



TOURISM FINANCE CORPORATION OF INDIA LIMITED

(CIN L65910DL1989PLC034812)

Regd. Office: 4th Floor, NBCC Plaza, Tower 1, Sector V, Pushp Vihar, Saket, New Delhi-110 017,

Phone: +91-11-29561180 Fax: +91-11-29561170, Website: www.tfciltd.com

UNDER
SARFAESI
ACT 2002

E-AUCTION SALE NOTICE 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

Notice is hereby given to public in general and in particular to M/s Aishwarya Regency LLP (Borrower/Mortgagor), Sh. Sanjay Mali & Smt. Rupali Mali (Partners and Guarantors/Mortgagors) that the below described immoveable property/secured assets mortgaged to Tourism Finance Corporation of India Limited, New Delhi ("TFCI"), the constructive/symbolic possession of which has been taken by the Authorised Officer of TFCI (Secured Creditor) on 15.03.2023, will be sold on "As is where is", "As is what is" and "Whatever there is" basis for recovery of outstanding dues from the Borrower and its Guarantors/Mortgagors. The details of secured asset along with reserve price and Earnest Money Deposit (EMD) are as mentioned below:

Particular of Mortgaged Asset/ Hotel Property	Total Liabilities as per Demand Notice u/s 13(2) dt. 03.01.2023 (in Rs.)	Total Liabilities as on 03.10.2023 (in Rs.)	Reserve Amount (in Rs.)	EMD Amount (in Rs.)	Last date of submission of EMD Amount	Date and time of Auction
All parcels of land admeasuring - 6470 sq.mtrs. and hotel building thereon with built-up area of aprox. 62,134 sq. ft. together with plant & machinery, equipments, furniture fixtures and fittings etc. present at Hotel Aishwarya Regency situated at Sy.No.1A/1/1, Sy.No.1A/1/6 and Sy.No. 1A/1/7 Village - Malwadi (Talegaon Dabhade), Taluka Maval, District Pune, Maharashtra.	32,66,42,931.00 (Rupees Thirty Two Crore Sixty- Six Lakh Forty- Two Thousand Nine Hundred Thirty One Only)	37,20,18,101.00 (Rupees Thirty Seven Crore Twenty Lakh Eighteen Thousand One Hundred One Only)	37,53,00,000.00 (Rupees Thirty Seven Crore Fifty Three Lakh Only)	1,87,50,000.00 (Rupees One Crore Eighty Seven Lakh Fifty Thousand Only)	19.10.2023 Upto 05.00 PM	20.10.2023 From 12.00 PM to 04.00 PM

Terms and Conditions:-

1. For all other detailed terms and condition of the sale and tender document, please refer to the link provided on TFCI's website i.e. www.tfciltd.com, qua the above-mentioned secured asset. 2. The property will be sold on "As is where is", "As is what is" and "Whatever there is" basis including encumbrances, if any. There is no encumbrances to the knowledge of TFCI. 3. The prospective bidders can inspect the mortgaged asset/ Hotel Property from 09.10.2023 to 12.10.2023 own their own. 4. The last date for submission of EMD amount is 19.10.2023 upto 5:00 PM. 5. The EMD amount shall be deposited through RTGS/NEFT/Fund Transfer to the account of TFCI having Account Number : 00000035313127195, Account Name : Tourism Finance Corporation of India Limited, Branch : Commercial Branch, Nehru Place, IFS Code : SBIN0004298, MICR Code : 110002228. 6. Auction Bidding will be held on 20.10.2023 between 12.00 PM to 04:00 PM on <https://sarfaesi.auctiontiger.net> The bid amount will increase in multiple of Rs.1,00,000. 7. The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone/ cancel the tender without assigning any reason thereof and also modify any term and condition of this sale without any prior notice. 8. Interested bidder may contact Mr. Hitesh Dahiya at Mob no. 9996999814 and Mr. Mohit Kumar at Mob No. 8395985178 during office hours (10.00 Am to 06.00 PM) for any information/clarification.

This may also be treated as notice under rule 8(6) and rule 9(1) of Security Interest (Enforcement) Rules, 2002 to Borrower/ Mortgagors/ Guarantors of the above said loan about the holding of E-Auction Sale on the above mentioned date. The Borrower/ Guarantors/Mortgagors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date : 03.10.2023
Place : New Delhi

Authorized Officer
Tourism Finance Corporation of India Limited

Business Standard (Eng) - Delhi - 4/10/2023