



PhoenixARC

Phoenix ARC Private Limited

CIN No. U67190MH2007PTC168303

Reg Office : Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and Western Express Highway Vile Parle (E), Mumbai -400057, Tel : 022- 68492450,

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ONLINE E- AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) & of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured assets of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned properties mortgaged/hypothecated to Phoenix ARC Private Limited in capacity as Trustee of the respective trusts mentioned below (Phoenix) (pursuant to assignment of debt by various Banks mentioned below (Assignor Banks)) in favour of Phoenix vide the respective Assignment Agreements more particularly mentioned below) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition, by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 6, 7, 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website <https://www.bankeauctions.com> as per the details given below:

Borrower: Photonix Solar Pvt. Ltd.	
Co-Obligant/Guarantors/ Mortgagors:- Mr. Deshpande Dilip Narayan, Mr.Khandawala Shishir Jayantial, Mrs. Khandawala Meena Shishir	
Details of Assignment: Assignor Bank- Janata Sahakari Bank Ltd., Pune; Trust - Phoenix Trust FY 19-21; Date of Assignment - 30.03.2019	
Demand Notice: Rs. 14,70,64,316.11/- (Rupees Fourteen Crore Seventy Lakhs Sixty-Four Thousand Three Hundred Sixteen and Paise Eleven Only) as on 30.06.2017 along with further interest, cost, charges and other expenses till payment as per the Demand Notice dated 19.07.2017 issued under section 13(2) of the SARFAESI Act, 2002.	
Possession details for Item I and Item II In possession of Phoenix	Date and Time of Inspection of Property for Item I and Item II:- On Request
Reserve Price for Item I and Item II:- For Item I: Rs. 90,00,000/- (INR Ninety Lakhs Only) and For Item II: Rs. 20,25,000/- (Twenty Lakhs Twenty-Five Thousand) (Plus applicable GST)	
Earnest Money Deposit for Item I and Item II:-EMD Remittance Details: Bank Account – "PHOENIX TRUST FY 19-21" Current Account: 3712960464 Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631	
For Item I: Rs. 9,00,000/- (Rupees Nine Lakhs Only), For Item II: Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only)	
Incremental Value :For Item I: Rs. 25,000/- (Rupees Fifty Thousand Only) & in such multiples, For Item II: Rs. 25,000/- (Rupees Fifty Thousand Only) & in such multiples	
Last date for submission of EMD 13th June 2024 (Thursday) before closing of banking hours	Date & Time of E-Auction 14th June 2024 (Friday) between 12:00 Noon to 01:00 p.m.
Link for Tender documents:- https://phoenixarc.co.in?p=5063	
Description of the Secured Asset for Item I and Item II:- Item I - Land & Building All that piece and parcel of property bearing Industrial Plot No. B-219, admeasuring about 1950 Sq.mtrs. and already approved factory shed 520.62 Sq.mtrs. built up and along with the new construction admeasuring about 550.76 Sq.ft.s. built up as per building permit dt. 29/07/2012 total built up area admeasuring about 1071.38 Sq.ft.s. in Wai Industrial Area, Village Shelarwadi within the limits of Wai MIDC, Shelarwadi, outside the limits of Wai Municipal Corporation, Taluka Wai, Dist. Satara and also within the limits of Sub-Registration, Tal. Wai and Dist. Satara, Maharashtra. Item II – List of Plant and Machinery (Movable) (to be sold as scrap):- List of Machineries as listed in Annexure I which lying at property bearing Industrial Plot No. B-218 and B-219 Wai Industrial Area, Village Shelarwadi within the limits of Wai MIDC, Shelarwadi, outside the limits of Wai Municipal Corporation, Taluka Wai, Dist. Satara and also within the limits of Sub-Registration, Tal. Wai Dist. Satara, Maharashtra.	
Bids for Item no. I and Item no. II to be made collectively.	

ANNEXURE I- LIST OF MACHINERIES (Photonix Solar Pvt. Ltd.)

Sr No	Machinery Description	Make / Purchased From	Year Of Manufacture	Year Of Purchase / Use				
1	Ribbon Cutter Machine Ecocut 01, Sr No 10289	Ecopragatti	2010	2010	19	Makita Frame Cutting Machine 255mm X 25.4	Makita / Max Corporation	
2	Tabber And Stringer Machine Et5mw3b Sr No 10262	Ecopragatti	2010	2010	20	Npc Tabber And Stringer Machine Model Nts210 Op, Sr No 3038	Npc Incorporated	2004
3	Corner Block Machine Sr No 10292	Ecopragatti	2010	2010	21	3s Swiss Solar Laminator Machine With Screwline Sp630 Vacuum Pump And Junker Förderanlagen GmbH, Type Bandtransport	3s	2008
4	Laminator System Ecolum 05 Maxi Sr No 10290	Ecopragatti	2010	2010	22	Corner Block Machine	Minitech	2009
5	Vertical Framing Machine Sr No 10291	Ecopragatti	2010	2010	23	Frame Fitting Machine - Horizontal Sr No 501157	Minitech	2009
6	Hind Hivac Hhv Solar Pv Laminator Vi-1 Si No 2184	Synergic India Pvt. Ltd.	2009	2009	24	Eva Cutter / Foil Cutter For Backsheet Lq-15, M/C No 28-4999	Robust	2009
7	Laser Cutter For Cell S035-50	Hans Laser Tech Co. Ltd.	2010	2010	25	Air Compressor (Screw) Asd32t Sigma, With Storage Tank 2000 l(Oks Otto Klein)	Kaesar	2008
8	Cell Tester Ctv02h	Synergic India Pvt. Ltd.	2010	2010	26	Repair Soldering Station		2014
9	Eva Cutter For Backsheet	Fabex Engineers	2010	2010	27	Mounting Trolleys, Workbenches, Ladder		2014
10	Quicksun Solar Simulator	Endeas	2009	2010	28	Plate Transport Wagon 2 Nos		2014
11	Godrej Electric Fork Lift Gx200e, Capacity 2000kg, M/C No 74217	Godrej & Boyce Mfg. Co. Ltd.	2010	2010	29	Sun Simulator	Pasan	2009
12	Electric Charger For Fork Lift	Godrej & Boyce Mfg. Co. Ltd.	2010	2010	30	Cell Tester / Solar Simulator (Currently Not Working)	Goba	Not Known
13	Air Compressor Model Cpa-10-Tm-D, Sr No -Pna-020034	Chicago Pneumatic / Drytech Engineers	2010	2010	31	Drilling Machine 19mm Hkp	Sunrise Machine Tool	Not Known
14	Material Handling Lift	Kothibhaskar Material Handling Equipments	2010	2010	32	3 Phase 315 Kva Transformer Sr No 447	Nissar	2011
15	Double Head Cutting Saw (Frame Cutting Machine)	Sunworld Tech Corp	2010	2010	33	3 Phase 200 Kva Transformer Sr No Ntp/208	Nissar	2010
16	Calibrated Modules For Reference - 7 Nos Total From Range 100w To 300w	Ecoproetti Srl	2011	2011	34	Tools And Measuring Equipments - Digital Solderguns (8 Nos), Jigs, Scales, Blades, Tapes, Callipers Etc		
17	Digvijay Make Power Press Machine	Manwan Machine Tools	2010	2010				
18	Manual Frame Cutting Machine C10fce2	Hitachi						

