

TENDER DOCUMENT

MORTGAGED BY SHRI BASWANT BUILDERS AND DEVELOPERS PRIVATE LIMITED (MORTGAGOR) AS SECURITY FOR THE FINANCIAL ASSISTANCE AVAILED BY PATIL CONSTRUCTION & INFRASTRUCTURE LIMITED (BORROWER), THROUGH E-AUCTION

Located at: Plot admeasuring 48932.82 sq.feet. (4,545.97 sq.mtr) located Plot No. 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 27, 28, 29, 30, 31, 32, 33 & 52 of Gat No. 37 situated at village Padegaon, Taluka & District Aurangabad -431002 in the state of Maharashtra.

(In terms of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002), read with Security Interest (Enforcement) Rules, 2002)

Issued by



The Authorised Officer



Website: www.ifcilt.com

(A Government of India Undertaking)

HEAD OFFICE: IFCI Ltd. IFCI TOWER, 61 NEHRU PLACE, NEW DELHI - 110019

Regional Office: IFCI Ltd., Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamala Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013.

Mob:9990725915, 9540948735

CIN: L74899DL1993GOI053677



TENDER DOCUMENT FOR SALE OF ASSETS LOCATED AT VILLAGE PADEGAON, TALUKA & DISTRICT AURANGABAD - 431002 IN THE STATE OF MAHARASHTRA, MORTGAGED BY BASWANT BUILDERS AND DEVELOPERS PRIVATE LIMITED (MORTGAGOR) WITH IFCI FACTORS LIMITED (FACILITY SINCE ASSIGNED TO IFCI LIMITED VIDE ASSIGNEMENT AGREEMENT DATED 14.11.2024) FOR THE FINANCIAL FACILITY AVAILED BY PATIL CONSTRUCTION & INFRASTRUCTURE LIMITED (BORROWER), IN TERMS OF SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SRFA &ESI ACT, 2002) READ WITH SECURITY INTEREST (ENFORECEMNT RULES, 2002).

I. INTRODUCTION

Tenders are invited by Authorised Officer/ IFCI Limited on AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS & WITHOUT RECOURSE BASIS for purchase of mortgaged assets of BASWANT BUILDERS AND DEVELOPERS PRIVATE LIMITED (Mortgagor), situated at Plot No. 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 27, 28, 29, 30, 31, 32, 33 & 52 of Gat No. 37 situated at village Padegaon, Taluka & District Aurangabad -431002 in the state of Maharashtra, through e-auction.

Outstanding dues of IFCI is Rs. 8,42,70,759.00 (Rupees Eight Crore, Forty Two Lakh, Seventy Thousand, Seven Hundred and Fifty Nine only) as on 14.10.2025 together with further interest with effect from 15.10.2025, at the contractual rates & other debits till realization. Details of the assets for sale and Reserve Price thereof are mentioned below:

DESCRIPTION OF PROPERTY and E-AUCTION

Description of the property to be sold	Reserve Price	Earnest Money	Date and Time of Inspection	Date and Time of E-Auction
All that part and parcel of the Land admeasuring 48932.82 sq.feet. (4,545.97 sq.mtr) of Plot No. 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 27, 28, 29, 30, 31, 32, 33 & 52 of Gat No. 37 situated at village Padegaon, Taluka & District Aurangabad -431002 in the state of Maharashtra together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to	Rs. 11.36 crore	Rs. 1.136 crore to be submitted before 3:30 pm on 05.01.2026	19.12.2025 between 11:30 PM to 03:00 PM	06.01.2026 at 11:00 AM



anything attached to the earth, both present and future.

II. TERMS AND CONDITIONS OF THE SALE

2.1 The E-Auction will be conducted online through <https://sarfaesi.auctiontiger.net> and the E-Auction will be conducted with the help of service provider M/s e-Procurement Technologies Ltd. – Auction Tiger on the date and time as mentioned above with an extension of 05 minutes each for bid increment and the minimum bid increment amount of Rs.2,00,000/. The extension of 5 minutes i.e. the end time of e-auction will be extended by 5 minutes each time of bid is made within last 5 minutes before closure of auction.

2.2 Extension of date for submission of EMD and auction, if any, will be informed to public on IFCI website www.ifcilt.com only and no separate communication or publication will be made.

