

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd. (RARC), a Trustee of "RARC 053 (IB SME) Trust" is an assignee and a secured creditor of below mentioned borrower by virtue of Assignment Agreement dated 29th November 2019 executed with The Indian Bank.

The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to public in general that the below mentioned property shall be sold by way of "online e-auction" for recovery of dues. The properties shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis apart from other terms mentioned below.

Sr. No	Name of Borrower	Outstanding dues as per 13(2) notice dated 25.02.2021	Date of Possession
1	1. M/S Plenus Polycorp (Principal Borrower) S.no. 82/6A, Dangat Patil Nagar, Shivane , Pune – 411023	Rs. 7,06,63,653.5/-	12-July-2021
2	1. Mr. Sandeep N Paigude (Borrower) Shantiban, CHSL, S. No. 5211, Bldg. C-3, Flat no. -09, Near Eklavya Polytechnic, Kothrud, Pune – 411038 2. Mr. Santosh N Paigude (Borrower) Row House No. 02, "Kalashree MD Rivera" S. No. 281/1, Near Sangbird Project, Village Bhugaon, Tal. - Mulshi, Dist.- Pune – 411023	Rs. 1,16,37,242.8/-	
3	1.Mr. Mayur Pradeep Jain (Borrower) 2.Mrs. Nitisha Mayur Jain (Borrower) C- 1, 202, Lunkad Queens Land CHSL, Viman Nagar, Pune -411014. Also At: Flat no. 401 & 401 A, 4th Floor, Bldg. – D1, Lunkad Queens Land CHSL, Viman Nagar, Pune -411014	Rs. 82,37,753.34 /-	

Names of the guarantors/Mortgagors:

1. Mr. Nitin Prakash Kardalkar (Guarantor and Partner in Serial Account No. 1) Ganesh Nagar, Chambar Galli, Gaothan, Dongaon, Vill. Vinchur, North Solapur - 413002	2. Mr. Santosh N Paigude (Guarantor and Partner in Serial Account No. 1) Row House No. 02, "Kalashree MD Rivera" S. No. 281/1, Near Sangbird Project, Village Bhugaon, Tal.- Mulshi, Dist.- Pune – 411023
3. Mr. Satish M Jadhav (Guarantor and Partner in Serial Account No. 1) B- 205, Tanish Orchid, Charoli, Pune -4 12105.	4. Mr. Mayur Pradeep Jain (Guarantor and Partner in Serial Account No. 1) C-1, 202, Lunkad Queens Land CHSL, Viman Nagar, Pune -411014
5.Mr. Sandeep N Paigude (Guarantor in Serial Account No. 1) Shantiban, CHSL, S. No. 5211, Bldg. C-3, Flat no. -09, Eklavya Polytechnic, Kothrud,Pune – 411038	6. Mrs. Archana Sandeep Paigude (Guarantor in Serial Account No. 1 and 2) Shantiban, CHSL, S. No. 5211, Bldg. C-3, Flat no. -09, Eklavya Polytechnic, Kothrud, Pune – 411038
7. Mrs. Nitisha Mayur Jain (Guarantor in Serial Account No. 1) C- 1, 202, Lunkad Queens Land CHSL, Viman Nagar, Pune -411014	8. Mrs. Sheetal Santosh Paigude (Guarantor in Serial Account No. 1 and 2) Row House No. 02, "Kalashree MD Rivera" S. No. 281/1, Near Sangbird Project, Village Bhugaon, Tal. - Mulshi, Dist.- Pune – 411023

DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD AMOUNT
Property 1 All that piece and parcel of Flat bearing Flat No. 102, on first floor, in building Suvastu Prime, Plot No. 8, S No. 81, Hissa No. 1/6, at Village Warje, Tal Haveli District Pune 411058 having a built up area 735 sq. ft. with terrace.	Rs. 46,00,000/- (Rupees Forty-Six Lakhs Only)	Rs. 4,60,000/- (Rupees Four Lakhs Sixty Thousand Only)

Boundaries: East- Flat No.101 West- Open Space North- Open Space and Road South- Open Space		
Property 2 All that separated piece and parcel of residential premises, bearing Row House / Unit no. R 2, admeasuring carpet area about 694 sq. Ft. i.e. 64.74 Sq. Mtr. On the ground floor and carpet area about 611 Sq. Ft. i.e. 56.763 along with attached terrace admeasuring 59.00 Sq. Ft. i.e. 5. 481 sq. Mtr on the first floor, subject to fluctuation of both areas not more than three to four percent both having its super built up area admeasuring 1754 sq. Ft. i.e. 162.95 sq. Mtr. additionally top terrace above first floor admeasuring about 611 sq. Ft. i.e. 56.763 along with surrounding open land about 790 sq. Ft. i.e. 73. 392sq. Mtr. In the project known as “Kalashree MD Rivera” situated at S. No. 281/1 at revenue village Bhugaon, Taluka – Mulshi, and within the local limits of Grampanchayat Mulshi and within jurisdiction of Sub- Registrar, Haveli (Pune). Boundaries: East- Adj R, H R1 West- Adj R, H R3 North- Open Space and Road South- Open Space	Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only)	Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only)
Property 3 All that piece and parcel of property bearing: - Flat No. 401 on 4th Floor, carpet area admeasuring 51.97sq. mtrs. (which is inclusive of area of balconies) along with Terrace area admeasuring 5.57 sq. mtrs. and Top Terrace area admeasuring about 51.97 sq. mtrs. and Flat No. 401 A carpet area admeasuring 22.69. mtrs. (which is inclusive of area of balconies) and Top Terrace area admeasuring about 22.69 sq. mtrs. and car parking area admeasuring 5 sq. mtrs. in the building no. D-1, in the society Known as “Lunkad Queensland Co-op. Housing Society Ltd.”, S No. 210, Hissa No. 1/1, Vimannagar Village Lohegaon, Tal Haveli, Dist. Pune 411014. Boundaries: East- Open Space and Road West- Flat No.402 North- Flat No.403 South- Adj building D2	Rs. 90,00,000/- (Rupees Ninety Lakhs Only)	Rs. 9,00,000/- (Rupees Nine Lakhs Only)