Terms and Conditions of E- Auction:

1.The auction sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction mode. Auction/Bidding shall be only through "Online Electronic Mode" through the website <https://www.bankeauctions.com>. M/s C1 India Private Limited is the service provider to arrange platform for e-auction. 2.The E-auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Phoenix also at <https://phoenixarc.co.in?p=5063> and website of the service provider, www.bankeauctions.com for bid documents, the details of the secured asset put up for e-auction / obtaining the bid form.3.The bidders may participate in the e-auction quoting/bidding from their own offices/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/herself. The Authorised Officer/Phoenix/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.4.For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: 91-124-4302020/21/2022/2023/2024, 91-8866682937/07291981124/25/26, email id: support@bankeauctions.com / maharashtra@c1india.com. 5.The intending purchasers/bidders may go through the website of Phoenix, as mentioned above, for verifying the details of the secured assets put up for e-auction/obtaining bid form.6.The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition. 7.All the intending purchasers/bidders are required to register their name in the portal mentioned above as <https://www.bankeauctions.com> and get user ID and password free of cost to participate in the e-auction on the date and time aforesaid.8.For participating in the e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured asset along with copies of the mentioned documents on or before or before. Intending purchasers/bidders are required to submit EMDs for both Item no. I and Item no. II collectively as detailed herein above. Separate bids for Item no. I and Item no. II are not accepted.

FOR INDIVIDUALS	DOCUMENTS
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS , One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) / Aadhar Card / Property or Municipal Tax receipt / Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address / Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies / Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	DOCUMENTS
Proof Of Identity	PAN Card / Registered Partnership Deed
Proof Of Address	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
Authorisation Letter For Participaion	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on behalf of Company / Partnership Firm

9.The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/her/its offer by way of RTGS/NEFT to the account respectively mentioned herein above for the respective Item, on the date of e-auction mentioned above or not later than the next working day before the closure of banking hours, which deposit will have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful bidder shall be forfeited. 10.The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 72 hours of working days from the closure of the e-auction. The EMD will not carry any interest.11.The balance amount of purchase consideration for the respective Item shall be payable by the successful purchaser/ bidder on or before the fifteenth day, from the date of confirmation of sale of the said secured asset by the Authorised Officer/Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited. 12.For inspection of secured asset/property or more information, the prospective bidders may contact Amit Masekar/Ajit Kewin, at the abovementioned address or at amitmasekar@phoenixarc.co.in / ajitkewin@phoenixarc.co.in (email) or on 09769497286 / 09619866780 (Mob). 13.At any stage of the e-auction, the Authorised Officer may accept/ reject/modify/cancel the bid/offer or post-pone the e-auction as mentioned above, without assigning any reason thereof and without any prior notice.14.The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, applicable GST etc. that is required to be paid in order to get the secured asset (Item I and/or Item II)/property conveyed/delivered in his/her/its favour as per the applicable law for the respective Item.15.The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees, society dues etc. owing/payable to any authority/board/society etc during any time, shall be the sole responsibility of the successful bidder only.16.The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges / transfer premium etc. payable to Municipal Council/grampanchayat/corporation or any other authorities or board etc towards the transfer of the rights in its / his / her favour. 17.It shall be the sole responsibility of the intending purchasers/bidders to make their own independent enquiries, inspect, verify and satisfy themselves about the secured asset (Items) encumbrances, title of property put on e-auction and claims/rights/dues affecting the secured asset, including the statutory dues and specifications before submitting the bid. 18.The particulars specified in the e-auction sale notice published in the newspapers have been stated to the best of the information of the undersigned, however the undersigned shall not be responsible / liable for any error, misstatement or omission.19.The prospective/intending bidder shall furnish an undertaking that he/she is not disqualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/ she bid will be rejected. 20.In the event, the e-auction as scheduled for the secured asset hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.21.The borrower/guarantors/owners/mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8(6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned auction sale.

Place : Satara
Date : 26.05.2024
Authorised Officer, Phoenix ARC Private Limited (Trustee of Phoenix Trust FY19-21)

Sd/-