2.3 Persons wishing to participate are required to deposit, (a) Earnest Money, (b) Passport size photograph and (c) KYC documents at the office of IFCI Ltd., Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamala Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013, on or before **05.01.2026 up to 03:30 PM**. Please also refer to Para 5.2 below for all enclosures to be submitted with the bid.

2.4 The Tender documents comprising of the detailed terms & conditions of the sale can be obtained from the office of IFCI Ltd., Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamala Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013 on payment of Rs.1000/- or can be downloaded from IFCI's website (www.ifcilt.com) w.e.f 28.11.2025. However, in case Tender Document is downloaded from the website of IFCI Ltd., the bidder shall deposit an amount of Rs.1000/- towards cost of Tender documents in addition to the EMD.

2.5 The interested bidders shall deposit their EMD being 10% of the Reserve Price through RTGS (RTGS details are given below at para 2.9) or by way of Demand Draft drawn in favor of "IFCI LTD." addressed to the "The Authorized Officer, IFCI Ltd., Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamala Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013. **The last date and time for deposit of the EMD along with the tender form addressed to the "The Authorized Officer, at IFCI Ltd. Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamala Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013" is 05.01.2026 up to 03:30 pm.** Online/fax submission of bids will not be valid.



2.6 Tenders accompanied by short EMD or without EMD and/ or with their own conditions are liable to be rejected/ ignored summarily.

2.7 Tenders not accompanied by demand draft/ RTGS/Pay Order of Rs.1,000/-, in case the tender document is downloaded from the IFCI website, are also liable to be rejected/ ignored summarily.

2.8 On receipt of EMD the prospective bidders shall receive user-id/password on their valid email id (mandatory for e-auction) from M/s e-Procurement Technologies Ltd. – Auction Tiger. The Prospective bidders may avail online training on e-auction from M/s e-Procurement Technologies Ltd. – Auction Tiger. The helpdesk number of the service provider is **9722778828/ 9265562818/ 9265562821/ 079-68136891/6842/6837/6875** and email Praveen.thevar@auctiontiger.net, Support@auctiontiger.net.

2.9 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. Post the auction, the sale shall be confirmed in favour of successful bidder who has offered the highest sale price in his bid/ tender, provided the amount offered is not less than the reserve price. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Ltd. payable at Mumbai or through RTGS on same day or on next working day. The name and contact details of Authorized officer is Ms. Yamini Das, AGM-Law, IFCI Ltd., (M) 9663971655 & email yamini.das@ifcilt.com . RTGS details of IFCI are as follows:

Bank Account Number: 00030350002631
Beneficiary Name: IFCI Ltd. Payment Ac
Bank Name: HDFC Bank Ltd.
Branch Name: K G Marg Branch, New Delhi.
IFSC Code: HDFC0000003

2.10 The successful bidder shall deposit the balance amount of the sale price on or before the 15th day of the confirmation of sale or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months from the date of the auction. IFCI reserves the right to charge interest at IBR on the balance amount for the agreed extended period. 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/part amount paid and/or EMD amount.

2.11 The intending bidders should make their own independent inquiries and satisfy themselves w.r.t encumbrances, title of the property put on auction and claims/rights dues etc. 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 Ltd. The Property is being sold with all the existing and future encumbrances, if any.

2.12 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. owning to anybody.

2.13 The Authorized officer is not bound to accept the highest offer and the Authorized 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 thereof.

2.14 The parties interested may inspect the property on date and time as mentioned above with prior intimation/permission of the Authorized officer.

2.15 In case of any doubt regarding the terms & conditions of the sale, the decision of the Authorised Officer/ IFCI Limited will be final.

2.16 Failure to participate in the e-auction after submission of bid amount may cause forfeiture of the EMD amount.

III. ELIGIBILITY

3.1 The bidder should:

- a) Be any person, registered trust, registered firm, registered cooperative society, private limited company, public limited company or partnership firm registered in India.
- b) Be legally competent to enter into contract as per prevailing laws.
- c) Be financially sound and capable to meet the payment obligation as per the defined timelines.

