Detailed Auction Catalogue

Auction Number:	MSTC/NRO/AI ASSETS HOLDING LTD/4/Delhi/26-27/38294
Auction Type:	P-Property Auction
Catalogue View date:	06-11-2026
Inspection Schedule:	07-11-26 to 23-11-26
Scheduled Auction Start Date and Time:	07-12-26 12:00
Scheduled Auction Close Date and Time:	08-12-26 16:00
Auction Status:	Not Activated
Upload Docs Required:	Yes
Upload docs Start date:	07-11-2026
Upload docs Closing date:	23-11-2026
Auction Auto-extension Time:	8 mins
Pre-Bid EMD:	Item Wise EMD
Currency:	INR
Post Bid EMD to be deposited in:	10 Days from date of Acceptance of the Lot unless otherwise specified in the catalogue.
Full Payment/Balance Payment to be deposited in:	60 Days from date of Acceptance of the Lot unless otherwise specified in the catalogue.
Late Payment Penalty (%):	1.0% per week plus applicable GST
Delivery of the Material to be taken within:	30 Days of issue of Delivery Order unless otherwise specified in the catalogue.
Ground Rent (%):	0.0% per week plus applicable GST

Upload Documents Details:

Documents to be Uploaded by the Bidder	Document Upload Start Date-Time	Document Upload End Date-Time	Eligibility done by the Seller
Yes	07-11-2026 00:00:00	23-11-2026 23:59:59	No

Seller Details:

Seller Name	AI ASSETS HOLDING LTD
Seller Address	Delhi,AI Administration Building, 2nd Floor, Safdarjung Airport,New Delhi-110003,INDIA
Seller Email Address	chief-properties@aiahl.in
Contact Person	Shailendra Kumar
Telephone Number	9313166071
Seller's Edit Action	Last Edited By : UserID : - at - Total No. of Edits Made : 0

Seller Account Details (if payment is to be made directly to seller)

Beneficiary Name/Payment favoring:	Al Assets Holding Limited
Bank Name	State Bank of India
Branch	CAG,Branch-II,Mumbai
A/c No	38864763275
IFS Code	SBIN0016376

MSTC Officer Details	
Name & Designation of Officer One	Name: MANOJ PANDEY[-] Email: mpandey@mstcindia.co.in Phone: 9727700986
Name & Designation of Officer Two	Name: pushkar [-] Email: pushkar@mstcindia.co.in Phone: 9611976011
MSTC Helpdesk Details	07969066600 ; helpdeskho@mstcindia.in

E-auction bids are invited for sale of below listed items on 'As is where is', 'As is what is' and 'no-complaint' and 'Caveat Emptor' basis.

Lot Details:

Lot Details	Lot Description	Lot Parameters	Other Details	Lot Documents
Lot No - 1 Lot Name - Lease Hold Land for Bangalow Plot No-ASL-56,Survey No-925 in Ashwin L-New Nashik Product Type - Immovable Property Category - RESIDENTIAL Sub Category - PS3	**Lease Hold Land for Bangalow Plot No-ASL-56, Survey No-925 in Ashwin L-New Nashik.** (Lease hold Vacant land allotted to erstwhile Indian Airlines for City Booking office. Subsequently transferred to AIAHL under Restated Framework agreement Executed between Air India and AIAHL. The Property is encroached.) **Start Price : Rs. 27 Lakh (Rs. 27,00,000/-)** **Pre Bid EMD : Rs. 10 Lakhs (Rs. 10,00,000/-)** **Minimum/Multiples of Increment Value : Rs. 1 Lakh per Increment (Rs. 1,00,000/-)**	Quantity - 1.0 LOT Start Price in INR - 2700000 Bid Increment in INR - 100000.0 Post Bid EMD % - 25.0 TCS (%) - 0.0	GST (%) - As Applicable Lot Location - Bangalow Plot No-ASL-56, Survey No-925 in Ashwin L-New Nashik State :Maharashtra Lot State - Maharashtra Bid Valid Till - - **Pre-Bid EMD Amount - Rs 1000000**	No document Uploaded

Total number of Lots in this Catalogue = 1

(All % indicated are percent of Basic Material Value i.e. Rate as per Sale Intimation Letter*Lot Quantity)

Terms and Conditions

CLICK HERE FOR UNDERTAKING-

Undertaking in respect of the purchase of the property bearing Land for Bangalow Plot No. ASL-56, Survey No. 925 in Ashwin L-New Nashik, Maharashtra (hereinafter referred to as the Property), offered for sale through e-auction by AI Assets Holding Limited (AIAHL) through MSTC Limited (MSTC), vide e-auction.

https://www.mstcecommerce.com/auctionhome/mstc/admin/upload/downAttachedFiles.jsp?FILE_ID=STC_7_38294_609580_2.pdf&doc_type=stc

CLICK HERE PROPERTY DOCUMENTS-

https://drive.google.com/file/d/1nFRXIuj8oKdcQWWRmOr_v1dQU6BdAOu2/view?usp=sharing

CLICK HERE FOR AUCTION TERMS FOR LEASED PROPERTY

https://www.mstcecommerce.com/auctionhome/mstc/admin/upload/downAttachedFiles.jsp?FILE_ID=SSTC_7_38294_609580_3.pdf&doc_type=sstc

For queries Please contact Cushman & Wakefield Property Advisors Pvt. Ltd. (The Realty Consultant of AIAHL) :
Mr. Kunal Saini, Mob No : 7703952751

ALL CONTRACTS/TRANSACTIONS ENTERED INTO BY THE BUYER/BIDDER ARISING OUT OF THIS E-AUCTION SHALL BE GOVERNED BY THE INTEGRITY PACT AVAILABLE ON OUR WEBSITE https://www.mstcindia.co.in

Special Note: Employees of Air India/AI ASSETS HOLDING LTD and its subsidiaries are not eligible to participate in the e-Auction for Sale of Air India/AI ASSETS HOLDING LTD Real Estate Assets and should not apply for registration as the prospective bidder. Any application received from the above referred applicants or found at the later stages, shall not be considered for Registration and may lead to forfeiture of any/all payment done in this regards..

