



Reliance Asset Reconstruction Company Ltd.
Corporate Office: 11th Floor, North Side, R-Tech Park,
Western Express Highway, Goregaon (East), Mumbai 400 063

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd (RARC), a Trustee of “**RELIANCE ARC- AUCB 2014 (1) TRUST,**” is an assignee and a secured creditor of below mentioned borrower by virtue of **Assignment Agreement dated 15.05.2014** executed with **The Akola Urban Co-operative Bank Ltd.**

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:

Name of Borrower/guarantors	Outstanding dues	Date of Possession
1. M/s.Vijsun Industries through its Partners- a) Mr. Sunil Mohanrao Chavan b) Mr. Anil Mohanrao Chavan Survey No. 370/2 C, Kokamthan, Nagar-Manmad Highway, Kopargoaon, Ahmednagar-423601	Rs.12,68,84,340.02/- (Rupees Twelve Crore Sixty-Eight Lakh Eighty-Four Thousand Three Hundred Fourteen and Paise Two Only) as on dt.26.02.2024 together with future interest thereon till the date of entire payment.	05.10.2023 (Lot.No.01) & 22.11.2018 (Lot No. 02)
2. Mr. Sunil Mohanrao Chavan. (Mortgagor) 8, Shraddha Nagar, Kopargaon, Ahemadnagar-423601		
3. Mr. Anil Mohanrao Chavan At Post Takli, Kopargaon, Ahemadnagar-431123		
4. Mrs. Meenakshi Sunil Chavan 8, Shraddha Nagar, Kopargaon, Ahemadnagar-423601		
5. Vijsun Engineers Private Limited – through its Directors- Mr. Sunil Mohanrao Chavan & Mr. Anil Mohanrao Chavan & Mr.Sandeep Mohanrao Chavan (Mortgagor) 203, Legacy Apartment D.P. Road, Aundh, Pune-411007		
1. M/s. Vijsun Engineers Private Limited - through its Directors- Mr Sunil Mohanrao Chavan & Mr Anil Mohanrao Chavan & Mr Sandeep Mohanrao Chavan 203, Legacy Apartment D.P. Road, Aundh, Pune-411007 Alo at: Ahmednagar-Manmad state highway, S. No. 370/2k Kokamthan Tal.: Kopargaon, Ahmednagar-423601	Rs.64,31,25,639.25/- (Rupees Sixty-Four Crore Thirty-One Lakh Twenty-Five Thousand Six Hundred Thirty-Nine and Paise Twenty-Five Only) as on dt.26.02.2024 together with future interest thereon till the date of entire payment.	
2. Mr. Sunil Mohanrao Chavan. 8, Shraddha Nagar, Kopargaon, Ahemadnagar-423601		
3. Shri. Anil Mohanrao Chavan At Post Takli, Kopargaon, Ahemadnagar-431123		
4. Shri. Sandeep Mohanrao Chavan 9, Shraddha Nagar, Kopargaon, Ahemadnagar-423601		
5. Shri. Daulatrao Piraji Chavan At Post, Jeur Kumbhari Kopergoan,Ahmednagar -423601		
6. Shri. Mohanrao Piraji Chavan At Post Takli, Kopargaon, Ahemadnagar-431123		
7. Mrs. Meenakshi Sunil Chavan 8, Shraddha Nagar, Kopargaon, Ahemadnagar-423601		
8. M/s.Vijsun Industries through its Partners- a) Mr. Sunil Mohanrao Chavan b) Mr. Anil Mohanrao Chavan Survey No. 370/2 C, Kokamthan, Nagar, -Manmad Highway, Kopargoan, Ahmednagar-423601		
DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD AMOUNT
Lot No. 1 All that piece and parcel of Apartment Unit No. 203 i.e., Office No. 3 situated on the Second Floor in the “Legacy Apartment” building constructed upon Plot No. 16 (part) out of Sanctioned layout of S. No. 158, admeasuring 444.53 sq. mtrs. situated at Village Aundh, Taluka Haveli-2 (Kasbapeth) Dist. Pune and within the limit of Pune Municipal Corporation & within the Jurisdiction of Sub Registrar, Haveli-2, (Kasbapeth) Pune, having built up areas 33 sq. mtrs, along with attached open terrace area 12.45 sq. mtrs. And along with common area and facilities appurtenance to this unit, (Owned and mortgaged by Mr. Sunil Mohanrao Chavan) which bounded by Towards East - Unit/office No. 202, West - Open Space, North - Passage & Staircase of Apartment / Building, South - Open Space.	Rs.42,00,000/- (Rupees Forty-Two Lakhs Only)	Rs.4,20,000/ (Rupees Four Lakh Twenty Thousand Only)

Lot No.2 Residential House situated at Kopergaon Tq. Kopergaon, Distt. Ahmadnagar bearing non agriculture plot no 8/A out of land survey no.115/2 admeasuring area 154.00 Sq.Mtrs along with 2 storied residential house having total built up area 185.89 Sq.Mtr. which is bounded by:- On or towards East :- By Plot No.7-A, On or towards West :- By Plot No.9-A, On or towards North :- By Colony Road, On or towards South :- By land out of Land Survey No 115. Property in the name of Mrs. Meenakshi Chavan W/o. Sunil Chavan	Rs.40,00,000/- (Rupees Forty Lakhs Only)	Rs.4,00,000/- (Rupees Four Lakh Only)
Details Of Auction Events: Inspection of Property : 12.03.2024 for Lot No.01 & 14.03.2024 for Lot No.02 from 11.00 A.M. to 12.00 P.M. Last date for bid submission : 20.03.2024 Date of e-auction : 21.03.2024 between 02:00 P.M. to 3:00 P.M. (with 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 held through RARC's approved service provider **M/s ARCA EMART PRIVATE LIMITED** at website: <https://www.Auctionbazaar.com> (web portal of ARCA EMART PRIVATE LIMITED). 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.Auctionbazaar.com> intending bidders may download relevant documents.
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 Authorized Officer of Reliance Asset Reconstruction Company Limited (RARC) at Shop No. 23 & 24, Ashoka Mall, Ground Floor, Opp Sun N Sand Hotel, Bund Garden Road, Pune-411001 and by email to Pravin.Angarakhe@relianceada.com and Vinod.Pawaskar@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 20.03.2024**. 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. Bidder has to mandatorily give undertaking under Section 29A of Indian Bankruptcy Code, 2016.
6. 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.
7. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to Current Account No. **1020014003306** Name of the Bank: **Akola Urban Co-op Bank**. Branch: **Kalbadevi**, Name of the Beneficiary: **Reliance ARC AUCB 2014 (1) Trust**, IFSC Code: **TAUB0001020**. Please note that the Cheques/Demand Draft shall not be accepted towards EMD.
8. 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.50,000/-** (Rupees Fifty Thousand Only) for each property. In case sole bidder, bidder has to improve his bid minimum by one incremental.
9. 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 shall deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder.
10. 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.
11. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.
12. 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.
13. 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.
14. 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 and applicable TDS on sale of property shall be borne by the purchaser only.
16. For further details, contact **Mr. Pravin Angarakhe, Associate Vice President –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: Ahmednagar
Date: 05.03.2024

Authorized Officer
For Reliance Asset Reconstruction Co. Ltd.,