

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700Email: sys@pegasus-arc.com URL: www.pegasus-arc.com**PUBLIC NOTICE FOR SALE BY E-AUCTION****Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s) and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as Trustee of Pegasus Group Twenty Four Trust One (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Catholic Syrian Bank vide Assignment Agreement dated **26/03/2014** under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on **"As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown dues on 08/05/2024.**

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **25/09/2017** under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s) and Guarantor(s):	a) M/s. Saruta Organics Pvt. Ltd. b) Mr. Vilas Kashinath Sonawane c) Mrs. Sarubai K Sonawane
Outstanding Dues for which the secured assets are being sold:	Rs.2,16,73,812.73 (Rupees Two Crores Sixteen Lakh Seventy-Three Thousand Eight Hundred Twelve and Paise Seventy-Three Only) as on 28.02.2011 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 01.03.2011 till the date of payment and realization. (The dues payable as on 08/11/2023 is Rs. 9,09,00,691/- plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. 09/11/2023 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Mortgage and owned by Mrs. Sarubai K Sonawane: All that piece and parcel of Land (Plot No.30) admeasuring 930 sq. yards, with building in the Society known as "Kalptaru Industrial Premises Co-op Housing Society Ltd." situated in Sy. No. 12/1, 12/2 & 22 (P) at Mouje Chitalsar, Manpada, Dhokali Naka, Kolshet Road, Thane Taluka Di & District within the Jurisdiction of Sub Registrar, Thane and within limits of Thane Municipal Corporation which is bounded as follows:- Towards East: Unique Engineering Company, Towards South: Plot of Mr. More, Towards West: Road, Towards North: Pesticide Company.
CERSAI ID	Security ID 400008097995 Security ID 400003197446 Asset ID 200008087182 Asset ID 200003194636
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 3,74,04,000/- (Rupees Three Crore Seventy-Four Lakhs Four Thousand Only)
Earnest Money Deposit (EMD):	Rs. 37,40,400/- (Rupees Thirty-Seven Lakhs Forty Thousand Four Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Property	On 02/05/2024 between 3.00 to 5.00 pm
Contact Person and Phone No:	Mr. Nilesh More:- 9004722468 Mr. Rohan Kadam:- 9167981607
Last date for submission of Bid:	07/05/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 08/05/2024 from 11.30 AM. to 01.30 PM.

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers / Guarantors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider **E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net** before submitting any bid.

Place: Thane
Date: 23/04/2024**AUTHORISED OFFICER**
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Twenty-Four Trust One)

Get prediction sitting at home with Palm Print

Love, romance, sex, family relationships, job, wealth, home happiness, house, education, marriage, children, luck, work, honor, sorrow, illness, etc.

R. R. Mishra
Astrologer, Palmist, Numerologist, Vastu & Gems Specialist, Former TV & Press

Whatsapp & Mobile 9820113194

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CHANGE OF NAME NOTE

Collect the full copy of Newspaper for the submission in passport office.

I HAVE CHANGED MY NAME FROM TARANUM M SALIM SHAIKH TO TARANUM MOHD SALIM SHAIKH AS PER AADHAAR CARD. CL- 049

I HAVE CHANGED MY NAME FROM HIERAPURWALA ALIIFIA ABBAS TO ALIIFIA HOZEFA DARUKHANAWALA AS PER DOCUMENT. CL- 159

I HAVE CHANGED MY OLD NAME FROM MOHAMMED SAIF SALEEM IBRAHIMPUR TO NEW NAME MOHAMMAD SAIF SALEEM IBRAHIMPUR. ADDRESS: HOUSE NO.4829, MULEKHAND FATI, KARANJA ROAD, URAN, RAIGAD, MAHARASHTRA-400702. CL-298

I HAVE CHANGED MY OLD NAME FROM MD SAIF SALIM IBRAHIMPUR TO NEW NAME MOHAMMAD SAIF SALEEM IBRAHIMPUR. ADDRESS: HOUSE NO.4829, MULEKHAND FATI, KARANJA ROAD, URAN, RAIGAD, MAHARASHTRA-400702. CL-299

I HAVE CHANGED MY NAME FROM FEMIDA BEGUM MOHAMMED NASIR SHAIKH TO FEMIDA BEGUM MOHAMMED NASIR. CL-301

I HAVE CHANGED MY NAME FROM FEMIDA MOHAMMED NASIR TO FEMIDA BEGUM MOHAMMED NASIR. CL-301 A

I HAVE CHANGED MY OLD NAME FROM GAYATHRI GOPINATH MENON TO MY NEW NAME GAYATHRI GOPINATH MENON AS PER MAHARASHTRA GAZETTE NO. (M-2412647). CL-401

I HAVE CHANGED MY NAME FROM BHAVIK KANTIL PATEL TO BHAVIK KANTI PATEL AS PER DOCUMENTS. CL-501

I HAVE CHANGED MY NAME FROM MEHARJANA SAIFUL ISLAM SHAIKH TO MEHERJANA SAIFUL ISLAM SHAIKH AS PER DOCUMENTS. CL-501 A

I HAVE CHANGED MY NAME FROM MEET SHAILESHKUMAR PATEL TO MEET SHAILESH PATEL AS PER DOCUMENTS. CL-501 B

I HAVE CHANGED MY NAME FROM AJAYKUMAR LAXMICHAND PARMAR TO AJAY LAXMICHAND PARMAR AS PER DOCUMENTS. CL-501 C

I HAVE CHANGED MY NAME FROM YASIN POPATIYA TO MOHAMMED YASIN POPATIYA AS PER DOCUMENTS. CL-501 D

Government of India
Ministry of Finance, Department of Financial Services.

