

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd (RARC), a Trustee of “SVC Bank RARC 033 Trust” is an assignee and a secured creditor of below mentioned borrower by virtue of **Assignment Agreement dated 29.03.2017** executed with **SVC 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/Mortgagor/Guarantors	Outstanding dues	Date of Possession
1.M/s PVSS Cranes and Components (Borrower) (Through its Proprietors: Mrs. Pallavi Sadashiv Barge) At: Plot No. 12, PVSS House, Empire Estate, Near Old Pune Mumbai Road Chinchwad, Pune- 411018 Also At: Unit No.1, Gat No. 118/1, Village Chimbali, Near Vijay Motor, Off Pune Nasik Highway, Tal. Khed, Pune 410501. Also At: Unit No.2, Plot No. C-3/9, Five Star MIDC, Kagal, Tal. Hathkanangale Dist. Kolhapur- 416202. 2.Mr. Sadashiv Tukaram Barge (Borrower and Mortgagor) At: Plot No. 12, PVSS House, Empire Estate, Near Old Pune Mumbai Road Chinchwad, Pune- 411018. 3.Mr. Pallavi Sadashiv Barge (Borrower and Mortgagor) At: Plot No. 12, PVSS House, Empire Estate, Near Old Pune Mumbai Road Chinchwad, Pune- 411018.	Rs.8,79,29,724.71/- as on 31.03.2016 as per 13(2) notice dated 02.04.2016 and Rs.13,46,741.00/- as on 02.04.2016 as per 13(2) notice dated 02.04.2016 and Total outstanding as on 19.06.2023 is Rs. 20,27,29,130.63/- in both account with future interest thereon till the date of entire payment.	For Property Lot.No.1 is 18.06.2016 and Property Lot No.2 is 17.06.216
DESCRIPTION OF THE PROPERTY	RESERVE PRICE IN RUPEES	EMD AMOUNT IN RUPEES
Property Lot.No.1 All that piece and parcel of property being bungalow named PVSS House, adm. 225.36. sq.mt. on plot No. 12 adm. 269.23 sq.mt.i.e. 2898 sq.ft. out of sanctioned layout of sector No. 6 bearing CTS No. 4510/1 and S.No. 236B, 236A, 237/1 + 238, 239, 229/230/1, 231, 232 (part) in Premier City Co-Operative Housing Society situated in Village Chinchwad, within the registration sub-district of Tal. Haveli, Dist- Pune and within the limits of Pimpri Chinchwad Municipal Corporation in the name of Mr. Sadashiv Tukaram Barge and Mrs. Pallavi Sadashiv Barge. Boundaries- East- by Nala West- by Plot No 11 South- by Plot No 9 North- by 9 mtr Internal Road	Rs. 2,75,00,000 /- (Rupees Two Crore Seventy-Five Lakhs only)	Rs. 27, 50,000 /- (Rupees Twenty-Seven Lakhs Fifty Thousand Only)
Property Lot.No.2 All that piece and parcel of property at Plot No. C-3/9 adm. about 1390 sq.mt. situated at Kagal- Hathkanangale Five Star Industrial Development Corporation (MIDC) area, Village Pattankodoli, Tal- Hathkanagale, Dist- Kolhapur along with entire construction thereon in the name of M/s. PVSS Cranes and Components Boundaries- On or towards the North by - Plot No C-3/10 On or towards the South by - Plot No C-318 On or towards the East by - MIDC Road 20.0 M. R/W On or towards the West by - MIDC Boundary	Rs. 1,10,00,000 /- (Rupees One Crore Ten Lakhs only)	Rs. 11,00,000 /- (Rupees Eleven lakhs Only)
Details Of Auction Events: - Inspection of Property : 10.07.2023 from 11.00 A.M. to 02.00 P.M. Last date for bid submission : 26.07.2023 till 5.00 PM Date of e-auction : 27.07.2023 between 2:00 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 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. 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: pandeep.singh@c1india.com and support@bankeauctions.com Address: Plot No.68, 3rd Floor, Sector-44, Gurugram, Haryana-122003.

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 26.07.2023 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. 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 102604180000740, Name of the Bank: SVC Bank, Branch: Vakola, Mumbai, Name of the Beneficiary: SVC Bank RARC 033 Trust, IFSC Code: SVCB0000026**. Please note that the Cheque/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.2,00,000/- (Rupees Two Lakhs Only) for Property Lot No.1 and Rs.1,00,000/- (Rupees One Lakhs) for Property Lot No.2**. 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 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 30 DAYS NOTICE TO THE BORROWER/GUARANTORS/MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.

Place: Mumbai
Date: 24.06.2023

Authorized Officer
For Reliance Asset Reconstruction Co. Ltd.,