

Internal



(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

1ST FLOOR, J M ROAD, DECCAN GYM KHANA, PUNE- 411 004 (MAHARASHTRA)

Email: cb5208@canarabank.com Phone – 7020010307/8739018778/ 7509985705

Ref. no. ARM/PUNE/AUCTION/NOV/VISTACORE/2025-26

Date: 11.11.2025

To,

M/s Vistacore Infraprojects Pvt.Ltd. (Borrower)

Regd. Office at Flat No.1, High gate, Plot no 21, Neelanjali Co-operative Housing Society, Kalyani Nagar, Pune -411006

Mr. Utkarsh Balasaheb Patil (Guarantor)

At Flat No.1004, A-2, Prism Apartments,
Aundh, Pune- 411007

Mrs. Shubhalaxmi Balasaheb Patil (Guarantor)

At 'Shubhalaxmi', 2100/164, E- Ward, Mahadik mall
Kolhapur- 416005

Mr. Balasaheb Bhausaheb Patil (Guarantor)

At 'Shubhalaxmi', 2100/164, E- Ward, Mahadik mall
Kolhapur- 416005

Mrs. Pooja Rajendra Patil (Guarantor)

At 'Sonai', Kumbhar Galli, Sangola, Taluka Sangola,
Dist- Solapur -413307

Mr. Harshapratik Balasaheb Patil (Guarantor)

At Flat no 1004, A-2, Prism Apartments,
Aundh, Pune -411007

M/s Vistacore Lifespaces & Developers Pvt. Ltd. (Guarantor)

Regd. Office at Flat No.1, High gate, Plot no 21, Neelanjali Co-operative Housing Society, Kalyani Nagar, Pune -411006

By Regd. Post AD/Speed Post

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. *****

As you are aware that, I, on behalf of Canara Bank, ARM Branch, Pune have taken possession of the asset described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Asset Recovery Management Branch, Pune of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

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Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Authorised Officer
Canara Bank



ENCLOSURE – SALE NOTICE

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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, 2nd 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 **05.12.2025** for recovery of **Rs. 33,02,68,559.55** (Rupees Thirty Three Crore Two Lakh Sixty Eight Thousand Five Hundred Fifty Nine and Paise Fifty Five Only) as on **18.08.2025** plus further interest and charges thereon 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 Mr. Utkarsh Balasaheb Patil, Mrs. Shubhalaxmi Balasaheb Patil, Mr. Balasaheb Bhausaheb Patil, Mrs. Pooja Rajendra Patil, Mr. 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	Residential Bungalow, 'Deepshri', Hind CHS Ltd, at Plot No 32, CTS NO 2100C/76, Near Blooming Buds Pre School and Somnath Mandir, Off Ramabai Ambedkar Road, Ruikar Colony, E-2 Ward, Kolhapur - 416005; admeasuring 483.10 sq. mts.	Rs. 2,35,00,000.00 (Rupees Two Crore Thirty Five Lakh Only)	Rs. 23,50,000.00 (Rupees Twenty Three Lakh Fifty Thousand Only) by 04.12.2025 till 5.00 PM	Not known to bank
2	Plot No 2 RS No 818/3B, Gagangiri Housing society Area, E Ward, Kasba Bawada Village, Taluka Karveer, District Kolhapur - 416006 admeasuring 403 sq. mts. in the name of Mrs. Subhalaxmi Patil	Rs. 97,00,000.00 (Rupees Ninety Seven Lakh Only)	Rs. 9,70,000.00 (Rupees Nine Lakh Seventy Thousand Only) by 04.12.2025 till 5.00 PM	Not Known to bank
3	Three open plots at S. No 2848/4/7 & 2848/4/9 & 2848/4/10 Near Disha Hospital, Kadlas road, Opp Athani Pandharpur Road, Sangola Tal. Sangola, Dist. Solapur - 413307 admeasuring 270, 225.8, 425 Sq. mts. respectively and standing in the name of Mr. Harshapratik Patil	Rs. 1,03,00,000.00 (Rupees One Crore three Lakh Only)	Rs. 10,30,000.00 (Rupees Ten Lakh Thirty Thousand Only) by 04.12.2025 till 5.00 PM	Not known to bank



