

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

**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 constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of **Prime Corporate Branch, M G Road, Pune** of the **Canara Bank.**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **06.03.2019**, for recovery of **Rs. 32,14,06,394.56 (Rs. Thirty Two Crore Forteen Lakh Six Thousand Three Hundred Ninety Four and paise Fifty Six only)** due to the **Prime Corporate Branch, M G Road, Pune of Canara Bank** from M/s Pristine Switchgears India Pvt. Ltd. (In liquidation) (Borrower and Mortgagors), M/s Pristine Engineers Pvt. Ltd. (Mortgagor & Guarantor), Mr. Ashish Madhukar Korde (Mortgagor & Guarantor) and Mrs. Mousami Ashish Korde (Guarantors).

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
1	Rs. 901.00 Lakh (Rs. Nine Crore One Lakh only)	Rs. 90.10 Lakh (Rs. Ninety Lakh Ten Thousand only)	28.02.2019 till 04.00 PM
2	Rs. 133.00 Lakh (Rs. One Crore Thirty Three Lakh only)	Rs. 13.30 Lakh (Rs. Thirteen Lakh Thirty Thousand only)	28.02.2019 till 04.00 PM
3	Rs. 98.00 Lakh (Rs. Ninety Eight Lakh only)	Rs. 9.80 Lakh (Rs. Nine Lakh Eighty Thousand only)	28.02.2019 till 04.00 PM
4	Rs. 87.00 Lakh (Rs. Eighty Seven Lakh only)	Rs. 8.70 Lakh (Rs. Eight Lakh Seventy Thousand only)	28.02.2019 till 04.00 PM
5	Rs. 39.00 Lakh (Rs. Thirty Nine Lakh only)	Rs. 3.90 Lakh (Rs. Three Lakh Ninety Thousand only)	28.02.2019 till 04.00 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	Factory Land & Building at Plot No. 1122(P), 1129(P), 1140, 1295, 1296 Mouje: Shirwal, Tq: Khandala, Dist: Satara (Maharashtra) PIN 412 801 admeasuring 8091.73 Sq Mtrs along with other miscellaneous machineries in the name of M/s Pristine Switchgears India Pvt. Ltd.	North: Plot No. 1A South: Plot No. 1-C East: Gat No. 1128 West: Plot No. 2

	<b>(The property is under physical possession of bank)</b>	
2	Flat No. 38, Building H, Swapnashilp, 19/2, Ganeshnagar, Kothrud, Pune- 411 029 admeasuring 978 Sq Ft owned by Mr. Ashish Korde within the registration sub-district Kothrud, Pune and District Pune <b>(The property is under constructive possession of the bank)</b>	North: Land bearing S No. 19/1, Kothrud South: Odha & Land out of S No. 19/2 East: Land Bearing S No. 18 West: Land bearing S No. 20
3	Flat No. 603, 6 <sup>th</sup> Floor, Building 'C', Kapil Abhijat, Plot No. 2, S. No. 31/12/1+30/1, CTS No. 1761, 1771, 1772, 1769+1762 Kothrud, Pune admeasuring 902 Sq Ft in the name of M/s Pristine Engineers Pvt. Ltd. within registration sub-district Kothrud <b>(The property is under constructive possession of the bank)</b>	North: Nala South: Internal Road East: S No. 30A/1/1 &2 West: S No. 31/1
4	a) Office No. 6 at first floor, Continental Chambers, Near Sonal Dining Hall, Karve Road, Erandwane, Pune- 411 004 admeasuring 280 Sq Ft owned by Mr. Ashish Korde, and  b) Office No. 7 at first floor, Continental Chambers, Near Sonal Dining Hall, Karve Road, Erandwane, Pune- 411 004 admeasuring 328 Sq Ft owned by M/s Pristine Engineers Pvt. Ltd. <b>(The property is under physical possession of bank)</b>	North: Karve Road South: Sub Plot No. 5, From P No. 17A East: Plot No. 19 West: Sub Plot No. 3 of From P No. 17A  North: Office No. 6 South: Office No. 8 East: Office No. 15 & 16 West: Open space of the Plot
5	Office No. 9 at first floor, Continental Chambers, Near Sonal Dining Hall, Karve Road, Erandwane, Pune- 411 004 admeasuring 328 Sq Ft owned by Mr. Ashish Korde <b>(The property is under physical possession of bank)</b>	North: Karve Road South: Sub Plot 5, From P No. 17A East: Plot No. 19 West: Sub Plot No. 403 From P No. 17A

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, Prime Corporate Branch, M G Road, Pune of Canara Bank , Ph. No. +91 20 2605 3302 / +91 77559 26591 during office hours on any working day.