BEFORE THE DEBTS RECOVERY TRIBUNAL-I AT MUMBAI
2nd Floor, Telephone Bhavan, Colaba Market, Colaba, Mumbai- 400 005.

BEFORE THE RECOVERY OFFICER,
DEBTS RECOVERY TRIBUNAL-I
WARRANT OF ATTACHMENT OF MOVABLE/IMMOVABLE PROPERTY
RECOVERY PROCEEDING
No. 163 of 2021

Exh. No. 9
Next date : 20/05/2024

ICICI Bank Ltd.,
...Certificate Holder
Versus
Khalid Abdussalam Ansari and Ors.,
...Certificate Debtors To,

1) **Khalid Abdussalam Ansari** a B-302, Asmita Heritage-2, Asmita Enclave, Phase II, Mira Road East, Thane-401 107.
2) **Flat No. A3, First Floor, Sunny Palace, Plot No.138 Machado's Cove, Vaingunim Valley, Dona Paula, Goa- 403 004.**
3) **Shazia Naaz Khalid Ansari** a B-302, Asmita Heritage-2, Asmita Enclave, Phase II, Mira Road East, Thane-401 107.
4) **Flat No.A3, First Floor, Sunny Palace, Plot No.138 Machado's Cove, Vaingunim Valley, Dona Paula, Goa- 403 004.**
5) **Mohammad Nazir Shaikh** C-236/83, Searock Leisure, Bungalow No. IC/S1, Machado's Cove, Vaingunim Valley, Dona Paula, Talgaon, Panaji, North Goa, Goa- 403 001.

Whereas you Khalid Abdussalam Ansari and Ors. [Certificate Debtors] have failed to pay the sum of **Rs. 68,60,738/- (Rupees Sixty Eight Lacs Sixty Thousand Seven Hundred Thirty Eight Only)** with interest and cost thereon in respect of Recovery Certificate No. 133 of 2021 in T.O.A. No. 181 of 2016 drawn up by the Hon'ble Presiding Officer.

You are hereby prohibited and restrained, until further orders, from transferring, alienating, creating third party interest, parting with possession, charging or dealing with the under mentioned property in any manner and that all persons be and that they are prohibited from taking any benefit under such transfer, alienation, possession or charge.

Specification of property
Flat No.A3, First Floor, Sunny Palace, Plot No.138, Machado's Cove, Vaingunim Valley, Dona Paula, Goa-403 004.

Given under my hand and seal of the Tribunal on this 21st day of March, 2024.

(Ajeet Tripathi)
Recovery Officer
Debts Recovery Tribunal I,

IN THE COURT OF SMALL CAUSES AT MUMBAI (BANDRA BRANCH)

R.A.D. SUIT NO. 48 OF 2024

1. **Mr. Sunilkumar Radheshyam Shukla**
Age about 48 years, Occ: unemployed

2. **Mr. Anil Radheshyam Shukla**
age about 42 years, Occu: Estate Agent

3. **Mr. Aadarskumar Radheshyam Shukla**
age about 40 years, Occu: Service

4. **Mr. Nagendra Radheshyam Shukla,**
age about 38 years, Occu: Service

All four are residing at Flat No. 503/504, B Wing, Sai Sargam C.H.S. Ltd., Highness Park, Mira Road (East), Dist. Thane - 401107.

...Plaintiffs

V/s.

1. **Shri. Ravindra Ramchandra Bandre**
(Since deceased) **Legal Heirs of Defendant No. 1**

1(a) **Unknown**
Residing a Room No. 02, Chawl No. 1, Shukla Chawl, Rawal Pada, Near Saibaba Mandir, S.N. Dubey Road, Dahisar (East), Mumbai 400 068.

2. **Mr. Raju Chandrika Gupta**
Age about 46 years, Occupation: Business Room No. 09, Chawl No. 1

3. **Smt. Savitri wife of Rajeshprasad Mishra**
Age about 50 years, Occupation: Housewife Room No. 04, chawl No. 1

4. **Smt. Sanju Muniram Tiwari**
Age about 50 years, Occupation: Housewife Room No. 06, Chawl No. 1

5. **Shri. Shrawankumar Bashantlal Yedav**
Age about 40 years, Occupation: Business Room No. 07, Chawl No. 1

6. **Smt. Hanshaben Kalyanjibhai Mandliya**
Age about 40 years, Occupation: Business Room No. 08, Chawl No. 1

7. **Mr. Amritlal Devyijibhai Kantelia**
Age about 62 years, Occupation: Retired Room No. 09, Chawl No. 1

8. **Mr. Amritlal Harjivanbhai Godhanja**
Age about 65 years, Occupation: Retired Room No. 10, Chawl No. 1

9. **Mr. Mewalal Rammagina Gupta**
Age about 50 years, Occupation: Business Room No. 12, Chawl No. 1

10. **Smt. Shakuntal Shivaji Dhumal**
Age about 60 Years, Occupation: Housewife Room No. 01, Chawl No. 2

11. **Shri. Shivaji Laxman Dhumal**
Age about 64 years, Occupation: Retired Room No. 02, Chawl No. 2

12. **Shri. Dilip Balkrishna More**
Age about 50 Years, Occupation: Retired Room No. 04, Chawl No. 2

13. **Shri. Manji Popatlalbhai Bhuva**
Age about 50 Years, Occupation: Services Room No. 05, Chawl No. 2

14. **Smt. Meena Rakesh Pathak**
Age about 45 Years, Occupation: Housewife Room No. 11, Chawl No. 1, Shukla Chawl Rawal Pada, Near Saibaba Mandir S. N. Dubey Road, Dahisar (East), Mumbai - 400068

