

**TOURISM FINANCE CORPORATION OF INDIA LTD.**

4th Floor, NBCC Plaza, Tower I, Sector V, Pushp Vihar, New Delhi 110017
Phone: +91-11-29561180, CIN : L65910DL1989PLC034812 website: www.tfciltd.com

UNDER
SARFAESI
ACT 2002

POSSESSION NOTICE**[RULE – 8(1) OF THE SECURITY INTEREST ENFORCEMENT RULES, 2002]**

Whereas the Authorized Officer of the **Tourism Finance Corporation of India Ltd.**, under Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**Act**") and in exercise of powers conferred under Section 13(12) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 ("**Rules**"), issued a demand Notice dated 08.06.2023 under Section 13(2) of the Act calling upon the Borrower/Mortgagor – Ninaniya Estates Limited (Borrower/Mortgagor) and its Directors/Guarantors – Sh. Vijay Singh Rao, Sh. Prateek Rao and Smt. Nirmala Rao, to pay the amount mentioned in the said notice being Rs.77,89,77,319.00 (Rupees Seventy Seven Crore Eighty Nine Lakh Seventy Seven Thousand Three Hundred and Nineteen Only) calculated as on 07.06.2023 together with further interest thereon till payment or realization, within 60 days from the date of said notice.

The Borrower/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Mortgagor, Directors/Guarantors and the public in general, that the undersigned Authorized Officer has taken the possession of the below mentioned properties in exercise of powers conferred on him under section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rules on **23.11.2023**.

The Borrower's/Mortgagor's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Properties

(i) all that pieces and parcels of lands comprised in and forming part of proportionate undivided share of freehold land admeasuring about 6585 sq. mt. (1.63 acre) with hotel building (Tower-B) thereon having built up area of 2,91,118 sq. ft. at Khasra No. 4/18/21, 18/2/2, 21/2, 22, 26, 8/2, 48/12, 13/1 min, Sector-2, Gwal Pahari, Gurgaon-Faridabad road, Gurgaon, Haryana together with all buildings, structures, erections, etc. constructed and/or to be constructed thereon, both present and future and 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 and every part thereof.

(ii) all that pieces and parcels of lands comprised in and forming part of built up area of about 27,393 sq. ft. on the 2nd, 5th, 6th & 7th floors alongwith basement area of about 26815 sq. ft. in Tower-A of Prism Towers alongwith proportionate undivided share of freehold land admeasuring 1629 sq. mt. at khasra no. 4/18/2/1, 18/2/2, 19, 21/2, 22, 26, 8/2, 48/12 min, 13/1 min, Sector 2 Gwal Pahari, Gurgaon Faridabad Road, Gurgaon, Haryana together with all buildings, structures, erections, etc. constructed and/or to be constructed thereon, both present and future and 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 and every part thereof.

The Borrower/Mortgagor and its Directors/Guarantors in particular and the public in general are hereby cautioned not to deal with the said properties or any part thereof and any dealing with the said properties will be subject to the charge of Tourism Finance Corporation of India Ltd., for an amount of Rs. 77,89,77,319.00 (Rupees Seventy Seven Crore Eighty Nine Lakh Seventy Seven Thousand Three Hundred and Nineteen Only) calculated as on 07.06.2023, together with further applicable interest thereon.

Authorized Officer
(Rudranath Jha)

Place : Gurugram
Date : 23.11.2023

Under SARFA&ESI Act, 2002
For Tourism Finance Corporation of India Limited