**Date: 22.01.2019**  
**Place: Pune**

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

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22.01.2019**

1.	<b>Name and Address of the Secured Creditor</b>	Canara Bank, Prime Corporate Branch, 1 <sup>st</sup> Floor, Red Cross Building, 11, M G Road, Camp, Pune- 411 001
2.	<b>Name and Address of the Borrowers and Guarantors</b>	<p><b>Borrowers and Mortgagor</b> M/s Pristine Switchgears India Pvt. Ltd. (In Liquidation), The Official Liquidator, Section No. 2, 5<sup>th</sup> Floor, Bank of India Building, Mahatma Gandhi Road, Fort, Mumbai- 400 001</p> <p><b>Mr. Ashish Madhukar Korde, (Mortgagor &amp; Guarantor)</b> Office No. 6, 1<sup>st</sup> Floor, Continental Chambers, Karve Road, Pune- 411 004</p> <p>Also at Roshan Madhuban, S. No. 48/1/A/-4/B, Unit No. 33, Near Ambrosia, Bavdhan Khurd, Pune- 411 021</p> <p>Also at H-38, Swapnashilp, Ganesh Nagar, Kothrud, Pune- 411 038</p> <p>Also at Flat No. 703, Park Dew Society, Sector 20, Khargar, Navi Mumbai- 410 210</p> <p><b>Mrs. Mousami Ashish Korde, (Guarantor)</b> Office No. 6, 1<sup>st</sup> Floor, Continental Chambers, Karve Road, Pune- 411 004</p> <p>Also at Roshan Madhuban, S. No. 48/1/A/-4/B, Unit No. 33, Near Ambrosia, Bavdhan Khurd, Pune- 411 021</p> <p>Also at H-38, Swapnashilp, Ganesh Nagar, Kothrud, Pune- 411 038</p> <p>Also at Flat No. 703, Park Dew Society, Sector 20, Khargar, Navi Mumbai- 410 210</p> <p><b>M/s Pristine Engineers Pvt. Ltd. (Mortgagor &amp; Guarantor)</b> Office No. 6, 1<sup>st</sup> Floor, Continental Chambers, Karve Road, Pune- 411 004</p>

<b>3.</b>	<b>Total liabilities as on 21.01.2019</b>	Rs. 32,14,06,394.56 (Rs. Thirty Two Crore Fourteen Lakh Six Thousand Three Hundred Ninety Four and paise Fifty Six 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 C1 India Pvt. Ltd. through website <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
	<b>(c) Date and Time of Auction</b>	06.03.2019 till 04.00 PM
	<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
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3	Flat No. 603, 6 <sup>th</sup> Floor, Building 'C', Kapil Abhijat, Plot No. 2, S. No. 31/12/1+30/1, CTS No. 1761, 1771, 1772, 1769+1762 Kothrud, Pune admeasuring 902 Sq Ft in the name of M/s Pristine Engineers Pvt. Ltd. within registration sub-district Kothrud <b>(The property is under constructive possession of the bank)</b>	North: Nala South: Internal Road East: S No. 30A/1/1 & 2 West: S No. 31/1
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#### 7. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property can be inspected, with Prior Appointment with Authorised Officer, as per details below:  
  
Property Sr. No. 1: **18.02.2019** between **10.00 AM to 02.00 PM**  
Property Sr. No. 2: **20.02.2019** between **10.00 AM to 02.00 PM**  
Property Sr. No. 3: **20.02.2019** between **03.00 PM to 05.00 PM**  
Property Sr. No. 4 & 5: **21.02.2019** between **10.00 AM to 02.00 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 of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Prime Corporate Branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of

Canara Bank, Prime Corporate Branch, Pune A/c No 2551295000001 IFSC Code: CNRB0002551 on or before 28.02.2019 04.00 PM.

- 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 C1 India Pvt. Ltd., Udyog Vihar, Phase-2, Gulf Petroleum Building, Building No. 301, Gurgaon (Haryana) PIN- 122 015, Email- [support@bankeauctions.com](mailto:support@bankeauctions.com); [Hareesh.gowda@c1india.com](mailto:Hareesh.gowda@c1india.com); Contact No. +91 95945 97555, +91 124 430 2020/2021/2022/2023.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28.02.2019 04.00 PM to Canara Bank, Prime Corporate Branch, M G Road, Pune by hand or by email at [managercb2551@canarabank.com](mailto:managercb2551@canarabank.com); [uplohani@canarabank.com](mailto:uplohani@canarabank.com); [swaminathanr@canarabank.com](mailto:swaminathanr@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.bankeauctions.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 C1 India Pvt. Ltd., Udyog Vihar, Phase-2, Gulf Petroleum Building, Building No. 301, Gurgaon (Haryana) PIN- 122 015, Email- [support@bankeauctions.com](mailto:support@bankeauctions.com); [Hareesh.gowda@c1india.com](mailto:Hareesh.gowda@c1india.com); Contact No. +91 95945 97555, +91 124 430 2020/2021/2022/2023.
- 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) for property Sr. No. 1 and Rs. 10,000.00 (Rs. Ten Thousand only) for property Sr. No. 2 to 5. 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 or Prime Corporate Branch, M G Road, Pune who, as a facilitating centre, shall make necessary arrangements.
- o) For further details **contact Canara Bank, Prime Corporate Branch, M G Road, Pune** (Ph. No +91 20 2611 1133; +91 20 2605 3302; Mobile No. +91 97316 61656/ +91 77559 26591) e-mail id: [cb2551@canarabank.com](mailto:cb2551@canarabank.com); [managercb2551@canarabank.com](mailto:managercb2551@canarabank.com); [uplohani@canarabank.com](mailto:uplohani@canarabank.com); [swaminathanr@canarabank.com](mailto:swaminathanr@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: 22.01.2019**

**Authorised Officer**  
**Canara Bank**