At present residing at Kartik Building, A Wing, Flat No. 201 River Park Sankool, Rawal Pada, S. N. Dubey Road, Dahisar (East) Mumbai - 400 068. ...Defendants

To,
The Defendant No. 9 and the unknown legal heirs of defendant No. 1 abovesaid

Whereas the Plaintiffs abovesaid have instituted the suit against the Defendants praying therein that Defendants their agents, Family members be restrained permanently by order and injunction of this Hon'ble Court from handing over possession and/or surrendering the possession to third party and/or creating third party rights in the suit premises i.e. rooms numbers 2, 3, 4, 6, 7, 8, 9, 10, 12 and 11 in Chawl No. 1, and rooms number 1, 2, 4, and 5 in Chawl No. 2 of Shukla Chawl, Rawal Pada, Bear Saibaba Mandir, S. N. Dubey Road, Dahisar (East), Mumbai 400068 without written permission and consent of the plaintiffs and for such other and further reliefs. You are hereby summoned to file your Written Statement within 30 days from service of summons and to appear before the Hon'ble Judge Presiding in Court Room No. 32, 8th Floor, Court of Small Causes, Anant Kanekar Marg, Bhaskar Building - Bandra (East), Mumbai -400 051 in person or by authorized Pleader duly instructed and able to answer all material questions relating to suit or who shall be accompanied by some other person able to answer all such questions on 26th April, 2024 at 02.45 P.M. and appear before the Court Room No. 32 to answer the above named Plaintiff, and as the day fixed for your appearance is appointed for the final disposal of the suit, you must be prepared to produce all your witnesses on that day and you will bring with you or send by your pleader, any documents on which intend to rely support of your defence and you are hereby required to take notice that in default of filing written statement, or your appearance on the day before mentioned, the suit will be heard and determined in your absence and also take notice that in default of your filing an address for service on or before the date mentioned you are liable to have your defence struck out.

You may obtain the copy of said Plant from Court Room No. 32 of this court.

Given under the Seal of Court, this 04th day of April, 2024 and 16th day of April, 2024

Place: Mumbai **Sd/-**
Date : 19/04/2024 **(R. K. Hajare)**
Additional Registrar

CAUTION NOTICE

NOTICE is hereby given to the public at large that my clients (1) Kasturi Raghava Shetty, (2) Shivananda Raghava Shetty, (3) Premchand Raghava Shetty, (4) Hemanand Raghava Shetty and (5) Sachidanand Raghava Shetty ("Owners") having address at Premises No.205, Gold Crown-II, Picnic Cottage, Versova Road, Andheri (West), Mumbai -400 061 had entered into an unregistered Agreement for Sale dated 30th December, 2020 ("said Agreement") with (1) Mohammed Yunus Iqbal Ali Akbara and (2) Shabnam Ali Akbara (as Transferees/Purchasers) with respect to the said Shop and said Shares more particularly described in the Schedule hereunder written. Since, the Transferees/Purchasers have failed to perform their obligations under the said Agreement my clients have vide Termination Notice dated 19th April, 2024 have terminated unregistered Agreement for Sale dated 30th December, 2020 executed by them with the Purchasers. In view thereof and by virtue of the termination notice, the rights of (1) Mohammed Yunus Iqbal Ali Akbara and (2) Shabnam Ali Akbara are terminated and Public at large is hereby cautioned not to deal with the said Shop and said Shares in any manner whatsoever and my clients are free to deal with the said Shop and said Shares with any third party in the manner they deem fit and proper.

THE SCHEDULE HEREINAFOVE REFERRED TO:
(Description of the said Shop and said Shares)
Shop bearing No. 3, admeasuring 1697.84 sq.ft built up area (1439.04 sq.ft carpet area) along with entire basement admeasuring 2415 sq.ft built up area (2047 sq.ft carpet area) on the ground floor in the building known as "Pearl Palace" of "Pearl Palace Co-operative Housing Society Ltd.", situate, lying and being at Seven Bungalow, Andheri (West), Mumbai -400 061 together 10 fully paid-up shares of Rs. 50/- each bearing distinctive nos. 101 to 110 (both inclusive) issued under Share Certificate No.11 dated 3rd May, 2012 with respect of Shop No. 3. The said building of Pearl Palace Co-operative Housing Society Limited is constructed on All that piece and parcel of Plot of land or ground bearing Plot No.60/0 admeasuring 957.80 sq.mtrs. less area admeasuring 111 sq.mtrs shall be handed over to MCM as Road Setback area) and bearing Survey No. 95(p) and corresponding CTS No. 1301/2A having area of 846.80 sq.mtrs as per PR Card (earlier bearing CTS No.1301/2) of Village Versova Taluka Andheri in the Registration District and Sub-District of Bandra, Mumbai Suburban Situate, lying and being at Seven Bungalow, Andheri (West), Mumbai -400 061. The building comprises of basement, ground and 8 upper floors consisting of 8 residential Flats & 3 shops

For Adv. Nimish Lotlikar Advocate High Court Bombay

PUBLIC NOTICE

NOTICE is hereby given to the members of the Public at large that we are investigating the title of:

1. **MR. ROHINTON F. MASTER and MISS KAINAZ R. MASTER in [a] Flat No. 202 of carpet area admeasuring 940 square feet and saleable area of 1128 square feet on the 2nd Floor of the building named "Western Court" situated at Jam-e-Jamshed Road, Dadar, Mumbai - 400 014; and [b] one designated parking space in the lower basement of the said building, collectively referred to as "202 PREMIES",**

