

**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, Website: www.tfcilt.com

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

Whereas the Authorized Officer of **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 03.01.2023 calling upon the borrower/mortgagor Aishwarya Regency LLP (borrower/mortgagor) and its mortgagor/guarantor Shri. Sanjay Mali, to pay the amount mentioned in the said notice being Rs. 32,66,42,931/- (Rupees Thirty Two Crore Sixty Six Lakh Forty Two Thousand Nine Hundred Thirty One Only) calculated as on 31.12.2022 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, mortgagor/guarantor and the public in general, that the undersigned authorized officer has taken physical possession of the below mentioned property 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 **31.01.2024**.

Description of Immovable Properties

All that pieces and parcels of Hotel Aishwarya Regency comprised and/or forming part of Sy.No.1A/1/1 (H 0.21.70 R or 2170 sq.mtrs.), Sy.No.1A/1/6 (H 0.21.00 R or 2100 sq.mtrs.) and Sy.No. 1A/1/7 (H 0.22.00 R or 2200 sq.mtrs.) altogether admeasuring H 0.64.70 R or 6470 sq.mtrs. or thereabout being, lying and situated within the Village Panchayat limits of Malwadi (Talegaon Dabhade), Taluka Maval, within the jurisdiction of Sub-Registrar of Assurances, Maval, Registration District Pune, in the State of Maharashtra, together with plant and machinery, all existing and future buildings, erections, structures, godown and construction of every kind and description and together with all the trees, fences, hedges, ditches ways, sewers, drawings, waters, watercourses, liberties, privileges, easements and premises or any of them or any part thereof whether presently in existence or in the future belonging to or in anywise appurtenant thereto or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND ALL the estate, right, title, interest, property, claims and demands whatsoever of the Mortgagor in, to and upon the same, which description shall include all property of the above description whether presently in existence or constructed or acquired hereafter**

The borrower and the mortgagors in particular and the public in general are hereby cautioned not to deal with the said property or any part thereof and any dealing with the property will be subject to the charge of Tourism Finance Corporation of India Ltd., for an amount of Rs.38,38,21,721.00 (Rupees Thirty Eight Crore Thirty Eight Lakh Twenty One Thousand Seven Hundred Twenty One Only) calculated as on 29.01.2024, together with further applicable interest thereon. (The Borrower's attention is invited to provisions under Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the Secured Assets).

For Tourism Finance Corporation of India Ltd.

Place : Pune

Date : 06.02.2024

Authorized Officer

Under SARFA&ESI Act, 2002