

**(Auction Sale Notice for Immovable / Movable properties)**

**SALE NOTICE**

**E-Auction Sale Notice for sale of Immovable & Movable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 6(2) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged and Movable Assets hypothecated to the Secured Creditor, the constructive / physical possession of which has been taken by the Authorized Officer of ARM Branch, Pune of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **26.03.2021**, for recovery of **Rs. 10,41,66,513.39 (Rupees Ten Crore Forty One Lakhs Sixty Six Thousand Five Hundred Thirteen and Paise Thirty Nine only)** as on 31.12.2020 due to the ARM Branch, Pune of Canara Bank from M/s Bran Engineering Pvt. Ltd. (Borrower and Hypothecator), M/s Lipid Systems Engineers Pvt. Ltd. (In liquidation) (Mortgagor & Guarantor), M/s Lipid Engineering Pvt. Ltd. (Mortgagor & Guarantor), Mr. Sanjay Singh (Guarantor) and Mrs. Sarika Singh (Guarantor).

The reserve price, earnest money deposit, date of deposit of earnest money is as under:

Property Sr. No.	Reserve Price	EMD	Last Date of Deposit of EMD
1	Rs. 1,97,02,000/- (Rs. One Crore Ninety Seven Lakhs Two Thousand Only)	Rs. 19,70,200/- (Rs. Nineteen Lakhs Seventy Thousand Two Hundred only)	25.03.2021 till 05.00 PM

Details and full description of the immovable property with known encumbrances, if any: There is no encumbrance to the knowledge of the bank.

Property Sr. No.	Particulars of Property	Boundary of Property
1	Row house owned by M/s Lipid Systems Engineers Pvt Ltd. (in liquidation) situated at C-2 Clover High Lands, Near Clover hills, NIBM Road, Kondhwa-Khurda, Pune-411 048 adm 2838 Sq.ft. <b>(The property is under constructive possession of the bank)</b>	<b>North:</b> NIBM S. No. 24 <b>South:</b> S. No. 25/5 <b>East:</b> State Government Forest <b>West:</b> 80 Feet Road

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511027 & 25532165 during office hours on any working day.

**Date: 06.03.2021**  
**Place: PUNE**

**AUTHORISED OFFICER**  
**CANARA BANK**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

<b>1.</b>	<b>Name and Address of the Secured Creditor</b>	Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune - 411004. Phone No. 02025511027 & 25532165
<b>2.</b>	<b>Name and Address of the Borrowers and Guarantors</b>	<p><b>M/s Bran Engineering Pvt. Ltd. (Borrower and Hypothecator),</b> C/o Sarika Singh, Row House- B-2, Clover Highlands, NIBM Road, Kondhwa, Pune- 411 048</p> <p><b>Official Liquidator M/s Lipid Systems Engineers Pvt. Ltd. (In Liquidation) (Mortgagor &amp; Guarantor),</b> Section V, 5<sup>th</sup> Floor, Bank of India Building, Mahatma Gandhi Road, Fort, Mumbai- 400 001</p> <p><b>M/s Lipid Engineering Pvt. Ltd. (Mortgagor &amp; Guarantor),</b> C/o Sarika Singh, Row House- B-2, Clover Highlands, NIBM Road, Kondhwa, Pune- 411 048</p> <p><b>M/s Lipid Systems Engineers Pvt. Ltd. (Mortgagor &amp; Guarantor),</b> C/o Sarika Singh, Row House- B-2, Clover Highlands, NIBM Road, Kondhwa, Pune- 411 048</p> <p><b>Mr. Sanjay Singh (Guarantor)</b> Row House- B-2, Clover Highlands, NIBM Road, Kondhwa, Pune- 411 048</p> <p><b>Mrs. Sarika Singh (Guarantor)</b> Row House- B-2, Clover Highlands, NIBM Road, Kondhwa, Pune- 411 048</p>
<b>3.</b>	<b>Total liabilities as on 31.12.2020</b>	Rs. 10,41,66,513.39 (Rupees Ten Crore Forty One Lakhs Sixty Six Thousand Five Hundred Thirteen and Paise Thirty Nine only) + Interest thereon + other charges
<b>4.</b>	<b>(a) Mode of Auction</b>	E-auction
	<b>(b) Details of Auction service provider</b>	M/s. Canbank Computer Services Ltd through website <a href="https://www.indianbankseauction.com">https://www.indianbankseauction.com</a>
	<b>(c) Date and Time of Auction</b>	<b>26.03.2021</b> from 12.00 PM To 01.00 PM (with unlimited extension of 5 mins each)
	<b>(d) Place of Auction</b>	Online

**5. The reserve price, earnest money deposit, date of deposit of earnest money is as under:**

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**6. Details and full description of the immovable property:**

Property Sr. No.	Particulars of Property	Boundary of Property
1	Row house owned by M/s Lipid Systems Engineers Pvt Ltd. (in liquidation) situated at C-2 Clover High Lands, Near Clover hills, NIBM Road, Kondhwa-Khurda, Pune-411 048 adm 2838 Sq.ft. <b>(The property is under constructive possession of the bank)</b>	<b>North:</b> NIBM S. No. 24 <b>South:</b> S. No. 25/5 <b>East:</b> State Government Forest <b>West:</b> 80 Feet Road

**7. Other terms and conditions:**

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings
- The property can be inspected, with Prior Appointment with Authorised Officer, as on **15.03.2021 TO 19.03.2021** between **11.00 AM to 03.00 PM**
- The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- EMD** amount i.e. 10 % of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, ARM branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM branch, Pune A/c No.3776296000003. IFSC Code: CNRB0003776 on or before **25.03.2021 by 5.00 p.m.**
- Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- [ccsleauktion@gmail.com](mailto:ccsleauktion@gmail.com); [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/Details on or before **25.03.2021 by 5.00 p.m.** to Canara Bank, ARM Branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511027 & 25532165 by hand or by post/mail (cb5208@canarabank.com).
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

- ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
- iii) Bidders Name. Contact No. Address, E Mail Id.
- iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://www.indianbankseauction.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- [ccsleauktion@gmail.com](mailto:ccsleauktion@gmail.com); [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 1,00,000/- (Rupees One Lakh Only) for property Sr. No. 1. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
- k) For sale proceeds of Rs. 50 Lakh (Rupees Fifty Lakh) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Circle office, Pune situated at Canara Bank Building, Fp 790 (Part), Near Mangala Theatre, Shivaji Road, Shivaji Nagar, Pune-411 005 or Prime Corporate Branch, 1<sup>st</sup> Floor, Red Cross Building, 11, M G Road, Camp, Pune-411 001 who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2<sup>nd</sup> floor, Jangli Maharaj Road, Pune – 411004. Phone No. 8600208688, 9557966005, 02025511027 & 25532165. or the service provider M/s. Canbank Computer Services Ltd, Bangalore (Contact nos. 9480691777/ 8880531165/ 8898418010, e-mail: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in))

**SPECIAL INSTRUCTION/CAUTION**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

**PLACE: PUNE**  
**DATE: 06.03.2021**

**AUTHORISED OFFICER**  
**CANARA BANK**