2. **MRS. THRITY R. MASTER and MISS KAINAZ R. MASTER in [a] Flat No. 203 of carpet area admeasuring 926 square feet and saleable area of 1111.20 square feet on the 2nd Floor of the building named "Western Court" situated at Jam-e-Jamshed Road, Dadar, Mumbai - 400 014; and [b] two designated parking spaces in the lower basement of the said building, collectively referred to as "203 PREMIES",**

which said "Western Court" building is managed by a registered Association of Apartment Owners known as the "Western Court Condominium" under the Maharashtra Apartment Ownership Act, 1970 and which "Western Court" building is situate on all that piece and parcel of land containing an area of 1178 square yards (i.e. 984.96 square meters) or thereabouts together with hereditaments and premises and building standing thereon situate on and being Plot No. 790 of the Dadar Matunga Estate of the Municipal Corporation of Greater Mumbai in the City and Island and Registration District and Sub-District of Mumbai City and Mumbai Suburban bounded on the North-East by Plot No. 789 of the Estate leased to R. M. Jasdanwalla and others; on the South-East by Plot Nos. 782-789 of the Estate leased to Sir Cowasji Jehangir, Bart. and Other Trustees of the Parsi Panchayat Funds and Properties; on the South West by Plot No. 791 of the said Estate leased to P. P. Mehta and another; and on the North-West by Jam-e-Jamshed Road which piece of land hereditaments and premises near New Survey No. 1109 (part) and Cadastral Survey No. 603/10 of Matunga Division and assessed by the Assessor and Collector of Municipal Rates and Taxes under "F (North)" Ward No. 6813 (6) and Street No. 23.

Any person having any right, title, interest, claim or demand whatsoever in to or upon or against the right, title or interest in respect of the said 202 Premises and/or said 203 Premises or part thereof whether by way of inheritance, share, sale, mortgage, transfer, lease, licence, tenancy, lien, its pendens, charge, trust, maintenance, easement, gift, devise, bequest, exchange, possession or encumbrance or otherwise howsoever is hereby required to give notice thereof in writing along with documentary proof to the undersigned at the address given below within 14 working days from the date of publication hereof, failing which any such claim or demand shall be treated as waived and / or abandoned for all intents and purposes and shall not be binding on the said 202 Premises and/or said 203 Premises.

Date: 23 April 2024
Place: Mumbai **Sd/-**
Vashi and Vashi
3, Wadia Building, Floors 1 and 3, 17/19 Dalal Street, Fort, Mumbai - 400 001.

Muthoot Homefin (India) Ltd.
Corporate Office : Unit No. 19-NE, 19th floor, The Ruby, Senapati Bapat Marg, Near Ruparel College, Dadar (West), Mumbai- 400028

CORRIGENDUM

Sale Notice publication under SARFAESI Act for Loan Account No. 003-00301664 Borrower's Name **Jaresh Ganpat Thombre**, was published dated April 13, 2024 in Free Press (Eng.). We wish to mention that inadvertently and unintentionally, a typographical error has occurred in the said notice the Branch Office was mentioned as **Muthoot Homefin (India) Limited 6th floor, Building SC-1, Kohinoor Estate Co-Op Society, Old Mumbai - Pune Highway, Wakadewadi, Shivajinagar, Pune- 411003 Maharashtra** instead of **Muthoot Homefin (India) Limited Bhansali House, 1187/61, 1st Floor, Office No. 101, Shivaji Nagar, Pune Maharashtra- 411 005**. We, therefore, request you to please read it as **Muthoot Homefin (India) Limited Bhansali House, 1187/61, 1st Floor, Office No. 101, Shivaji Nagar, Pune Maharashtra- 411 005**. While the other contents in the above said notice remains unchanged.

Date: April 23, 2024 **Sd/- Authorized Officer,**
Place: Maharashtra **Muthoot Homefin (India) Limited**

KVB Karur Vysya Bank
Smart way to bank

Asset Recovery Branch
Shop No 12 & 13, Diamond Mansion, Dr Veges Street, Kalbadevi Main Road, Kalbadevi, Mumbai, Maharashtra 400002
Phone No. 7170001955
Mail : headarrmumbai@kvbmail.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 9 (1) 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 Karur Vysya Bank Ltd, the Constructive possession for Property No. 1 and 2 of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 15.05.2024, for recovery of Rs. 1,25,70,915.06 (Rupees One Crore Twenty Five Lakhs Seventy Thousand Nine Hundred Fifteen and Paise Six Only) as on 05.04.2024 with interest and expenses thereon from 06.04.2024 due to the Karur Vysya Bank Ltd, Secured Creditor from Mr. Pidugu Hema Sundar R/o Flat no 2202, Buildup 1390,22nd Floor, Gitanjali Sanjay, Plot No 08, Sector 34C, Kharghar, Navi Mumbai 410210

DESCRIPTION OF THE IMMOVABLE PROPERTIES AND OTHER DETAILS

Sr No	Property Details	Reserve Price	EMD Amount
1	Residential Flat No 702 adm 950 sq ft, situated at Old s No 125/2P and new sr no 76/2B, Om Samrudhi Building, B Block, Lodha Heaven, Opp Kalyan Shil Road, Nilaje, Dombivli East Dist Thane 421204	Rs 40,00,000/-	Rs 4,00,000/-
2	Residential Flat No 706 adm 875 sq ft, situated at Old s No 125/2P and new sr no 76/2B, Om Samrudhi Building, B Block, Lodha Heaven, Opp Kalyan Shil Road, Nilaje, Dombivli East Dist Thane 421204	Rs 35,00,000/-	Rs 3,50,000/-

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's / Secured Creditor's website i.e www.kvb.co.in/Property Under Auction also at the web portal https://kvb.auctiontigger.net of the service provider, Mr. PraveenKumar Thevar 9722778828, Mail id : praveen.thevar@auctiontigger.net

Statutory 15 days' Notice under Rule 9 (1) of the SARFAESI Act, 2002

The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 22.04.2024 **Sd/-**
Place : Mumbai **Authorized Officer**
The Karur Vysya Bank Ltd.,

PUBLIC NOTICE

We are investigating the title of Vijay Sales (India) Private Limited, a company incorporated under the provisions of the Companies Act, 2013 holding CIN U74999MH2020PTC339670 and having its registered office at V. S. House, Patel Estate Road, Jogeshwari (West), Mumbai, Maharashtra - 400102, in respect of the immovable property as more particularly described in the Schedule hereunder written ("the said Property").

