

APPENDIX- IVA  
[See proviso to rule 8 (6)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets 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 the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of IFCI Factors Limited, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **11/07/2019**, for recovery of **Rs. 29,04,27,135.81 (Rupees Twenty Nine Crore Four Lakh Twenty Seven Thousand One Hundred Thirty Five and Eighty One Paise only)** as on 30.06.2018 together with interest and further interest at the contractual rates & other debits till realizable due to the IFCI Factors Limited, Secured Creditor from Concast Steel & Power Limited, Borrower (In Liquidation) and Organic Green Foods Limited (Guarantor & Mortgagor). The details of property along with reserve price and the Earnest Money Deposit (EMD) are mentioned below, which are as under:

Sl. No.	Description of the Property	Reserve Price	Earnest Money Deposit (EMD)	Date and Time of Inspection	Date and Time of E-Auction
		(In Rupees)			
1	All that pieces and parcels of lands, comprised in and forming part of lands, total admeasuring <b>349 Sataks</b> , detailed as hereunder; a) Land admeasuring 97 Satak situated at Mouza- Panchghora, J.L. No. 80, comprised in R.S. Dag Nos. 3246, 3247, 3248, 3249, 3303,3330 L.R. Dag Nos. 3633,3634,3635, 3636, 3673, 3711 and L R Khatian 2973 b) Land admeasuring 93 Satak situated at Mouza- Panchghora, J.L. No. 80, comprised in R.S. Dag Nos. 3246, 3247, 3248, 3249, 3303,3329 L. R. Dag Nos. 3633, 3634, 3635, 3636, 3673, 3710 and L R Khatian 2972 c) Land admeasuring 82 Satak situated at Mouza- Panchghora, J.L. No. 80 & Mouza- Mollarber, J.L.No. 22, comprised in R.S. Dag Nos. 3303, 3330, 48 L. R. Dag Nos. 3673, 3711, 48 and L R Khatian 2974 & 3769 d) Land admeasuring 38 Satak situated at Mouza- Panchghora, J.L. No. 80, comprised in R.S. Dag Nos. 3237, 3303 L. R. Dag Nos. 3624, 3673 and L R Khatian 2975; all at P.S. -Chanditala within Additional Sub-Registry at Janai, District- Hooghly,	7,91,81,000/-	79,18,100/-	04/07/2019 10:00 AM to 03:00 PM	11/07/2019 11:00 AM to 02:00 PM

आई एफ सी आई फॅक्टर्स लिमिटेड

दसवा तल, आई एफ सी आई टावर, 61, नेहरु प्लेस, नई दिल्ली - 110 019

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वेबसाइट : www.ifcifactors.com

सीआईएन : U74899DL1995GOI074649

**IFCI Factors Limited**

10<sup>th</sup> Floor, IFCI Tower, 61, Nehru Place, New Delhi - 110019, INDIA

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<p>e) Land admeasuring 39 Satak, comprised in R. S. Plot No. 3330 under L. R. Plot No. 3711 under R. S. Khatian No. 143 mutated L. R. Khatian No. 2975 lying at Mouza- Panchaghara, J. L. No. 80, P.S.- Chanditala, District-Hooghly under Panchaghara G.P. &amp; B.L. &amp; L.R.O. Chanditala II at Dankuni, West Bengal.</p>			<p>(A Government of India Undertaking) (भारत सरकार का उपक्रम)</p>
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### Terms & Conditions

