

**E-AUCTION SALE NOTICE UNDER THE SECURITISATION 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 public in general and in particular to M/s Aishwarya Regency LLP (Borrower/Mortgagor), Sh. Sanjay D. 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 physical possession of which has been handed to the Authorised Officer of TFCI (Secured Creditor) on 31.01.2024 by Naib Tehsildar, Maval, Pune, will be sold on "As is where is, As is what is, Whatever is there is and Without Recourse" basis for recovery of outstanding dues from the Borrower and its Guarantors/Mortgagors. Notice is hereby given that in the absence of any postponement/ discontinuance of the sale, the below mentioned Secured Asset shall be sold by public E-Auction on the date mentioned herein below. The details of Secured Asset along with reserve price and Earnest Money Deposit (EMD) are as mentioned below:

Particular of Secured Asset/ Hotel Property	Total Liabilities as per Demand Notice u/s 13(2) of SARFAESI ACT dated 03.01.2023	Reserve Price (in Rs.)	EMD Amount (in Rs.)	Last date of submission of EMD Amount	Date and time of E-Auction
All pieces and parcels of land admeasuring - 6470 sq.mtrs. and hotel building thereon with built-up area of approx. 62,134 sq. ft. together with plant & machinery, equipment, furniture fixtures and fittings etc. present at Hotel Aishwarya Regency 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.	<b>Rs. 32,66,42,931.00</b> (Rupees Thirty Two Crore Sixty-Six Lakh Forty-Two Thousand Nine Hundred Thirty One Only) plus further interest alongwith the costs and expenses till the date of full and final payment under the Loan Account.	<b>35,00,00,000.00</b> (Rupees Thirty Five Crores Only)	<b>3,50,00,000.00</b> (Rupees Three Crore and Fifty Lakh Only)	<b>09.05.2024</b> Upto 05.00 PM	<b>10.05.2024</b> From 12.00 PM to 03.00 PM

**Terms and Conditions:-**

- For the details of the terms and condition of the sale and tender document, please refer to the link provided on TFCI's website i.e. [www.tfciltd.com](http://www.tfciltd.com), qua the above-mentioned Secured Asset.
- The property will be sold on "As is where is, As is what is, Whatever is there is and Without Recourse" basis including encumbrances, if any.
- The prospective bidders can inspect the Secured Asset/ Hotel property from **15.04.2024 to 25.04.2024**
- The last date for submission of EMD amount is 09.05.2024 upto 5:00 PM.
- 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.
- Auction Bidding will be held on **10.05.2024** between **12.00 PM to 03:00 PM** on <https://www.sarfaesi.auctiontiger.net>. The bid amount will increase in multiple of Rs.1,00,000/-.
- 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.
- Interested bidder may contact Mr. Abhishek Pahal at Mob no. 9999949197, Mr. Mohit Kumar at Mob No. 8395985178 and Mr. Prince Garg at Mob. No. 8860230917 during office hours (10.00 AM to 05.00 PM) on working days 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: 09.04.2024  
Place: New Delhi

Authorized Officer  
Tourism Finance Corporation of India Limited