

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 on 11.04.2023	Date of Possession
1	1. M/S Plenus Polycorp (Principal Borrower) S.no. 82/6A, Dangat Patil Nagar, Shivane, Pune – 411023	Rs.5,49,32,468.49/-	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.1,45,67,711.29/-	
3	1.Mr. Mayur Pradeep Jain (Borrower) 2.Mrs. Nitisha Mayur Jain (Borrower) C- 1, 202, Lunkad Queens Land CHSL, Viman Nagar, Pune -411014.	Rs.1,03,11,185.49/-	

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 I 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	Rs. 1,00,00,000/- (Rupees One Crore Only)	Rs. 10,00,000/- (Rupees Ten Only)

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		
Details Of Auction Events: - Inspection of Property : 25.04.2023 from 11.00 A.M. to 01.00 P.M. Last date for bid submission : 03.05.2023 till 4.00 PM Date of e-auction : 04.05.2023 between 2:00 P.M. to 3:00 P.M. (with extension of 5 minutes each)		

TERMS AND CONDITIONS OF E-AUCTION SALE

- 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”.
- E-auction will be held through RARC's approved service provider M/s. C1 India Pvt. Ltd. at website: <https://www.bankeauctions.com> (web portal of M/s. C1 India Pvt. 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://www.bankeauctions.com> **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. C1 India Pvt. Ltd. **Contact Person: Mr. Vinod Chauhan Mo.: +91 9813887931 and 7291981125/26 Email: delhi@c1india.com and support@bankeauctions.com**
- 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.
- 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 **03.05.2023 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.
- 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.
- 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
- The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in multiple of **Rs.1,00,000/- (Rupees One Lakhs Only)**. In case sole bidder, bidder has to improve his bid minimum by one incremental.
- 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.
- 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.
- The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.
- Bidder has to mandatorily give undertaking under Section 29A of Indian Bankruptcy Code, 2016.
- 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.
- 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.
- 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.

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** of 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: **17.04.2023**

Authorized Officer
For Reliance Asset Reconstruction Co. Ltd.,