3.2 The Authorised Officer/ IFCI Limited may also consider a bid submitted by a consortium of persons/ companies. It is, however, made clear that there should be no change in the consortium structure during the finalisation of the tender right up to the stage of depositing the bid amount in full with IFCI Ltd. and issuance of Sale Certificate. If there are any changes in the consortium structure, Authorised Officer/ IFCI Limited reserves the right to accept/ cancel the sale. However, the financial arrangement between the parties should be specified in the tender documents.



3.3 No bid by a Consortium/ Partnership/ Company/ person shall be entertained if in the opinion of the Authorised Officer/ IFCI Limited has led to reduction in competition.

3.4 The bidder should thoroughly satisfy themselves about the nature, conditions and quality of the assets. Authorised Officer/ IFCI Limited gives no guarantee or warranty as to the conditions of the assets/ material or/ its quality or fitness for any specific purpose or use. It should be clearly understood that no claim/ complaint about the quality/ conditions/ fitness for use will be entertained by Authorised Officer/ IFCI Limited/ other secured lenders.

3.5 EMD should be submitted in the prescribed form only, signed by the bidder on each page in token of having accepted the same, and in a sealed cover. Same should be addressed to Authorised Officer, IFCI Ltd., Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamala Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013 and superscribing "**OFFER FOR PURCHASE OF ASSETS MORTGAGED BY BASWANT BUILDERS AND DEVELOPERS PRIVATE LIMITED.**"

IV. EARNEST MONEY DEPOSIT:

4.1 The tender should be accompanied with the relevant EMD as per the table in Clause I above which has to be paid through RTGS/ by way of crossed DD/ Pay Order drawn on any Nationalised/ Scheduled bank in favour of IFCI Ltd. and payable at Mumbai. No interest shall be payable on the EMD amount.

4.2 Earnest Money in any other form, for example, cheque (including cheque made "good for payment"), Bank Guarantee, Bid Bonds, Call Deposit etc. will not be acceptable to the Authorised Officer/ IFCI Limited and such tenders are liable to be rejected.

4.3 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 favoring IFCI Ltd. payable at Mumbai or through RTGS (RTGS details provided in para 2.9 above) on same day or on next working day.

4.4 The successful bidder shall deposit the balance amount of the sale consideration/ price on or before the 15th day of the confirmation of sale or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months from date of the auction. 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.



V. MODE OF SUBMISSION OF TENDER:

5.1 All tenders must be submitted in the prescribed form only, to be obtained from the Authorised Officer against the payment of Rs. 1000/- by Demand Draft/RTGS/Pay Order, towards the cost of the tender or downloaded from website, in a sealed cover. The tender must be addressed to The Authorised Officer, IFCI Ltd., Unit Nos. 307 and 314, C Wing, Third Floor, Trade World, Kamala Mill Compound, Senapati Bapat Marg, Lower Parel West, Mumbai - 400013 and superscribing:

“OFFER FOR PURCHASE OF ASSETS MORTGAGED BY BASWANT BUILDERS AND DEVELOPERS PRIVATE LIMITED.”

The tender must be submitted by the appointed date and time at the office of IFCI Ltd. at Mumbai as indicated at para 2.5.

5.2 Tenders should be submitted in a sealed cover, along with the followings:

- a. RTGS details/Demand Draft/ Pay order of the amount towards EMD (as per the table in Clause II), drawn on any Nationalised/ Scheduled bank in favour of IFCI Ltd. and payable at Mumbai.
- b. The Terms and Conditions of the Tender, duly signed by the tenderer on each page in token of having accepted the same in toto.
- c. A demand draft of Rs.1,000/- or RTGS details in case the tender documents are downloaded from the website of IFCI.
- d. Passport size photograph of signatory
- e. KYC documents – Self attested PAN Card copy and one additional photo ID with address
- f. Certified True Copy of Board Resolution/Letter from Director or Company Secretary of the Applicant/ if applicable, confirming the details of the Authorized Signatory along with due authorization to submit the offer/bid
- g. Tenderer’s declaration whether he/ she is a relative of any Director(s) of IFCI Ltd. or Tenderer is a firm in which Director(s) or his relative is a partner or tenderer is a company in which Director of IFCI Ltd. or his relatives are member(s) or Director(s).

5.3 The Tenders will not be accepted in case the same are sent through fax/ e-mail.



5.4 Incomplete tender or tenders submitted with qualifying conditions or with conditions at variance with the Terms and Conditions of Tender Document are liable to be rejected.

