



IFCI VENTURE

IFCI Venture Capital Funds Limited

(A Government of India Undertaking)

(A Subsidiary of IFCI Ltd)

Regd. Office: IFCI Tower, 61, Nehru Place,

New Delhi-110019

Tel: Direct (+91) (11) 41732593/23/90

Fax: (+91) (11) 2645 33481

Email: legal@ifcivventure.com

CIN :U65993DL1988GOI030284

APPENDIX - IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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), Mortgagors (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of IFCI Venture Capital Funds Limited, Secured Creditor on 25/11/2019, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25/07/2025, for recovery of **Rs. 22,44,68,507/- (Rupees Twenty Two Crore Forty Four Lakh Sixty Eight Thousand Five Hundred and Seven only due as on 20th February, 2019)** together with interest and further interest at the contractual rates & other debits till realizable of entire due to the IFCI Venture Capital Funds Limited, Secured Creditor from Sunil Hitech Engineers Ltd. (under Liquidation), Borrower and mortgagor's. The details of property along with reserve price and Earnest Money Deposit (EMD) are mentioned below, which are as under:

Property: All that pieces and parcels of land situated in the Village-Kadthal, Mandal-Kadthal, District- Ranga Reddy, Telangana owner by Mortgagor's. Details are as under:-

Survey No.	Area	Reserve Price (In Rupees)	EMD (In Rupees)	Auction Date & Time
260/28, 260/50/1, 260/28/AA	15 Acre 22 Guntas	6,22,00,000/-	62,20,000/-	25/07/2025 02:00 PM To 03:00 PM

The last date for submission of Bid amount for the Property is 23.07.2025 upto 4:00 PM. Further, details qua the above-mentioned property(ies) and terms & condition of sale are mentioned in Tender document as available on the website of IFCI Venture i.e. www.ifcivventure.com. E-Auction will be conducted on platform of auction tiger i.e. <https://ifcivventure.auctiontiger.net> on above mentioned date and time. Please note any addendum to this sale notice or extension of date for submission of Earnest Money Deposit (EMD), documents and E-Auction will be published or informed on IFCI Venture website only under sale of assets section. The interested bidder can visit property with prior appointment. For any query, interested parties can contact Authorized Officer Ms. Seema Goel, AGM on 011-41732593, 41732523 and 41732590 and write to seema.goel@ifcivventure.com and legal@ifcivventure.com.

Sd/-

SEEMA GOEL

Authorized Officer,

IFCI Venture Capital Funds Ltd.

Date: 08/07/2025

Place: New Delhi

