

[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 and Mortgagor 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 Ltd. (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **31.07.2025**, for a recovery of **Rs. 544,89,38,427.11** (Rupees Five Hundred and Forty Four Crore, Eighty Nine Lakh, Thirty Eight Thousand Four Hundred and Twenty Seven and Eleven paise Only) as on 31.07.2024, together with further interest at contractual rates and other debits till realisation of the dues of IFCI Ltd. from **RMOL Engineering and Offshore Ltd. ("Borrower"** in Liquidation, formerly known as Reliance Marine and Offshore Limited, also previously known as Pipavav Marine and Offshore Limited), **M/s. Budding Mercantile Company Pvt. Ltd. and M/s. Winsome Realty Pvt. Ltd. ("Mortgagors")** and Mr. Nikhil Gandhi and Mr. Bhavesh Gandhi (Guarantors).

Description of the Immovable Properties along with Reserve Price and Earnest Money Deposit

DESCRIPTION OF PROPERTY		RESERVE PRICE	EARNEST MONEY DEPOSIT	
LOT – I				
Owned by Budding Mercantile Pvt. Ltd. -All that piece and parcels of Land situated at Village Dongri, Tehsil Jhansi within the limits in the state of Uttar Pradesh, within the limits of Sub-Registrar at Jhansi, bearing Survey Numbers and admeasuring:		Rs. 10,39,08,539 (Ten Crore Thirty Nine Lakh Eight Thousand Five Hundred Thirty Nine only)	Rs. 1,03,90,854 (One Crore Three Lakh, Ninety Thousand, Eight Hundred and Fifty Four only)	
Khata No.	RG		Area (Hectare)	Area (Acre)
52	115KH, 106K, 107KH, 98K, 335KH, 116, 311, 312, 313, 314		7.458	18.421
163	309KH, 310KH, 123KH, 124KH, 125KH, 126KH, 128KH, 129KH, 130KH, 131KH, 132KH, 133KH, 134KH, 135KH, 136KH, 139KH, 145G, 127KH, 138K			
181	109KH, 117G, 316K, 110, 118, 119K, 121			
162	111 KH, 112		6.576	16.243
24	111		3.291	8.129
	TOTAL		17.325	42.79

All admeasuring 17.325 hectare equivalent to 42.79 Acres together with easement ingress, egress pathways incidental and ancillary right thereto together with all buildings and structures constructed thereon.

LOT – II

Owned by Winsome Realty Pvt. Ltd. - All that piece and parcels of Land situated at Village Dongri, Tehsil Jhansi within the limits in the state of Uttar Pradesh, within the limits of Sub-Registrar at Jhansi, bearing Survey Numbers and admeasuring:		Rs.11,07,26,831 (Eleven Crore Seven Lakh Twenty Six Thousand Eight Hundred Thirty One Only).	Rs.1,10,72,683 (One Crore, Ten Lakh, Seventy Two Thousand, Six Hundred and Eighty Three Only)	
Khata No.	RG		Area (Hectare)	Area (Acre)
52	115KH, 106K, 107KH, 98K, 335KH, 116, 311, 313, 314		7.124	17.596
163	309KH, 310KH, 123KH, 124KH, 125KH, 126KH, 128KH, 129KH, 130KH, 131KH, 132KH, 133KH, 134KH, 135KH, 136KH, 139KH, 145G, 127KH, 138K			
164	119KH, 117K			
52	115KH, 106K, 107KH, 98K, 335KH, 116, 311, 312, 313, 314		6.557	16.196
163	309KH, 310KH, 123KH, 124KH, 125KH, 126KH, 128KH, 129KH, 130KH, 131KH, 132KH, 133KH, 134KH, 135KH, 136KH, 139KH, 145G, 127KH, 138K			
181	109K, 117G, 316K, 110, 118, 119K, 121			
232	83, 84, 86KH, 87KH		4.781	11.809
	TOTAL		18.462	45.601

All admeasuring 18.462 hectare equivalent to 45.601 Acres together with easement ingress, egress pathways incidental and ancillary right thereto together with all buildings and structures constructed thereon.

Date and Time of e-auction for Lot I: 31.07.2025 between 11:00 AM to 12 NOON
Date and Time of e-auction for Lot II: 31.07.2025 between 03:00 PM to 04:00 PM

Last date & Time of Submission of EMD and documents: On 30.07.2025 up to 03:30 PM for both Lots.

Date and Time of inspection: 15.07.2025 between 11:30 AM to 03:00 PM for both Lots

No known encumbrance(s) w.r.t, the above mentioned property.

Please note - This property has been proposed to be purchased by BIDA (Bundelkhand Industrial Development Authority) vide notice published in published in Local Daily News Paper Amar Ujala dt. 08/02/2024.

For detailed terms and conditions of the sale, please refer to the link provided at IFCI Ltd.'s website i.e. www.ifcilt.com.

Sd/-

(Authorised Officer)
(IFCI Limited)

Date : 19.06.2025

Place : Mumbai