

## SALE NOTICE

### E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8/ (6) 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 to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of Asset Recovery Management Branch, Canara Bank, 2<sup>nd</sup> Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **26.03.2021**, for recovery of Rs.22,42,52,648.40 (Rs. Twenty Two Crores Fourty Two Lakhs Fifty Two Thousand Six Hundred Fourty Eight and Paise Fourty only) as on 31/12/2020 plus further interest due to the Asset Recovery Management Branch, Pune of Canara Bank from **M/s Vistacore Infraprojects Pvt.Ltd.,** (Borrower) Regd. Office Flat no 1, High Gate, Plot no.21, Neelanjali Co-operative Housing Society, Kalyani Nagar, Pune-411006. and Shri. Utkarsh Balasaheb Patil, Sou. Shubhalaxmi Balasaheb Patil, Shri Balasaheb Bhausaheb Patil, Sou. Pooja Rajendra Patil, Shri Harshapratik Balasaheb Patil, M/s Vistacore Lifespaces & Developers Pvt. Ltd.,(Directors/Guarantors) of M/s Vistacore Infraprojects Pvt. Ltd.

The details and full description of the property and reserve price, earnest money deposit, date of deposit of earnest money is as under:

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
1	All that piece and parcel of Non agriculture land in the name of Sou. Shubhalaxmi Balasaheb Patil, bearing Plot No 2 admeasuring 403.24 sq. mtrs out of Survey No 818/3B, in Gagangiri Housing Society at E Ward, of village Kasba Bawada, Taluka Karveer, District Kolhapur - 416006 <b>Boundaries:</b> East: Plot no.3 of Mr. Shreyas Patil South: Survey No. 817 West: Road North: Survey No. 818 of Mr. Khabale & Mr. Nagendra	Rs. 1,31,00,000.00 (Rupees One Crore Thirty One Lakhs only)	Rs.13,10,000.00 (Rupees Thirteen Lakhs Ten Thousand only) 25.03.2021 by 5.00 p.m	Not known to bank
2	All that piece and parcel of 3 Non agriculture land area in the name of Shri Haripratik Balasaheb Patil, bearing S. No 2848/4/7 & 2848/4/9 & 2848/4/10 admeasuring 270, 225.8, 425 Sq mtrs respectively and at Sangola Kadlas road, at village - Sangli, Taluka- Sangola, District – Solapur – 413307	Rs.1,41,00,000.00 (Rs. One Crore Fourty One Lakhs only)	Rs.14,10,000.00 (Rupees Fourteen Lakhs Ten Thousand only) 25.03.2021 by 5.00 p.m	Not known to bank

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
	<p><b>For open plot at S. No 2848/4/7</b> <b>Boundaries:</b> East: Old Sangola Jawla Road South: Survey No. 175/4 West: City Survey No. 2848/4/9 North: City Survey No. 2848/4/6</p> <p><b>For open plot at S. No 2848/4/9</b> <b>Boundaries:</b> East: City Survey No. 2848/4/7 South: Survey No. 175/4 West: Old Sangola Kadlas Road North: City Survey No. 2848/4/8</p> <p><b>For open plot at S. No 2848/4/10</b> <b>Boundaries:</b> East: City Survey No. 2848/4/9 South: Survey No. 175/4 West: City Survey No. 2848/4/12 &amp; Sangola Kadlas road North: City Survey No. 2848/4/10</p>			
3	<p>All that piece and parcel of Non agriculture open plot in the name of Smt. Pooja Rajendra Patil, bearing Survey No 126/6(P) admeasuring 3581 Sq. mtrs at Sangola-Kadlas Road, Village-Sangola, Taluka-Sangola, District Solapur – 413307. <b>Boundaries:</b> East: Survey No. 126/6 South: Land of Mr. Manik Patil West: Survey No. S No.126/6 land property of Mr.Rajaram Laxman Shinde North: 15 ft wide public road</p>	Rs.2,19,00,000.00 (Rupees Two Crore Nineteen Lakhs only)	Rs.21,90,000.00 (Rupees Twenty One Lakhs Ninty Thousand only) 25.03.2021 by 5.00 p.m	Not known to bank
4	<p>All that piece and parcel of Non agriculture land admeasuring 06 Ares with poultry shed in the name of Sou. Shubhalaxmi Balasaheb Patil, Bearing Survey No: 177/11/1/1, at Miraj-Solapur Road, Kadlas Naka, Village-Sangola, Taluka-Sangola, District-Solapur – 413 307 <b>Boundaries:</b></p>	Rs.90,00,000.00 (Rupees Ninty Lakhs only)	Rs.9,00,000.00 (Rupees Nine Lakhs only) 25.03.2021 by 5.00 p.m	Not known to bank

