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IFCI VENTURE
IFCI VENTURE CAPITAL FUNDS LIMITED
(A Subsidiary of IFCI Ltd.)
(A Government of India Undertaking)

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अमृत महोत्सव

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, Mortgagor 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", and "Whatever there is basis" on 12/04/2023 for recovery of **Rs. 14,24,53,002/- (Rupees Fourteen Crore Twenty Four Lakh Fifty Three Thousand and Two only) calculated as on October 31, 2018** together with further interest at the contractual rates & other debits till realisation of entire dues in full due to IFCI Venture Capital Funds Ltd from CRS Builders Pvt. Ltd (Borrower & Mortgagor) & guarantors. The details of borrower, property along with reserve price and Earnest Money Deposit (EMD) and Date and time of Auction are mentioned below, which are as under:

Details of Borrower/ Guarantor	Description of the property to be sold.	Reserve price (Rs.)	Date & Time for Auction
		EMD (Rs.)	
- CRS Builders Pvt. Ltd. (Borrower) - Mr. Sachin Gupta (Guarantor) - Ms. Esha Gupta (Guarantor)	All that pieces and parcels of the property, having total area of 5980 Square Mtrs, located at village Dhakpatti, Rajpur Road, Dehradun, in the state of Uttrakhand, together with the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixture and fittings erected/ installed or to be erected/installed thereon.	17,59,39,718/-	12/04/2023 at 02:00 to 03:00 PM
		1,75,93,971/-	

No other Known encumbrance w.r.t above mentioned property to the knowledge of IFCI Venture Capital Funds Ltd. Note:- Five towers (A,B,C,D & E) are constructed on the said area and some units of the said towers (A,D & E) are booked and remaining are unbooked.

The last date for submission of Bid amount is 10.04.2023 upto 4:00 PM. For detailed terms and condition of the sale, please refer to the link provided on IFCI Venture's website i.e. www.ifciventure.com and E-Auction will be held on <https://ifciventure.auctiontiger.net>. Please note any addendum or corrigendum to this sale notice or extension of date for submission of Earnest Money Deposit (EMD) and E-Auction will be published or informed on IFCI Venture website only i.e. www.ifciventure.com.

Date: 24.03.2023
Place: New Delhi

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

