमीदारांना एतद्द्वारा सूचना देण्यात येते की, प्रतिभूत धनकोषडे गहाण/ प्रभारित खालील वर्गीत अचल संपत्ती ज्याचा प्रतीकात्मक ताबा आयएफसीआय व्हॅचर कॅपिटल फंड्स लिमिटेड, प्रतिभूत धनकोष्या अधिकृत अधिकार्यांद्वारे घेण्यात आला आहे, त्या संपत्तीची मे. पाटील कंस्ट्रक्शन अँड इंफ्रस्ट्रक्चर प्रा.लि. कर्जदार व गहाणदार यांचेकडून आयएफसीआय व्हॅचर कॅपिटल फंड्स लिमिटेड, प्रतिभूत धनकोष्या समग्र देणी(ड्यू)च्या वसुलीकरिता व्याज आणि संविदात्मक दाने आणखी व्याज आणि इतर खर्चासहित ३१ डिसेंबर २०२५ रोजीनुसार रु. २९,९८,८७,२८९/- (रुपये एकोणतीस कोटी अठराव्याव लाख सत्वाशी हजार दोनशे एकोण नव्वद फक्त) च्या वसुलीकरिता १३.०३.२०२६ ला " जसे आहे जेथे आहे", "जसे आहे जे आहे" आणि "तेथे जे काही आहे" आधारावर विक्री करण्यात येईल. राखीव मूल्य आणि बयाणा राशी जमा (ईएमडी) सहित संपत्तीचे विवरण खाली नमूद केले आहे, ते खालीलप्रमाणे आहे :

संपत्ती क्र. १:-	राखीव मूल्य (रु.मध्ये)
गट क्र. ६७ पिंपळगाव दिवशी, गंगापूर तालुका, औरंगाबाद महाराष्ट्र येथे स्थित- ग्राम दिवशी, तालुका गंगापूर, जि. औरंगाबाद येथे स्थित एकूण ०६ हेक्टरस २७ आर क्षेत्रफळपैकी आराजी ०१ हेक्टर २१ आर अर्थात ३ एकर अर्थात एकूण १,३०,१९६ चौ.फूट अर्थात १२,१०० चौ. मीटर संपत्तीचा सर्व तो अविभाज्य भाग.	ईएमडी (रु.मध्ये) 7,69,32,401/- 76,93,240/-

संपत्ती क्र. २:-
८ वाणिज्यिक प्लॉट्स गट क्र. ३७, पडेगाव, औरंगाबाद-४३१००२, महाराष्ट्र येथे स्थित. (प्लॉट गहाणपत्राच्या विवरणानुसार मे. वसवंत विल्डर्स अँड डेव्हलपर्स प्रा. लि. (गहाणदार) द्वारे मालकीकृत आहे)

प्लॉट नं.	क्षेत्रफळ (चौ. मी.)	राखीव मूल्य (रु.मध्ये)	ईएमडी(रु.मध्ये)		
7	615.73	9,07,06,456/-	90,70,646/-		
8	406.19				
9	406.19				
48	261				
49	261				
50	522				
51	587.25				
53	615.73				
१७ निवासी प्लॉट्स गट क्र. ३७, पडेगाव, औरंगाबाद-४३१००२, महाराष्ट्र येथे स्थित.					
प्लॉट नं.	क्षेत्रफळ (चौ. मी.)				
16	200				
17	200				
18	200				
19	200				
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23	200				
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42	441.38				
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47	441.38				

बोली रक्कम सादर करण्याची शेवटची तारीख ११/०३/२०२६ ला सायं. ०५:०० वाजेपर्यंत आहे. यास्तव, लिलावाची तारीख, वेळ व स्थान १३/०३/२०२६ ला दु. १२:०० ते दु. १२:०० वाजेदरम्यान <https://ifciventure.auctiontiger.net> वर आहे. विक्रीच्या सविस्तर अटी व शर्ती आणि निविदा दस्तऐवज, कृपया उपरोक्त नमूद संपत्तीच्या संबंधित आयएफसीआय व्हॅचरच्या वेबसाइटवर अपलोड केलेले निविदा दस्तऐवज पाहा. कृपया नोंद घ्यावी की या विक्री सूचनेचे कोणतेही पूरकपत्र किंवा सुद्धिपत्रक आणि इतर कोणतेही विवरण केवळ आयएफसीआय व्हॅचरची वेबसाइट अर्थात www.ifciventure.com वर अॅसेट सेलअंतर्गत प्रकाशित करण्यात येईल किंवा सूचित करण्यात येईल. ही कर्जदार/ गहाणदारांना १५ दिवसांची वैधानिक सूचना आहे.

दिनांक: २४/०२/२०२६
स्थान: नवी दिल्ली

स्वा/-
अधिकृत अधिकारी,
आयएफसीआय व्हॅचर कॅपिटल फंड्स लि.