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
	East: Land of Mr. Sayyad South: Land of Mr. Surwase West: Survey No. 177/9B/2 & Survey No. 177/9B/1 of Mr. Utkarsh Patil North: Land of Mr. Kamble			
5	All that piece and parcel of Non agriculture land admeasuring 205 sq. mtrs in the name of Sou. Shubhalaxmi Balasaheb Patil, bearing Survey No 177/9B/1, Miraj-Solapur Road ,Kadlas Naka, Village-Sangola, Taluka- Sangola, District-Solapur – 413307. <b>Boundaries:</b> East: Part of land owned by Mr. Kamble & part of S No 177/11/1/1 of Mrs. Shubhalaxmi Patil South: Survey No. 177/9B/2 West: S. No. 177/9B/1 owned by Aniruddha Pujari & Patil North: Miraj Pandharpur Highway Road	Rs.32,00,000.00 (Rupees Thirty Two Lakhs only)	Rs.3,20,000.00 (Rupees Three Lakhs Twenty Thousand only) 25.03.2021 by 5.00 p.m	Not known to bank
6	All that piece and parcel of Non agriculture land admeasuring 371 sq. mtrs in the name of Sou. Shubhalaxmi Balasaheb Patil, bearing Survey No 177/9B/2 with having poultry shed of 7*12 mtrs and 7*12 poultry area situated at village Sangola, Miraj- Solapur Road, Kadlas Naka, Taluka Sangola within the limits of Sangola municipality, District-Solapur – 413 307. <b>Boundaries:</b> East: Survey No. 177/9B/2 South: Land of Mr. Surwase West: Land of Mr. Patil North: Survey no 177/9B/2 of Mr. Utkarsh Patil	Rs.57,00,000.00 (Rupees Fifty Seven Lakhs only)	Rs.5,70,000.00 (Rupees Five Lakhs Seventy Thousand) 25.03.2021 by 5.00 p.m	Not known to bank
7	All that piece and parcel of Non agriculture plot in the name of Mrs. Shubhalaxmi Balasabe Patil, bearing Plot No. 3A, admeasuring 1545.40 Sq. Mts. out of survey No. 383/3 at Inaam – Dhamani Raod, Near Limaye Mala, Government Colony, Village Sangli, Taluka-Miraj	Rs.2,25,18,000.00 (Rupees Two Crore Twenty Five Lakhs Eighteen Thousand only)	Rs.22,51,800.00 (Rupees Twenty Two Lakhs Fifty One Thousand Eight Hundred	Not known to bank

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
	District- Sangali-416416 <b>Boundaries:</b> North: Plot No. 1 South: 18 Mts. wide road East: 9 Mts. wide proposed road West: Survey No. 383/3 residual land property		only) 25.03.2021 by 5.00 p.m.	

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 Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511027 & 25532165.