VI. GST (SALES TAX, EXCISE DUTIES), EPFO DUES AND LEVIES:

All taxes/ duties other outstanding liabilities etc. if applicable and related to the unit shall be paid by the purchaser and the secured creditor shall not be liable for the said dues (as aforesaid). Accordingly, the purchaser is advised to make proper due diligence of the unit before making bid for the sale of the assets.

VII. DELIVERY PERIOD/ POSSESSION:

IFCI has constructive possession of the mortgaged property. After receipt of full and final payment in lieu of the total sale consideration of the assets, IFCI Ltd. will issue Certificate of Sale as provided under the Rules to SRFA & ESI Act, 2002, in favour of the purchaser and the purchaser will take all necessary steps to take over the possession of the assets immediately and registration of sale certificate/ Sale Deed at its expenses.

VIII. TERMINATION / BREACH OF CONTRACT

In the event of non-fulfillment of the terms and conditions by the bidder, Authorised Officer/ IFCI Ltd. shall cancel the contract/ sale with immediate effect, in which case, the

EMD along with any amount paid shall stand forfeited.

IX. FORCE MAJEURE:

Authorised Officer/ IFCI Limited shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, go-slow, lock-out, closure, pestilence, distilence, dislocation of normal working conditions, war, riots, epidemics, political upheavals, Governments actions, civil commotion, breakdown of machinery, shortage of labour acts, demand or otherwise or any other cause or conditions beyond the control of aforesaid causes or not and the existence of such cause or consequence may operate at the sole discretion of IFCI Ltd. to extend the time of performance on the part of IFCI Ltd. by such period as may be necessary to enable IFCI Ltd. to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.



X. GENERAL INFORMATION:

10.1 It should be noted by the bidder(s) that by entering into this contract, Authorised Officer/ IFCI Limited is not precluded from entering into similar contracts with anyone else of their choice at any time during the subsistence of this contract.

10.2 Authorised Officer/ IFCI Limited shall have the right to issue addendum to tender documents to clarify, amend, modify, supplement or delete any of the conditions clauses or items stated therein. Each addendum so issued shall form a part of original invitation to tender.

10.3 In case offer of the bidder is not accepted, the bidder shall not be entitled to claim any cost, charges, expenses incidental to or incurred by the bidder through or in connection with the submission of the offer even though Authorised Officer/ IFCI Limited may elect to withdraw the invitation for bid. Should all invitation for bid be withdrawn or cancelled by Authorised Officer/ IFCI Limited for which Authorised Officer/ IFCI Limited shall have the right to do so at any time, the Earnest Money paid by the bidders will be refunded to them in due course, without interest.

10.4 The tenderer/ bidder shall bear all the cost associated with the preparation and submission of bid. Authorised Officer/ IFCI Limited will not, in any case, be responsible or liable for any such costs regardless of the conduct or outcome of the tender process.

10.5 Tenders containing overwritten or erased rates are liable to be rejected in absence of any authentication by the tenderer's signatures.

11.6 Authorised Officer/ IFCI Limited reserves the right to cancel/ reject any or all the tenders without assigning any reason thereof.

10.7 The submission of the tender means and implies that the tenderer/ bidder has unconditionally agreed to and accepted all the above terms and conditions of the tender.

10.8 Intending tenderer(s) may obtain any clarification required before tendering. Submission of tender implies the tenderer(s) has obtained all the clarifications required.



10.9 The decision of the Authorised Officer/ IFCI Limited in the matter, arising out of this sale, shall be final in regard to all matters relating to the sale.

10.10 All suits or proceedings relating to any dispute or claim arising out of or in course of performance of this contract shall be filed in appropriate court having jurisdiction in Mumbai.

10.11 Tenderers must ensure the following while submitting the tender:

- A. THAT THE TENDER SHOULD BE FILLED IN THE FORMAT ENCLOSED AT ANNEXURE- II (PARTICULARS OF BIDDER AND EMD).
- B. THAT EVERY PAGE OF TENDER DOCUMENTS IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER.
- C. THAT ALL ALTERATIONS, ERASURE(S) AND OR OVER-WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.