PLEASE NOTE: Auction Catalogue on the live floor on the day of bidding shall be final and binding upon the buyers. Bidders should ascertain that they are having all the requisite documents/licences/certificates/clearances, etc. for participation in the event. Any wrong bidding on account of the bidder due to non-availability of requisite documents/licences/certificates/clearances, etc. shall lead to forfeiture of their pre-bid EMD without any claims and consideration to them.

PRE-BID EMD PAYMENT REQUIREMENT:

For participation in this e-auction, interested/prospective bidders need to deposit Pre-Bid EMD as per the details mentioned in the lots and e-Auction Terms & Conditions with MSTC using the "PAY PRE-BID EMD" Link inside their MSTC Login Home Page only, before the start of e-Auction as per the procedure below:

NEW METHOD OF PRE BID PAYMENT:

Bidders after successful login will access Pay Pre Bid EMD link at their homepage to make pre-bid payment through RTGS/NEFT. Pre-Bid EMD must be paid by the bidder (NEFT/RTGS) using the "PAY PRE-BID EMD" link only. DO NOT PAY PRE-BID EMD BY "E-PAYMENT" LINK OR DD/PO.

PRE BID EMD PAYMENT PROCEDURE :

> Click on "PAY PRE-BID EMD" Link given inside your MSTC ecommerce Scrap e-Auction Login Home Page.

-> Select the radio button of any of the listed bank accounts of MSTC in which the bidder prefers to submit the pre-bid EMD.

-> Click on Generate Fixed Account Number of MSTC

-> On the next page the bank account details of MSTC Limited, Registered Office, Kolkata will be shown.

-> Print/save these bank account details shown on the screen and transfer the requisite pre-bid EMD amount in the generated Fixed Account Number of MSTC.

Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in specific MSTC H.O. Bank accounts and after updation of such information in the e-Auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problems.

Pre-Bid EMD must be paid by the bidder (NEFT/RTGS) through the above stated link only otherwise the pre-bid activation will not work. Refund to non H1 bidder as per their online request will be processed from H.O. within 3 days from the date of refund request using the "EMD REFUND REQUEST" link which shall be active only between 6:00 a.m. to 12:05 p.m. one day after close of e-Auction. Refund to Bidder as per their online request will also be processed from MSTC, Head Office, Kolkata in the next 3 working days.

This amount can be used as Pre-Bid EMD only and can not be used for any other purpose.

Pre Bid EMD paid through any other method shall subsequently be refunded without activating the bidder and the bidder shall not be able to participate in e-Auction.

THE PRE-BID EMD OF H-1 BIDDER SHALL BE RETAINED WITH MSTC LTD. TILL THE SUCCESSFUL H-1 BIDDER DEPOSIT THE POST-BID EMD, FAILING WHICH THE PRE-BID EMD AMOUNT OF H-1 BIDDER SHALL BE FORFEITED.

AI ASSETS HOLDING LTD:

New Delhi :

Mr. Shailendra Kumar, Chief of Properties & Monetization, E mail id- chief-properties@aiahl.in, Mbl : +91 9313166071

MSTC Limited, New Delhi:

SHRIMANOJ PANDEY, MANAGER; e-mail id:mpandey@mstcindia.co.in, Mobile No.9727700986.

SPECIAL ADMONITIONS IN RESPECT OF SALE/ LEASE OF IMMOVABLE PROPERTIES

The Bidders/ Buyers are advised to note the following amongst others, before bidding:

1.***The Auction Provider i.e., MSTC Limited does not warrant or hold out any assurance or guarantee that the properties of the Seller/Owner to be sold/leased out through e-auction/s are free from encumbrances/ charges/ liens/ mortgage/ lis pendes whatsoever.***

2.***The Bidders/ Buyers are required to satisfy themselves through proper searches and enquiries about the title of the Seller/ Owner of the properties put up for sale/lease. The Auction Provider assumes no responsibility or liability for patent or latent defects, if any in the title and/or possession of the Seller/ Owner which cannot be discovered by the Bidders/ Buyers by exercise of ordinary prudence and diligence.***

3.***The properties being put up for sale at any particular e-auction in the portal of the Auction Provider do carry no warranty or assurance of soundness and MSTC Limited does not warrant or hold out any assurance or guarantee to the Bidders/ Buyers for which the Bidders/ Buyers are required to satisfy themselves by due enquiries and searches with the Seller/ Owner. In no event the Service Provider, i.e., MSTC Limited shall be held to be liable for any defects in title, subsisting encumbrances, charges or litigations on the properties put up for Sale/lease.***