Any person having any claim against or in the said Property or any part thereof, by way of sale, exchange, mortgage, grant of development rights, charge, gift, trust, maintenance, possession, inheritance, tenancy, lease, leave and license, lien or otherwise howsoever, are hereby requested to make the same known in writing along with supporting documents to the undersigned at Law Scribes, 703, DLH Plaza, Beeta Society, S. V. Road, Andheri (West), Mumbai 400058, within a period of 7 (seven) days from the date of the publication of this notice, failing which it shall be construed and accepted that there does not exist any such claim and/or the same shall be construed as having been non-existent/waived/abandoned.

SCHEDULE
Description of the said Properties

All that piece and parcel of land admeasuring 1,063.56 square meters or thereabouts forming part of land bearing CTS no. 57 of Village Magaathane, Taluka Borivali, Mumbai Suburban District lying, being and situate at S. V. Road, Borivali (West), Mumbai 400092, together with building standing thereon known as 'Anant Sagar - C' comprising of basement plus ground plus 2 (two) upper floors.

Dated this 23rd day of April, 2024.

For Law Scribes
Sd/-
(Neil Mandevia)
Advocate and Solicitor

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56,5th Floor Free Press House Nariman Point, Mumbai -400021 Tel:- 022-61884700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

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THE DETAILS OF AUCTION ARE AS FOLLOWS:

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Outstanding Dues for which the secured assets are being sold:	Rs.21,673,812.73 (Rupees Two Crores Sixteen Lakh Seventy-Three Thousand Eight Hundred Twelve and Paise Seventy-Three Only) as on 28.02.2011 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 01.03.2011 till the date of payment and realization. (The dues payable as on 08/11/2023 is Rs. 9,09,00,691/- plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. 09/11/2023 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Mortgage and owned by Mrs. Sarubai K Sonawane: All that piece and parcel of Land (Plot No.30) admeasuring 930 sq. yards, with building in the Society known as "Kalptaru Industrial Premises Co-op Housing Society Ltd." situated in Sy. No. 121/1,12/2 & 22 (P) at Mouje Chitalisar, Manpada, Dhokali Naka, Kolshet Road, Thane TalukaDi & District within the Jurisdiction of Sub Registrar, Thane and within limits of Thane Municipal Corporation which is bounded as follows:- Towards East: Unique Engineering Company, Towards South: Plot of Mr. More, Towards West: Road, Towards North: Pesticide Company.
CERSAI ID	Security ID 400008097995 Security ID 400003197446 Asset ID 200008087182 Asset ID 200003194636
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 3,74,04,000/- (Rupees Three Crores Seventy-Four Lakhs Four Thousand Only)
Earnest Money Deposit (EMD):	Rs. 37,40,400/- (Rupees Thirty-Seven Lakhs Four Thousand Four Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Property	On 02/05/2024 between 3.00 to 5.00 pm
Contact Person and Phone No:	Mr. Nilesh More: 904722468 Mr. Rohan Kadam: 9167981607
Last date for submission of Bid:	07/05/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontigger.net) on 08/05/2024 from 11.30 AM to 01.30 PM.
This publication is also a fifteen (15) days notice to the aforementioned Borrowers / Guarantors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002. <p>For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auctiontigger.net or contact service provider E Procurement Technologies Ltd. Auction Tigger Bidder Support Nos. Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontigger.net, rampasad@auctiontigger.net, Mr. Rampasad Mobile No. +91 8000023297, email: support@auctiontigger.net before submitting any bid.</p>	
Place: Thane Date: 23/04/2024	AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Twenty-Four Trust One)

PUBLIC NOTICE

This is to inform/notice you that my clients (1) Mr. Chetan Kantilal Jethva have purchased of Flat E/401, Vena Beena CHS, A. D. Marg, Sewri (West), Mumbai 400015 from Manoj J. Kothari as per registered Sale Deed 12/02/2013 vide Regd. No. BBE 4683-2013 and following previous agreement dated 30/06/1982 in respect of said Unit has lost/ misplaced.

Agreement dated 30/06/1982 between Mr.Haren M. Sheth as the first part therein and Mr.Azizabi Abdul Kadar as the Second Party therein.

If any persons/, bank, society or company to submit your claims, rights, objections if any in respect of the said property/lost documents at my below address within 14 days from this notice, failing which any claim/s, shall be considered as waived off/abandoned / given up or surrendered.

Sd/-
(Adv. M. H. CHHIPA)
Advocate High Court
3/15, Kondaji Chawl,
Parel, Mumbai - 12
Mob. No.9819854444

PUBLIC NOTICE

NOTICE is hereby given to the Public at large that one of our clients intends to purchase the Premises more particularly described in the Schedule hereunder written ("said Premises"), the present owners of which are Mr. Yogi Sriram & Mrs. Sujata Sriram ("said Owners") who purchased the said premises from Indian Hotels Company Ltd (Vendor) vide Registered Deed of Apartment dated 04.07.2019. The said Indian Hotels Company Ltd acquired the said premises from The Tata Housing Development Company Ltd. vide Registered Deed of Apartment dated 17.02.2003 and we are investigating the title of the said Owners with respect to the scheduled Premises belonging to them.