10.12 Tenderer should state whether he/ she is a relative of any Director(s) of IFCI Ltd. or Tenderer is a firm in which Director(s) or his relative is a partner or tenderer is a company in which Director of IFCI Ltd. or his relatives are member(s) or Director(s).

10.13 All parties are advised to check the website of IFCI from time to time as no separate publication or any communication shall be issued for any addendum to the sale notice/ tender document.

NOTE: COPY OF THE SALE NOTICE IS ENCLOSED HEREWITH FOR READY REFERENCE



Annexure – I

HEAD OFFICE: IFCI Ltd. IFCI TOWER, 61 NEHRU PLACE, NEW DELHI 110019.

Regional Office: IFCI Ltd, Units no. 307/314, 3rd floor, C Wing, Trade World, Kamala Mills, Lower Parel (W), Mumbai 400013

Telephone No. +91-2261293400

Web Site: www.ifcilst.com

CIN: L74899DL1993GOI053677

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/Mortgagor 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 Ltd. (Secured Creditor), will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 30.12.2025, for recovery of **Rs. 8,42,70,759** (Rupees Eight Crore, Forty Two Lakh, Seventy Thousand, Seven Hundred and Fifty Nine only) as on 14.10.2025 together with further interest with effect from 15.10.2025, due to IFCI Ltd. (Secured Creditor as an assignee of the loan account of IFCI Factors Ltd.) from **Patil Construction & Infrastructure Limited (Borrower)** and **Baswant Builders and Developers Private Limited (Mortgagor & Guarantor)**.

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

DESCRIPTION OF PROPERTY			
Facility	Outstanding as on 13.11.2025	Reserve Price	EMD
Corporate Loan of Rs. 14.50 crore	Rs. 8,48,47,905	Rs. 11.36 crore	Rs. 1.136 crore

*along with unapplied interest, penal interest, other charges, etc.



Date and Time of e-auction: 06.01.2026 at 11:00 AM

Last date & Time of Submission of EMD and documents: 05.01.2026 up to 03:00 PM

Date and Time of inspection: 19.12.2025 between 11:30 PM to 03:00 PM

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

For detailed terms and conditions of the sale, please refer to the link provided at IFCI Ltd.'s website i.e. www.ifcilt.com and contact Authorised Officer (Contact No.+91-22-61293400/ 9663971655).



Date: 28.11.2025

Place: Mumbai

(Authorised Officer)

IFCI Limited

Annexure – II
PARTICULARS OF BIDDER AND EMD

To,

The Authorised Officer
IFCI Ltd.,
Unit Nos. 307 and 314,
C Wing, Third Floor, Trade World,
Kamala Mill Compound,
Senapati Bapat Marg,
Lower Parel West, Mumbai - 400013

1. Particulars of the Bidder,

1.1 Full name of the Bidder (in block letters):

1.2 Father's Name (in case of an individual bidder)/ Pan No. and GSTIN (incase of a Company/Legal Person):

1.3 Age (in case of an individual) / Date of Incorporation (incase of a Legal person):

1.4 Whether the bidder is competent to contract under Indian Contract Act, 1872 as per Foreign Exchange Regulation Act, 1973 / Foreign Exchange Management Act, 1999 in case of NRI (Tick whichever is applicable)

YES/NO

1.5 Present Business Activity:

2. Constitution of Bidder (Tick whichever is applicable)

- Public Limited Company
- Private Limited Company
- Partnership
- Individual/ Sole Proprietary
- Others (specify)

(Furnish documents in support)

Applicant's registered office/ place of business

- Address
- Telephone No.
- Fax No.
- E-Mail ID



3. Particulars of EMD-

3.1 Particulars of Earnest Money Deposit of Rs. _____

(10% of Reserve Price):

RTGS/DD/Pay Order No.	Date	Name of Bank and Branch

3.2 I hereby declare and confirm that I/we have requisite financial strength and due arrangements to meet the payment obligations as per the timelines provided under the Tender document.

Certified that:-

- i. I/We agree to abide by the decision of the Authorised Officer/ IFCI Limited.
- ii. I/We have read and understood terms and condition and hereby unequivocally and unconditionally accept the same.
- iii. I/We have inspected the above property and has satisfied ourselves for which the tender is being submitted.

Date:

Applicant's Signatures

Full Name:

Designation:

Name of the Company:

Address :