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Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
4	All that piece and parcel of land at Gat No 126/6(P) at Sangola-Kadlas Road, Village-Sangola, Taluka-Sangola, District Solapur - 413307 adm 3581 sq.m open plot in the name of Mrs. Pooja Rajendra Patil	Rs. 1,72,00,000.00 (Rupees One Crore Seventy two Lakh Only)	Rs. 17,20,000.00 (Rupees Seventeen Lakh Twenty Thousand Only) by 04.12.2025 till 5.00 PM	Not known to bank
5	Open Residential Plot at S No: 177/11/1/1 at Miraj-Solapur Road, Kadlas Naka, Village Sangola, Taluka Sangola District Solapur – 413307 admeasuring 600 sq. mts. and standing in the name of Mrs. Subhalaxmi Patil	Rs. 63,00,000.00 (Rupees Sixty three Lakh Only)	Rs. 6,30,000.00 (Rupees Six Lakh Thirty Thousand Only) by 04.12.2025 till 5.00 PM	Not known to bank
6	Open Residential Plot at S No 177/9B/1 Miraj- Solapur Road, Kadlas Naka, Village Sangola, Tal. Sangola, Dist. Solapur - 413307 admeasuring 205 sq. mts. in the name of Mr. Utkarsha B Patil	Rs. 21,00,000.00 (Rupees Twenty one Lakh Only)	Rs. 2,10,000.00 (Rupees Two Lakh Ten Thousand Only) by 04.12.2025 till 5.00 PM	Not known to bank
7	Open Residential Plot at S No: 177/9B/2 plot with poultry shed, Miraj- Solapur Road Kadlas Naka Village Sangola, Tal. Sangola, Dist. Solapur – 413307 admeasuring 371 sq. mts. and standing in the name of Mrs. Subhalaxmi Patil	Rs. 38,00,000.00 (Rupees Thirty Eight Lakh Only)	Rs. 3,80,000.00 (Rupees Three Lakh Eighty Thousand Only) by 04.12.2025 till 5.00 PM	Not known to bank
8	Open Residential Plot at S. No 125/4/2, Near Disha Hospital, Kadlas Road, Opp Athani Pandharpur Road, Village Sangola, Tal Sangola, Dist Solapur admeasuring 6500 sq. mtr. and standing in the name of Mrs. Subhalaxmi Patil	Rs. 3,40,00,000.00 (Rupees Three Crore Forty Lakh Only)	Rs. 34,00,000.00 (Rupees Thirty Four Lakh Only) by 04.12.2025 till 5.00 PM	Not known to bank

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (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. 020-25511034, +91 8797280991, +91 9811847413 during office hours on any working day.

Date: 11.11.2025

Place: Pune

AUTHORISED OFFICER
CANARA BANK



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ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
1ST FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – 7020010307/8739018778/ 7509985705

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.11.2025

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259,1 st Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name and Address of the Borrowers and Guarantors	<p>M/s Vistacore Infraprojects Pvt.Ltd. (Borrower) Regd. Office at Flat No.1, High gate, Plot no 21, Neelanjali Co-operative Housing Society, Kalyani Nagar, Pune -411006</p> <p>Mr. Utkarsh Balasaheb Patil (Guarantor) At Flat No.1004, A-2, Prism Apartments, Aundh, Pune- 411007</p> <p>Mrs. Shubhalaxmi Balasaheb Patil (Guarantor) At 'Shubhalaxmi', 2100/164, E- Ward, Mahadik mall Kolhapur- 416005</p> <p>Mr. Balasaheb Bhausahab Patil (Guarantor) At 'Shubhalaxmi', 2100/164, E- Ward, Mahadik mall Kolhapur- 416005</p> <p>Mrs. Pooja Rajendra Patil (Guarantor) At 'Sonai', Kumbhar Galli, Sangola, Taluka Sangola, Dist- Solapur -413307</p> <p>Mr. Harshapratik Balasaheb Patil (Guarantor) At Flat no 1004, A-2, Prism Apartments, Aundh, Pune -411007</p> <p>M/s Vistacore Lifespaces & Developers Pvt. Ltd. (Guarantor) Regd. Office at Flat No.1, High gate, Plot no 21, Neelanjali Co-operative Housing Society, Kalyani Nagar, Pune -411006</p>
3.	Total liabilities as on 18.08.2025	Rs. 33,02,68,559.55 (Rupees Thirty Three Crore Two Lakh Sixty Eight Thousand Five Hundred Fifty Nine and Paise Fifty Five Only) as on 18.08.2025 plus further interest and charges thereon.
4.	(a) Mode of Auction	E-auction
	(b) Details of Auction service provider	M/s.Canbank Computer Services Ltd through website: https://www.indianbankseaauction.com
	(c) Date and Time of Auction	05.12.2025 at 12:00 pm to 1:00 pm with unlimited extension of 5 mins each
	(d) Place of Auction	Online



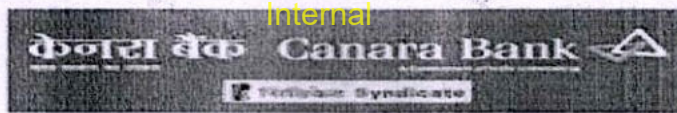
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5. The reserve price, earnest money deposit, date of deposit of earnest money and details and full description of the immovable property is as under:

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
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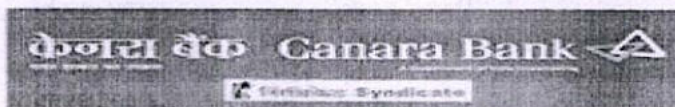
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6. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.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 from **27.12.2025 to 29.12.2025** between **11.00 AM to 03.00 PM** on working days.
- 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 of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said Challan on or before **04.12.2025** 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. PSB Alliance Pvt Ltd (BAANKNET), Email- Support.BAANKNET@psballiance.com; Contact No. +91 8291220220.
- The intending bidders should register their names at portal <https://baanknet.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. PSB Alliance Pvt Ltd (BAANKNET), Email- Support.BAANKNET@psballiance.com; Contact No. +91 8291220220.
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- 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 the properties having Reserve Price more than or equal to **Rs. 50,00,000.00** (Rs. Fifty Lakh only) and **Rs. 10,000.00** (Rs. Ten Thousand only) for the properties having Reserve Price less than **Rs. 50,00,000.00** (Rs. Fifty 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.
- 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

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- 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.
- j) 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.
 - k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
 - l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
 - m) 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, 2nd Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
 - n) For further details **contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune** (Ph. No. 9798032011, 020-25511034) e-mail id: 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: 11.11.2025

**AUTHORISED OFFICER
CANARA BANK**



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