AND THEREFORE any person/s having any claim/objectio against or in the said Premises or any part thereof by the way of inheritance, share, sale, mortgage, transfer, development, lease, sub-lease, tenancy, sub-tenancy, lien, license, charge, trust, maintenance, suit, judgment/deed, order, allotment, easement, gift, devise, bequest, exchange, possession, occupation, encumbrance, Agreement, Deed of Conveyance or otherwise howsoever is/are hereby required to make the same known in writing to the undersigned at its office at Shantidoot, Ground Floor, Subhash Road, Opposite Madras Ram Mandir, Vile Parle (East), Mumbai - 400 057 within 14 (Fourteen) days from the date hereof with documentary proof in support of such claim / objection, lien/demand, otherwise it will be deemed that there are no claims/objections and/or that the same are waived/abandoned and not binding on our clients.

THE SCHEDULE ABOVE REFERRED TO:
Apartment No. 1502, admeasuring 98.22 sq. mtrs. (Carpet Area) on the 15th Floor of the building known as "Glen Eagle" constructed upon a portion of the land admeasuring 1306.19 sq. mtrs. being part of the larger land admeasuring 15264.43 sq. mtrs. bearing cadastral Sr. No. 1/202 of the Parel-Sewri Division and new Survey Nos. 1/2432 and 2/2424 situated at G. D. Ambekar Marg, Parel, Mumbai - 400012 together with one open car parking space bearing No. O-30 on a portion of land admeasuring 390.235 sq. mtrs. of the larger land and 3% proportionate undivided share in the common area and facilities, all forming part of the Tata Condominium - Glen Eagle.

Dated: This 23rd Day of April 2024.

For Saklikar & Associates
Sd/-
Adv. Amit K Saklikar

PUBLIC NOTICE

Notice is hereby given to the Public that **HIRA SAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED**, the Lessees of the Property admeasuring 739.14 sq mtrs situated on C.S.No.227/10 in Dadar Matunga Division, Plot No.288 of Dadar-Matunga Estate, having Ward No. FN-7452, Street No.1019, situated at Sir Bhalchandra Road, Matunga (East), Mumbai 400019, building known as "Hira House". The building is consisting of Ground plus 3 upper floors and presently occupied by members/occupants as detailed below: The list of members/occupants who are at presently occupying the cessed building are as under:

Sr. No.	Name of Member	Name of Occupant	Floor	Flat No./ Garage	User (R/NR)
1	Mrs. Rajeshwan Viswanathan	Mrs. Rajeshwari Viswanathan	Ground	1	R
2	S. Vishwanathan HUF	S. Vishwanathan HUF		2	R
3	Mr. Vishal Tushar Vora	Mr. Vishal Tushar Vora		11	
4	Ms. Dhvani Deepak Dedhia	Ms. Dhvani Deepak Dedhia		12	
5	Mr. Viren Rammiklal Kenia & Mrs. Darshana Viren Kenia	Mr. Viren Rammiklal Kenia & Mrs. Darshana Viren Kenia	1st	3	R
6	Dr. Devchand T. Shah	Dr. Devchand T. Shah		4	R
7	Mrs. Kinjal Vishal Vora alias Kinjal H Shah &Vishal Tushar Vora	Mrs. Kinjal Vishal Vora alias Kinjal H Shah &Vishal Tushar Vora		9	R
8	Mr. Hariharan Manohar	Mr. Hariharan Manohar		10	R
9	Mr. Hitesh Laxmidas Motiwala	Mr. Hitesh Laxmidas Motiwala	2nd	5	R
10	Mr. Ratanshi Premji Nishar	Mr. Ratanshi Premji Nishar		6	R
11	Late Mr. A. Seshadranathan Sharma	Kept in abeyance		7	R
12	Mrs. Meghna Vinay Gathani & Mrs. Uma Vinay Gathani	Mrs. Meghna Vinay Gathani & Mrs. Uma Vinay Gathani		8	R
13	Mr. Vinay Gathani & Uma Gathani	Mr. Vinay Gathani &Uma Gathani	3rd	13	R
14	Mrs. Uma V. Gathani	Mrs. Uma V. Gathani		13A	R
15	Ms. Sonal Kishor Nisar & Mr. Nevil Kishor Nissar	Ms. Sonal Kishor Nisar & Mr. Nevil Kishor Nissar		14	R
16	Mr. Ganesh Shankmarayaran Rao & Ravi Rao	Mr. Ganesh Shankmarayaran Rao & Ravi Rao		15	R
17	Mrs. Uma V. Gathani	Mrs. Uma V. Gathani	Ground	Garage	

Any person or entity including any lender/bank/financial institution/finance company having any objection, claim, right, title and/or interest in respect of or in relation of or in relation to the Flats/Garages or any part thereof, by way of sale, memorandum of understanding, agreement, exchange, mortgage, charge, gift, trust, inheritance, succession, possession, lease, tenancy, maintenance, easement, license, bequest, share, assignment, lien, attachment, its pendens or any other rights, demand, liability or commitment or otherwise of any nature whatsoever are hereby required to make the same known to the undersigned in writing along with supporting documents within a period of 14 (Fourteen) days from the date of publication of this Notice, failing which all such claims will be considered to have been waived and/or abandoned.