Inspection of Property : **29.03.2022** between 11.00 AM to 2.00 PM for Property 1
And 3.00 PM to 5.00 PM for Property 2.
30.03.2022 between 11.00 AM to 2.00 PM for Property 3.

Last date for bid submission : **05.04.2022** up to 5.PM

Date of e-auction : **06.04.2022** between 11.30 AM to 12.30 PM
(With auto extension of 5 minutes each)

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The property shall not be sold below the reserve price and sale is subject to the confirmation by Reliance Asset Reconstruction Company Limited (RARC) as secured creditor. The properties shall be sold strictly on “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**NO RECOURSE**”.
2. E-auction will be conducted “online” through M/s E-Procurement Technologies Limited (ETL), (Auction Tiger) at website: <https://reliancearc.auctiontiger.net> (web portal of M/s. e-Procurement Technologies Ltd.). E-auction tender documents containing online e-auction bid form along with General Terms and Conditions of online e-auction sale are available in websites: www.rarcl.com and <https://reliancearc.auctiontiger.net>. **intending bidders may download relevant documents or may get in touch with the service provider at their contact number or address mentioned below.** The contacts of **M/s. e-Procurement Technologies Ltd.** Phone No: 6351896834 and 079 - 61200 594 / 554 / 574 / 586 / 584; Contact Persons: Mr. Ram Prasad Sharma & Mr. Rikin Brahmaxatriya :-

6351896834/8000023297, Email id: ramprasad@auctiontiger.net, rikin@auctiontiger.net & support@auctiontiger.net or pune@auctiontiger.net

3. The intending bidders are required to have a valid email id as the participation ID and password by e-auction agency shall be communicated at their e-mail id only.
4. Intending bidders have to submit their BID in the prescribed format with EMD remittance details along with **self-attested KYC documents** (PAN, AADHAR card etc) and the same shall be submitted to Authorised Officer of Reliance Asset Reconstruction Company Limited (RARC) at, Shop no. 23 & 24, Ground Floor, Ashoka mall, Bund garden road, opp, hotel sun n sand Pune - 411001 and by email to Pravin.Angarakhe@relianceada.com and after which the participation ID and password shall be communicated at their email only. Last date of submission of Bid Form is on **05.04.2022 up to 5 PM**. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD and Bid below the reserve price shall be rejected summarily.
5. Neither RARC nor the service provider will be responsible for any lapses/failure on the part of the bidder on account of network disruptions. Toward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-ups etc.
6. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to **Current Account No: 6678778996, Name of the Bank: Indian bank, Branch: Santacruz, Mumbai, Name of the Beneficiary: RARC 053 (IB SME) TRUST, IFSC Code: IDIB000S010**. Please note that the Cheque/Demand Draft shall not be accepted towards EMD
7. The Bids below reserve price and/or without EMD amount shall not be accepted. Incremental bid amount for the lots shall be as follows:

Particulars	Incremental Bid
For Property 1	Rs. 50,000/-
For Property 2	Rs. 1,00,000/-
For Property 3	Rs. 1,00,000/-

8. The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder, subject to TDS as may be applicable.
9. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall deemed to be forfeited without any further notice. However, extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of Authorized Officer.
10. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.
11. The particulars given by the Authorized officer are stated to the best of his knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc.
12. The undersigned Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons.
13. The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid.
14. It shall be the responsibility of the Purchaser to pay TDS and GST at applicable rate as on that date. The Purchaser shall submit the copy of Challan of TDS and GST paid within 15 days from the date of E-auction.
15. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only.
16. For further details, contact to Mr. Pravin Angarakhe, Chief Manager –Legal, Mobile No- 9136957679 or Mr. Vinod Pawaskar, Head-Legal, Mob. 8080722836 Reliance Asset Reconstruction Company Ltd. at above mentioned address.
17. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-auction will be entertained.

THIS NOTICE WILL ALSO SERVE AS STATUTORY 15 DAYS NOTICE TO THE BORROWER/GUARANTORS/MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.

Place: **Pune**
Date: **19/03/2022**

Authorized Officer
For Reliance Asset Reconstruction Co. Ltd.,