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

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

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets of M/s Adel Landmarks Project Ltd. & M/s Vangas Developers Pvt. Ltd. (Hereinafter referred to as "Mortgagor Company") 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 15.12.2021 and 16.12.2021, for recovery of **Rs. 20,33,84,190/- (Rupees Twenty Crore Thirty Three Lakhs Eighty Four Thousand One Hundred Ninety only)** as on 11.06.2015 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. Hi-Point Investment and Finance Pvt. Ltd., Borrower and Sh. H.S. Bharana, Guarantor.** The details of property along with reserve price and Earnest Money Deposit (EMD) are mentioned below, which are as under:

Property No. 1 (Individual Units):-

20 Commercial Office Space and 37 Commercial Shops, total admeasuring 68,296.67 sq. ft. situated at "GALLERIA – LAUREL GARDEN-I", Sirsa (Haryana)

Unit - Floor - Unit No. - Type	AREA (SQ.FT.)	EMD (in Rs.)	Reserve Price (in Rs.)	Unit - Floor - Unit No. - Type	AREA (SQ.FT.)	EMD (in Rs.)	Reserve Price (in Rs.)
SIR-FF-101-Office	3358	3,52,590.00	35,25,900.00	SIR-TF-304-Office	1949.59	2,04,706.95	20,47,069.50
SIR-FF-102-Office	3159.52	3,31,749.60	33,17,496.00	SIR-TF-305-Office	1088.88	1,14,332.40	11,43,324.00
SIR-FF-103-Office	1100.37	1,15,538.85	11,55,388.50	SIR-TF-306-Office	3195.83	3,35,562.15	33,55,621.50
SIR-FF-105-Office	1075.7	1,12,948.50	11,29,485.00	SIR-TF-307-Office	3195.83	3,35,562.15	33,55,621.50
SIR-FF-106-Office	3542.75	3,71,988.75	37,19,887.50	SIR-UG-01-Shop	765	80,325.00	8,03,250.00
SIR-FF-107-Office	3542.6	3,71,973.00	37,19,730.00	SIR-UG-02-Shop	454	47,670.00	4,76,700.00
SIR-LG-03-Shop	437	45,885.00	4,58,850.00	SIR-UG-04-Shop	454	47,670.00	4,76,700.00
SIR-LG-04-Shop	437	45,885.00	4,58,850.00	SIR-UG-05-Shop	376	39,480.00	3,94,800.00
SIR-LG-05-Shop	354	37,170.00	3,71,700.00	SIR-UG-06-Shop	495	51,975.00	5,19,750.00
SIR-LG-06-Shop	655	68,775.00	6,87,750.00	SIR-UG-07-Shop	474	49,770.00	4,97,700.00
SIR-LG-09-Shop	437	45,885.00	4,58,850.00	SIR-UG-09-Shop	474	49,770.00	4,97,700.00
SIR-LG-13-Shop	544	57,120.00	5,71,200.00	SIR-UG-10-Shop	474	49,770.00	4,97,700.00
SIR-LG-16-Shop	481	50,505.00	5,05,050.00	SIR-UG-11-Shop	534	56,070.00	5,60,700.00
SIR-LG-17-Shop	494	51,870.00	5,18,700.00	SIR-UG-12-Shop	557	58,485.00	5,84,850.00
SIR-LG-19-Shop	532	55,860.00	5,58,600.00	SIR-UG-13-Shop	544	57,120.00	5,71,200.00
SIR-LG-21-Shop	437	45,885.00	4,58,850.00	SIR-UG-16-Shop	481	50,505.00	5,05,050.00
SIR-LG-22-Shop	437	45,885.00	4,58,850.00	SIR-UG-17-Shop	494	51,870.00	5,18,700.00
SIR-LG-25-Shop	492	51,660.00	5,16,600.00	SIR-UG-18-Shop	544	57,120.00	5,71,200.00
SIR-LG-26-Shop	492	51,660.00	5,16,600.00	SIR-UG-19-Shop	532	55,860.00	5,58,600.00
SIR-SF-201-Office	3357.65	3,52,553.25	35,25,532.50	SIR-UG-20-Shop	500	52,500.00	5,25,000.00
SIR-SF-202-Office	3159.52	3,31,749.60	33,17,496.00	SIR-UG-21-Shop	474	49,770.00	4,97,700.00
SIR-SF-203-Office	1103.13	1,15,828.65	11,58,286.50	SIR-UG-22-Shop	474	49,770.00	4,97,700.00
SIR-SF-204-Office	1949.59	2,04,706.95	20,47,069.50	SIR-UG-23-Shop	474	49,770.00	4,97,700.00
SIR-SF-205-Office	1088.88	1,14,332.40	11,43,324.00	SIR-UG-24-Shop	474	49,770.00	4,97,700.00
SIR-SF-206-Office	3542.75	3,71,988.75	37,19,887.50	SIR-UG-26-Shop	765	80,325.00	8,03,250.00
SIR-SF-207-Office	3542.6	3,71,973.00	37,19,730.00	SIR-UG-27-Shop	454	47,670.00	4,76,700.00
SIR-TF-301-Office	2983.76	3,13,294.80	31,32,948.00	SIR-UG-28-Shop	454	47,670.00	4,76,700.00
SIR-TF-302-Office	2852.59	2,99,521.95	29,95,219.50	SIR-UG-29-Shop	454	47,670.00	4,76,700.00
SIR-TF-303-Office	1103.13	1,15,828.65	11,58,286.50				