Place: Mumbai
Dated: 22 April 2024.
701/B, ONE BKC, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400051

HIRA SAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED
c/o Goshar Alliance LLP

ADITYA BIRLA CAPITAL
PROTECTING INVESTING FINANCING ADVISING

ADITYA BIRLA FINANCE LIMITED

Registered Office : Indian Rayon Compound, Veraval, Gujarat-362266.

Corporate Office : R-Tech Park, 10th Floor, Nirlon Complex, off Western Expressway, Goregaon East -Mumbai - 400063.

DEMAND NOTICE U/S 13(2) OF THE SARFAESI ACT -



पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमान पॉइंट, मुंबई-४०० ०२१.

दूरध्वनी क्र. : (०२२) ६१८८४७००.

ई-मेल : sys@pegasus-arc.com युआरएल : www.pegasus.arc.com

ई लिलावाद्वारे विक्रीकरिता जाहीर सूचना

सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला सहवाचन सिक्कुरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंटरस्ट अॅक्ट, २००२ अंतर्गत स्थावर मिल्कतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिल्कती ह्या सरफेसी अॅक्टच्या तरतुदीन्वये दिनांक २६/०३/२०१४ रोजीच्या अभिहस्तांकन कराराद्वारे कॅथलिक सिरिन बँक द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप ट्रेन्टी फोर ट्रस्ट वन (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोण्डे गहाण/प्रभारित आहेत. जे सरफेसी कायदा च्या तरतुदी आणि त्या नियमानुसार सर्व ज्ञात आणि अज्ञात दायित्व सह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने ०८.०५.२०२४ रोजीस विकण्यात येणार आहे.

पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफेसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये २५/०९/२०१७ रोजी स्थावर मिल्कत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :


कर्जदार, सहकर्जदार आणि हमीदारांचे नावे	१) मे. सरुता ऑर्गेनिक्स प्रा. लि. २) श्री. विलास काशिनाथ सोनावणे ३) सौ. सरुबाई के सोनावणे	
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	रु. २,१६,७३,८१२.७३ (रुपये दोन कोटी सोळा लाख ब्याहत्तर हजार आठशे बारा आणि पैसे ब्याहत्तर मात्र) २८/०२/२०११ रोजीस अधिक ०१.०३.२०११ रोजी पासून प्रदान आणि वसुलीच्या तारखेपर्यंत त्यावरील सांपाश्विक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च. (०८.११.२०२३ रोजीस थकीत देय रु. ९,०९,००,६९१/- अधिक ०९.११.२०२३ रोजी पासून प्रदान आणि वसुलीच्या तारखेपर्यंत त्यावरील सांपाश्विक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च.	
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	सौ. सरुबाई के सोनावणे द्वारे मालकीचे आणि गहाण: ठाणे महानगरपालिकेच्या हद्दीतील आणि उप प्रबंधक ठाणेमधील मौजे चितलसर, मानपाडा, ढोकली नाका, कोलशेत रोड, ठाणे तालुका, ठाणे जिल्हा येथील सव्हे क्र. १२/१, १२/२ व २२(पी) येथे स्थित कल्पतरु को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि. मधील इमारत सह मोजमापीत ९३० चौ याड्स जमिन (प्लॉट क्र. ३०) चे ते सर्व भाग आणि विभाग. सीमाबद्ध पुढीलप्रमाणे पूर्व: युनिक इंजिनिअरिंग कंपनी, दक्षिणेला: श्री मोरे यांचा प्लॉट, पश्चिमेला: रस्ता, उत्तरेला: पेस्टिसाईड कंपनी	
सीईआरएसए आयडी	सिक्कुरिटी आयडी- ४००००८०९७९९५ असेट आयडी- २००००८०८७९८२	सिक्कुरिटी आयडी- ४००००३१९७४४६ असेट आयडी- २००००३१९४६३६
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	रु. ३,७४,०४,०००/- (रुपये तीन कोटी चौब्याहत्तर लाख चार हजार मात्र)	
इसारा अनामत रक्कम (इएमडी) :	रु. ३७,४०,४००/- (रुपये सदतीस लाख चाळीस हजार चारशे मात्र)	
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोणा ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही	
मिळकतीचे निरीक्षण	०२.०५.२०२४ रोजी दु. ०३.०० ते सं. ५.०० दरम्यान	
संपर्क व्यक्ती आणि फोन क्र.	श्री. निलेश मोरे - ९००४७२२४६८ श्री. रोहन कदम - ९१६७९८१६०७	
बोली सादर करण्यासाठी अंतिम तारीख	०७.०५.२०२४ रोजी दु. ४.०० पर्यंत	
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत ०८.०५.२०२४ रोजी स. ११.३० पासून दु. ०१.३० पर्यंत	

सदर प्रकाशन हे सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/हमीदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार मे. ई-प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., अॉक्शन टायगर, बिडस सपोर्ट: मोबा: ९२६५५६२८२१ व ९३७४५१९७५४ ईमेल: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net श्री. रामप्रसाद, मोबाईल क्र. +९१ ८००००२३२९७, ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.

ठिकाण : ठाणे
दिनांक : २३.०४.२०२४

प्राधिकृत अधिकारी
पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप ट्रेन्टी फोर ट्रस्ट वन चे ट्रस्टी)



Muthoot Homefin

मुथूट होमफिन (इंडिया) लि.

