



IFCI VENTURE CAPITAL FUNDS LIMITED

Regd. Office: IFCI Tower, 61, Nehru Place, New Delhi – 110 019

Contact No.- 01141732590/93/23, 9999154278/9871607943/8826357014

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 09.07.2026, 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 Mortgagees. The details of property along with reserve price and Earnest Money Deposit (EMD) are mentioned below, which are as under:

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.)
	6,92,39,160/- 69,23,916/-

The last date for submission of Bid amount is 07/07/2026 upto 03:00 PM. Further, the Date, Time and Place of Auction is 09/07/2026 b/w 11:00 AM to 12:00 NOON 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/mortgagees.

Date: 10/06/2026

Place: New Delhi

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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(A Government of India Undertaking)

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