Date and Time of Auction- For Property No. 1 (Individual units) will be 15.12.2021 from 12:00 to 13:00 Hrs.

Property No. 1 (Combined All Units):-

20 Commercial Office Space and 37 Commercial Shops, total admeasuring 68,296.67 sq. ft. situated at "GALLERIA – LAUREL GARDEN-I", Sirsa (Haryana)

Reserve Price:
7,17,11,503.50/-

EMD:
71,71,150.35/-

Date and Time of Auction- For Property No. 1 (Combined All units) will be 15.12.2021 from 14:00 to 15:00 Hrs.

Property No. 2 :-

01 Nursery School Plot, admeasuring 9180 sq. ft. situated at "LAUREL GARDEN-I", Sirsa (Haryana)

Unit Name	Type of Property	AREA (SQ.FT.)	Reserve Price (in Rs.)	EMD (in Rs.)
Nursery School	Vacant Plot	9180	41,76,900/-	4,17,690/-

Date and Time of Auction- For Property No. 2 will be 15.12.2021 from 15:30 to 16:30 Hrs.

Property No. 3 (Individual Units) :-

64 Commercial Shops, total admeasuring 27,873.28 sq. ft. at "CITY CENTER - LAUREL GARDEN-2", Sector- 21, Sirsa (Haryana)

Floor - Unit - No. - Type	AREA (SQ.FT.)	EMD (in Rs.)	Distress Value (in Rs.)	Floor - Unit - No. - Type	AREA (SQ.FT.)	EMD (in Rs.)	Distress Value (in Rs.)
F-01-Shop	588.7	53,571.70	5,35,717.00	F-51-Shop	727.19	66,174.29	6,61,742.90
F-02-Shop	580.71	52,844.61	5,28,446.10	G-01-Shop	473.11	43,053.01	4,30,530.10
F-03-Shop	580.71	52,844.61	5,28,446.10	G-02-Shop	580.71	52,844.61	5,28,446.10
F-04-Shop	580.71	52,844.61	5,28,446.10	G-03-Shop	580.71	52,844.61	5,28,446.10
F-10-Shop	466.65	42,465.15	4,24,651.50	G-04-Shop	580.71	52,844.61	5,28,446.10
F-11-Shop	580.71	52,844.61	5,28,446.10	G-05-Shop	580.71	52,844.61	5,28,446.10
F-12-Shop	384.27	34,968.57	3,49,685.70	G-10-Shop	466.65	42,465.15	4,24,651.50
F12A-Shop	495.24	45,066.84	4,50,668.40	G-11-Shop	580.71	52,844.61	5,28,446.10
F-14-Shop	359.21	32,688.11	3,26,881.10	G-12-Shop	391.95	35,667.45	3,56,674.50
F-15-Shop	359.21	32,688.11	3,26,881.10	G12A-Shop	409.17	37,234.47	3,72,344.70
F-19-Shop	286.05	26,030.55	2,60,305.50	G-14-Shop	297	27,027.00	2,70,270.00
F-21-Shop	262.68	23,903.88	2,39,038.80	G-15-Shop	296.65	26,995.15	2,69,951.50
F-25-Shop	362.59	32,995.69	3,29,956.90	G-16-Shop	296.65	26,995.15	2,69,951.50
F-26-Shop	362.59	32,995.69	3,29,956.90	G-17-Shop	297	27,027.00	2,70,270.00
F-28-Shop	262.68	23,903.88	2,39,038.80	G-18-Shop	301.73	27,457.43	2,74,574.30
F-29-Shop	262.68	23,903.88	2,39,038.80	G-19-Shop	323.71	29,457.61	2,94,576.10
F-32-Shop	286.05	26,030.55	2,60,305.50	G-22-Shop	296.65	26,995.15	2,69,951.50
F-33-Shop	391.03	35,583.73	3,55,837.30	G-23-Shop	296.65	26,995.15	2,69,951.50