**Date: 06.03.2021  
Place: Pune**

**AUTHORISED OFFICER  
CANARA BANK**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.03.2021**

<b>1.</b>	<b>Name and Address of the Secured Creditor</b>	Canara Bank, Asset Recovery Management Branch, 1259, 2 <sup>nd</sup> Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
<b>2.</b>	<b>Name and Address of the Borrowers and Guarantors</b>	<p><b>M/s Vistacore Infraprojects Pvt.Ltd. (Borrower)</b> Regd. Office at Flat No.1, High gate, Plot no 21, Neelanjali Co-operative Housing Society, Kalyani Nagar, Pune -411006</p> <p><b>Shri Utkarsh Balasaheb Patil (Guarantor)</b> At Flat No.1004, A-2, Prism Apartments, Aundh, Pune- 411007</p> <p><b>Sou. Shubhalaxmi Balasaheb Patil (Guarantor)</b> At 'Shubhalaxmi', 2100/164, E- Ward, Mahadik mall Kolhapur- 416005</p> <p><b>Shri Balasaheb Bhausaheb Patil (Guarantor)</b> At 'Shubhalaxmi', 2100/164, E- Ward, Mahadik mall Kolhapur- 416005</p> <p><b>Sou. Pooja Rajendra Patil (Guarantor)</b> At 'Sonai', Kumbhar Galli, Sangola, Taluka Sangola, Dist- Solapur -413307</p> <p><b>Shri Harshpratik Balasaheb Patil (Guarantor)</b> At Flat no 1004, A-2, Prism Apartments, Aundh, Pune -411007</p> <p><b>M/s Vistacore Lifespaces &amp; Developers Pvt. Ltd. (Guarantor)</b> Regd. Office at Flat No.1, High gate, Plot no 21, Neelanjali Co-operative Housing Society, Kalyani Nagar, Pune -411006</p>
<b>3.</b>	<b>Total liabilities as on 31.12.2020</b>	Rs.22,42,52,648.40 (Rs. Twenty Two Crores Fourty Two Lakhs Fifty Two Thousand Six Hundred Fourty Eight and Paise Fourty only)
<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>	26.03.2021 at 12:00 pm to 1:00 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 and details and full description of the immovable property is as under:**

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
1	<p>All that piece and parcel of Non agriculture land in the name of Sou. Shubhalaxmi Balasaheb Patil, bearing Plot No 2 admeasuring 403.24 sq. mtrs out of Survey No 818/3B, in Gagangiri Housing Society at E Ward, of village Kasba Bawada, Taluka Karveer, District Kolhapur - 416006</p> <p><b>Boundaries:</b> East: Plot no.3 of Mr. Shreyas Patil South: Survey No. 817 West: Road North: Survey No. 818 of Mr. Khabale &amp; Mr. Nagendra</p>	Rs. 1,31,00,000.00 (Rupees One Crore Thirty One Lakhs only)	Rs.13,10,000.00 (Rupees Thirteen Lakhs Ten Thousand only) 25.03.2021 by 5.00 p.m	Not known to bank
2	<p>All that piece and parcel of 3 Non agriculture land area in the name of Shri Haripratik Balasaheb Patil, bearing S. No 2848/4/7 &amp; 2848/4/9 &amp; 2848/4/10 admeasuring 270, 225.8, 425 Sq mtrs respectively and at Sangola Kadlas road, at village - Sangli, Taluka- Sangola, District – Solapur – 413307</p> <p><b>For open plot at S. No 2848/4/7</b> <b>Boundaries:</b> East: Old Sangola Jawla Road South: Survey No. 175/4 West: City Survey No. 2848/4/9 North: City Survey No. 2848/4/6</p> <p><b>For open plot at S. No 2848/4/9</b> <b>Boundaries:</b> East: City Survey No. 2848/4/7 South: Survey No. 175/4 West: Old Sangola Kadlas Road North: City Survey No. 2848/4/8</p> <p><b>For open plot at S. No 2848/4/10</b> <b>Boundaries:</b> East: City Survey No. 2848/4/9 South: Survey No. 175/4</p>	Rs.1,41,00,000.00 (Rs. One Crore Fourty One Lakhs only)	Rs.14,10,000.00 (Rupees Fourteen Lakhs Ten Thousand only) 25.03.2021 by 5.00 p.m	Not known to bank

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**6. Other terms and conditions:**

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaauction.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**

- c) 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.
- d) **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.**
- e) 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
- f) 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 05.00 PM** to Canara Bank, Asset Recovery Management Branch II, 1259, Renuka complex, 2<sup>nd</sup> Floor, J M Road, Deccan Gymkhan, Pune-411004 by hand or by email at [cb5208@canarabank.com](mailto:cb5208@canarabank.com).
  - i) 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.indianbankseauktion.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. 1,00,000.00 (Rs. One Lakh only). 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.

(Government of India Undertaking)

**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX  
2<sup>ND</sup> FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)  
Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25532165/25511027**

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- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Asset Recovery Management Branch, 1259, Renuka Complex, 2<sup>nd</sup> Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
- o) For further details **contact Canara Bank, Asset Recovery Management Branch II, Deccan Gymkhana, Pune** (Ph. No. 9557966005, 020 25511027 & 25532165) e-mail id: [cb5208@canarabank.com](mailto:cb5208@canarabank.com);

**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**