1. The e-Auction will be conducted online through [www.e-auctions.in](http://www.e-auctions.in). The e-Auction will be conducted with the help of service provider **M/s Nextenders (India) Pvt. Limited** on the date and time as mentioned above with extension of 5 minutes each for bid increment and the minimum bid increment amount of Rs. 1,00,000/-.
2. Extension of date for submission of Earnest Money Deposit (EMD), documents and auction will be informed on IFCI Factors Limited website only i.e. [www.ifcifactors.com](http://www.ifcifactors.com).
3. The Tender documents comprising detailed terms & conditions of the sale can be obtained from the office of IFCI Factors Limited, IFCI Tower, 10<sup>th</sup> Floor, 61, Nehru Place, New Delhi – 110019 on payment of Rs. 1,000/- or can be downloaded from IFCI Factors Limited website ([www.ifcifactors.com](http://www.ifcifactors.com)) w.e.f. **04/06/2019**. However, in case the Tender Document is downloaded from the website of IFCI Factors Limited, the bidder shall deposit an amount of Rs. 1,000/- towards cost of Tender documents in addition to the EMD.
4. The interested bidders shall deposit their EMD being 10% of the Reserve Price as mentioned above, by way of Demand Draft drawn in favour of **"IFCI Factors Limited"** addressed to "The Authorised Officer, IFCI Factors Limited, IFCI Tower, 10<sup>th</sup> Floor, 61, Nehru Place, New Delhi – 110019". The last date and time for deposit of EMD along with the tender form addressed to the "The Authorised Officer, IFCI Factors Limited, IFCI TOWER, 10<sup>th</sup> Floor, 61, Nehru Place, New Delhi – 110019" is **09/07/2019 up to 1700 Hrs.**
5. On receipt of EMD the prospective bidders shall receive user-id/password on their valid email id (mandatory for e-auction) from **M/s Nextenders (India) Pvt. Limited**. The Prospective bidders may avail online training on e-auction from **M/s Nextenders (India) Pvt. Limited**. The helpdesk number of the service provider is **020-25315555/9167246751** and **email: [support.eauctions@nextenders.com](mailto:support.eauctions@nextenders.com)**.
6. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of Demand Draft favouring IFCI Factors Limited payable at New Delhi or through RTGS (RTGS detail can be obtained from IFCI Factors Limited office) by 1700 Hrs., on same day or within the extended time upto 1700 hrs. on next day, if allowed by the **Authorised officer Shri Ravi Ranjan Singh, Vice President, IFCI Factors Limited, New Delhi (available at (M) 9312050640** and also at [raviranjansingh@ifcifactors.com](mailto:raviranjansingh@ifcifactors.com)).
7. The successful bidder shall deposit the balance 75% of the sale proceeds on or before the 15<sup>th</sup> day of the sale date or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default by the successful bidder, the amount already deposited will be forfeited and the property will be put to re-auction and such bidder shall have no claim/ right in respect of property/amount.
8. The intending bidders should make their own independent inquires and satisfy themselves w.r.t. encumbrances, location, title of the property put on auction and claims/ rights dues etc.

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affecting the property prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or representation on behalf of IFCI Factors Limited. The Property is being sold with all the existing and future encumbrances whether known or unknown to IFCI Factors Limited.

9. The successful purchaser shall bear the applicable stamp duties/additional stamp duty /transfer charges, fee etc. and also all the statutory / non-statutory dues, taxes, rates, assessment charges, fee etc. owed to anybody. The sale certificate shall be issued in the same name in which the bid is submitted.
10. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn /postpone or cancel the E-Auction without assigning any reason.
11. The parties interested may inspect the property on date and time as mentioned above with prior intimation/permission of the Authorized Officer, and may contact the Authorized officer at 9312050640. The parties may alternatively contact Mr. Sutirtha Dey (Vice President) at 9038073685. This publication is also statutory notice to the Borrower/ Mortgagors / Guarantors.
12. The interested bidders are informed that IFCI Factors Limited shall not be liable in any manner and will not pay any interest, cost, damages, compensation etc. on any amount deposited by the bidder if any court/tribunal/forum stays the auction proceedings or due to any delay in handing over the vacant possession which may be caused due to stay/ any other restrained order of any court/tribunal /forum.

Place: New Delhi  
Date: 03.06.2019

  
(Ranjan Singh)  
Authorized Officer,  
**IFCI Factors Limited**

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