F-35-Shop	359.21	32,688.11	3,26,881.10	G-25-Shop	409	37,219.00	3,72,190.00
F-36-Shop	359.21	32,688.11	3,26,881.10	G-26-Shop	409.17	37,234.47	3,72,344.70
F-37-Shop	359.21	32,688.11	3,26,881.10	G-29-Shop	297	27,027.00	2,70,270.00
F-39-Shop	495.55	45,095.05	4,50,950.50	G-30-Shop	296.65	26,995.15	2,69,951.50
F-40-Shop	540.59	49,193.69	4,91,936.90	G-32-Shop	323.09	29,401.19	2,94,011.90
F-42-Shop	392.11	35,682.01	3,56,820.10	G-34-Shop	297	27,027.00	2,70,270.00
F-43-Shop	392	35,672.00	3,56,720.00	G-39-Shop	409.17	37,234.47	3,72,344.70
F-44-Shop	392.11	35,682.01	3,56,820.10	G-40-Shop	614.68	55,935.88	5,59,358.80
F-45-Shop	392	35,672.00	3,56,720.00	G-41-Shop	441.91	40,213.81	4,02,138.10
F-46-Shop	427	38,857.00	3,88,570.00	G-42-Shop	444.06	40,409.46	4,04,094.60
F-47-Shop	896.89	81,616.99	8,16,169.90	G-47-Shop	483.56	44,003.96	4,40,039.60
F-48-Shop	553	50,323.00	5,03,230.00	G-49-Shop	444.06	40,409.46	4,04,094.60
F-49-Shop	561.03	51,053.73	5,10,537.30	G-50-Shop	450.36	40,982.76	4,09,827.60
F-50-Shop	591.16	53,795.56	5,37,955.60	G-51-Shop	612.37	55,725.67	5,57,256.70

Date and Time of Auction- For Property No. 3 (Individual Units) will be 16.12.2021 from 12:00 to 13:00 Hrs.

Property No. 3 (Combined All units):-

64 Commercial Shops, total admeasuring 27,873.28 sq. ft. at "CITY CENTER - LAUREL GARDEN-2", Sector- 21, Sirsa (Haryana)

Reserve Price
2,53,64,684/-

EMD:
25,36,470/-

Date and Time of Auction- For Property No. 3 (Combined All Units) will be 16.12.2021 from 14:00 to 15:00 Hrs.

The last date for submission of Bids for Property No. 1 (Individual and combined), Property No. 2 and Property No. 3 (Individual and combined) is 10.12.2021 upto 17:00 Hrs.

The E-Auction of all the properties will be held on the portal <https://ifciventure.auctiontiger.net>. Further, detailed terms and condition of the sale and tender document, please refer to the link provided on IFCI Venture's website qua the above-mentioned properties. Please note any addendum or corrigendum to this sale notice or extension of date for submission of EMD, documents and any other details will be published or informed on IFCI Venture website only i.e. www.ifciventure.com. Also, the prospective bidders may visit property(ies) with prior intimation and may contact Authorised Officer Smt. Indu Gupta on 9996999814, 9871607943, 8826357014, 9818833880.

Date: 24/11/2021

Place: New Delhi

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