



IFCI VENTURE CAPITAL FUNDS LIMITED

Regd. Office: IFCI Tower, 61, Nehru Place, New Delhi – 110019

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) 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, will be sold on "As is where is", "As is what is", and "Whatever there is" on 18.11.2026, for recovery of **Rs 47,44,34,282/- (Rupees Forty Seven Crore Fourty Four lakh Thirty Four Thousand Two Hundred and Eighty Two only) as on 31.12.2025** 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 Concast Infratech Ltd., Borrower and M/s Heman Ductile Irons Ltd. (mortgagor), M/s. Sanjay Commotrade LLP, Mr. Sanjay Surekha and Mr. Chetan Jain, Guarantors(s).

The details of property along with reserve price and Earnest Money Deposit (EMD) are mentioned below, which are as under:

DESCRIPTION OF PROPERTY

Description of the property to be sold.	Reserve price (Rs. in Lakhs)	Date & Time of Auction
	EMD (Rs. in lakhs)	
All that pieces and parcels of the property, having total area of 829.50 Satak (8.3 acres) in khaitan no. 1095, 1473, 650, 322, 2146, 1199/876/1, 1200/54, 587,1608, 1672, 320, 388/726, 556/1211, 294/1211 located at Chanditala, District Hoogly West Bengal together with all buildings, structures constructed thereon in the name of M/s Heman Ductile Irons Ltd. (Mortgagor) (The Title Deeds/ Sale Deeds deposited by mortgagor through equitable mortgage with IFCI Venture Capital Funds Limited).	Rs. 6,34,37,455/-	18.11.2026 at 02:00 PM to 03:00 PM
	Rs. 63,43,745/-	

The last date for submission of Bid amount is 17.11.2026 upto 03:00 PM. Further, details qua the above-mentioned property are mentioned in Tender document as available on the website of IFCI Venture i.e. www.ifciventure.com. For detailed terms and condition of the sale, please refer to the link provided on IFCI Venture's website i.e. www.ifciventure.com and E-Auction will be held on <https://ifciventure.auctiontiger.net>. Please note any addendum/corrigendum to this sale notice will be published or informed on IFCI Venture website only.

Date: 14.10.2026

Place: New Delhi


Sd/-
Authorized Officer,
IFCI Venture Capital Funds Ltd.

आईएफसीआई वेंचर कैपिटल फंड्स लि०

(A Subsidiary of IFCI Ltd.)

(भारत सरकार का उपक्रम)

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सी.आई.एन : U65993DL1988G0I030284

IFCI Venture Capital Funds Ltd.

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(A Government of India Undertaking)

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