



TOURISM FINANCE CORPORATION OF INDIA LIMITED

(CIN L65910DL1989PLC034812)

Regd. Office: 4th Floor, Tower 1, NBCC Plaza, Sector V, Pushp Vihar, Saket, New Delhi-110 017, Phone: 011-29561180
Email: ho@tfcilt.com, Website: www.tfcilt.com

NOTICE FOR SALE

UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

The Authorised Officer (AO) of Tourism Finance Corporation of India Ltd., New Delhi under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, invites separate Bids/Offer through e-auction for sale of the secured assets of the 62 room hotel under implementation at Manali, belonging to the M/s Golden Apple Resorts & SPA LLP and/or the Partners/ Guarantors/Mortgagors, i.e Shri Pankaj Dutt and Smt. Kiran Dutt, in the Loan Accounts of the Borrower under the provisions of the said Act read with the Security Interest (Enforcement) Rules, 2002, symbolic possession whereof was taken by the AO on 17.12.2021. Whereas sale of the secured asset/s has to be made through Public E-auction for recovery of the secured debt due to TFCI given hereunder, plus future interest, costs and charges incurred by TFCI thereon on **AS IS WHERE IS, WHAT IS THERE IS AND WHATEVER THERE IS BASIS**, through public E-auction. The General Public is invited to bid either personally or by duly authorised official. The Auction sale will be through online E-auctioning through portal www.e-auctions.in.

1. Brief description of secured assets:

All that pieces and parcels of freehold land admeasuring 3193 sq.mts. (0.79 acres) comprised in and/or forming part of Khasra Nos. 35, 37, 38, 57/1 and 58, Kanyal Road, Tehsil Manali, District Kullu, Himachal Pradesh, together with hotel (all) buildings, structures, erections, etc. constructed thereon both present and future and the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixtures and fitting erected/installed thereon & every part thereof. Along with pieces and parcels of freehold land comprised in and forming part of (i) Khata/khatouni No.190/234 Khasra No.22 & 24 admeasuring 00-24-73 hectare and (ii) Khata/khatouni No.190/234 Khasra No.35 admeasuring 00-03-57 hectare, altogether admeasuring 00-06-00 Hectare or 600 sq.mt. being lying and situated at Mihal Simsa, Phali Nasogi, Kothi Manali Tehsil Manali, District Kullu, Himachal Pradesh, together with all buildings, structures, erections, etc. constructed thereon both present and future and the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixtures and fitting erected/installed thereon & every part thereof.

2. The details of the secured lender and its outstanding dues are as under.

Name of the secured lender	Dues position As on	Amount
Tourism Finance Corporation of India Ltd.	15.02.2022	Rs. 19,79,30,838/-

3. The details of Assets, Reserve Price, EMD etc.

Description of secured asset	Reserve Price (Rs. in lakh)	Amount of EMD (Rs. in lakh)	Date/time of deposit of EMD	Date/time of E- auction	Amount of increment and extension of time
immovable assets of 62 rooms of the hotel under implementation at Manali as described in point 1 above	Rs. 2040	Rs. 204	21.03.2022 Upto 16.00 hrs.	22.03.2022 11.00 hrs to 16.00 hrs	Rs. 10 Lakhs 10 minutes

The detailed Terms & Conditions of the E-Auction are available on www.tfcilt.com / www.e-auctions.in which may please be perused.

Important Terms and condition of e-Auction Sale:

1. e-Auction will be upto the date & time mentioned in the e-auction notice, with extensions of 10 Minutes each for bid increment. 2. Date and time of inspection of the securities and the related papers can be decided in co-ordination with the AO, TFCI. 3. If the borrower/mortgagor pays in full the amount due, before the date of acceptance of bid by TFCI, the Bid/s will not be acted upon. 4. The Authorised Officer reserves the right to accept any or reject all bid/s, if not found acceptable or to postpone the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 5. Earnest money deposit shall be paid by D.D /Pay Order drawn on any Nationalised/Scheduled Commercial Bank (other than co-operative banks) drawn in favour of Tourism Finance Corporation of India Ltd. The EMD received late for any reason whatsoever will not be entertained. The EMD can also be paid through NEFT/RTGS in account of Tourism Finance Corporation of India Ltd. State Bank of India, Commercial Branch, 6th Floor, IFCI Tower, Nehru Place New Delhi- 110019, Current A/c 35313127195 RTGS / NEFT IFSC Code: SBIN004298. 6. The initial deposit (25% of amount of bid as accepted by TFCI including the EMD) shall be paid by 17.00 Hrs. on the same day of acceptance of highest bid by Secured Creditor in respect of sale or within the extended time upto 1700 hrs. on next day if allowed by the Authorized officer, failing which the EMD will be forfeited and the property/(ies) shall be sold again and the defaulting bidder shall forfeit all claims to purchase the property. After such forfeiture, the AO may, at his absolute discretion, may consider the second highest bidder and confirm the sale in its favour after receipt of 25% of the offer price as above. 7. Balance 75% of the bid amount shall be paid within 15 (fifteen) days from the date of confirmation of sale or such extended period as may be agreed in writing by the AO at his discretion failing which the amount deposited by the bidder shall be forfeited. 8. There are no encumbrances known to the secured creditor. The Authorized Officer shall not be responsible for any charges, lien, encumbrances, property tax or any other dues to the Govt. or any other authority in respect of the properties under sale. 9. The successful bidder/s shall bear exclusively all the charges/taxes/rates/duties payable for conveyance/transfer, any other known/ unknown liability, expenses, property tax, any other dues to the Govt. or any other authority in respect of properties/assets sold. 10. The sale is subject to confirmation by the secured creditor. The Sale Certificate shall be issued in the same name by whom the bid/lender was submitted. 11. The Bidder shall submit along with EMD, copy of PAN Card, Address Proof details & Email ID along with application to participate in the e- auction. The bidders other than individuals shall also submit proper mandate/resolutions/authorisation for bidding. 12. The secured asset will not be sold below the reserve price. Bidder has to bid at least one increment above the Reserve Price. The auction sale will be "online through e-auction portal" www.e-auctions.in, URL-<https://tfcie-auctions.in/banks/detail/tfcie-auctions.in>. 13. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from "M/s Nextenders (India) Pvt. Ltd.". The helpdesk number of the service provider is 020-30187500/9167969601, email- support.eauctions@nextenders.com. The bidders shall also receive online training on the auction process. 14. The bidders are also advised to go through the portal www.tfcilt.com for detailed terms and conditions for e-auction sale before submitting their bids and taking part in the e-auction sale proceedings or contact Authorised Officer at 9899463096/011-29562049. 15. The EMD will be refunded to the unsuccessful bidders within 2 days from the date of e-auction and the bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). 16. TFCI shall not be liable for any disruption due to technical reasons or reasons beyond the control affecting the e-auction. 17. The bidders shall be deemed to have satisfied themselves about the title to the assets bid. 18. Every bidder has to login at begin time necessarily. The E-Auction will be closed if no incremental bid is received in given time.

Date : 19.02.2022
Place : New Delhi

Sd/
(Authorised Officer)