कॉर्पोरेट कार्यालय : पुनित क्र.१५-पुनई, ११मा मजला, टी. व्ही. सेनापती बापट मार्ग, स्वप्रेतल कॉलिनज वळ, दादर (पश्चिम), मुंबई, महाराष्ट्र -४०००२८

सुद्विपत्र

नवशक्ति (मराठी) मध्ये दिनांकित १३ एप्रिल, २०२४ रोजीस प्रकाशित केलेल्या कर्ज खाते क्र. ०१०-०१०००५७९ आणि ०१०-०००००१८६ आणि ०१०-०००००१८५ कर्जदाराचे नाव **रघुवीर नंदिशंकर शर्मा**, संतोष रामपतराव दूबे करिता सरफेसी कायदा अंतर्गत विक्री सूचना जाहिरात. आम्ही नमूद करू इच्छितो की अनावधानाने आणि अज्ञानगुणाने सदर सूचनेमध्ये एक मुद्रण चुकी झाली आहे ज्यामध्ये शाखा कार्यालय मुथूट होमफिन (इं) लि., परिसर क्र. २६७, ११मा मजला, राजमहाल कॉम्प्लेक्स, अँक्वीस बँकच्यावर, टेलिफोन एक्सचेंज स्केअर जवळ, सी.ए. रोड, नागपूर-४४०००८ च्या ऐवजी मुथूट होमफिन (इंडिया) लिमिटेड, ५५ मजला, विजयापूर एमसी-१, कोसिगुड इस्टेट को-ऑप. सोसायटी, जुना मुंबई-पुणे हायवे, वाकडेवाडी, लिवाजीनगर, पुणे-४११००३ महाराष्ट्र असा उल्लेख झालेला आहे. म्हणून आम्ही तुम्हाला विनंती करतो की, मुथूट होमफिन (इं) लि., परिसर क्र. २६७, ११मा मजला, राजमहाल कॉम्प्लेक्स, अँक्वीस बँकच्यावर, टेलिफोन एक्सचेंज स्केअर जवळ, सी.ए. रोड, नागपूर- ४४०००८ असे वाचावे. वरील सदर सूचनेमध्ये इतर मजकूर अनपेक्षित राहिल.

सही/- प्रधिकृत अधिकारी
मुथूट होमफिन (इंडिया) लिमिटेड


दिनांक: एप्रिल २३, २०२४
 ठिकाण: महाराष्ट्र

जाहीर नोटीस

गाव मोजे खातिनेडे, तालुका वर्सळ, जिल्हा पालघर येथील सर्व नं. **85, पेज 0.74.10** हे अर. अकार **09.12** ही मिळकत जमिन मालक श्री विलास दामोदर तरे, श्री नन्दा रमेश तरे श्री रघु रामचंद्र घरात श्री देवेन्द्र परशुराम तरे राहाणार: खातिनेडे, ता. वर्सळ, जि. पालघर यांमजकून सदर मिळकत विकत देणेची आमची अशिलोती फक्त सदर जमिन फक्त गावे बरेबर कोणावाही व्यक्तीवर न करता केवळ फक्त बोलीची सूटू आहेत तरी सदर मिळकती बाबत कोणावाही कोणावाही प्रकारचा कोर्ट दबावर, करार, करबा वा अन्य हकक हितसंबंध असलेल तरीसही तसेही हुक्मत ही नोटीस प्रसिद्ध झालेपासून **14** दिवसांचे आत खालील पर्यावर कागदोपरी पुराव्यानीत कळवावी अन्यथा तसा कोणावाही हकक हितसंबंध नाही व असलेले तो सोडून दिला आहे असे समजून सदर वरील नमूद मालक यांमजकूर बोलीची पूर्ण करून सदर मिळकतीच्या व्यवहार सदर जमिन मालक यांमजकूर करत जाईल

बी नील रमन राय
वकील उच्च न्यायालय

दिनांक: २३/०४/२०२४
 ऑफीस पत्ता: शोप नं. 11, गुरू गोविंद सिंह नगर बिल्डींग, लोहा मार्ग, नालासोपरा पुर्व, ता. वर्सळ, जि. पालघर 401209



सारस्वत बँक

सारस्वत को-ऑपरेटिव्ह बँक लि.

वसुली विभाग : ७७-११, समधान बिल्डिंग, २ रा मजला, सेनापती बापट मार्ग (तुलसी पाईप रोड), दादर (पश्चिम), मुंबई-४०० ०२८.
 दूरध्वनी क्र. : +९१ २२ २४२२ १२०२ / ०४ / ०६ / फॅक्स नं.: + ९१ २२ २४३८ १३१०

ई-लिलाव विक्री सूचना

(लिलाव विक्री / बोली फक्त वेबसाईट <https://sarfaesi.auctiontiger.net> मार्फत करण्यात येईल)

दि सिस्चुरिटाइझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एम्फोसमेंट ऑफ सिस्चुरिटी इंटररेट (सरफेसी) अँक्ट, २००२ अंतर्गत बँकेकडे प्राधिकृत स्थावर मालमत्तेची ऑक्ट्या निम्नस्वाक्षरीकरणे सारस्वत को-ऑप. बँक लि.चे प्राधिकृत अधिकारी म्हणून १३(२) अन्वये जारी केलेल्या मागणी सूचनेनुसार सरफेसी अँक्टच्या कलम १३ (४) अन्वये खालील मालमत्तेचा कड्या ठेवता.

तमाम जनतेला कळविण्यात येते की, बँकेच्या धनकावळीच्या वसुलीकरिता खालील नमूद खटल्यातील प्रस्तावित मालमत्तेचा ई-लिलाव (सरफेसी अँक्ट, २००२ अंतर्गत) खालील विनिर्देशानुसार “जे आहे जेथे आहे तत्त्वाने”, “जे आहे जसे आहे तत्त्वाने” आणि “कोणत्याही दायित्वाशिवाय तत्त्वाने” करण्यात येणार आहे.

क्र. / हमीदार यंत्री खाते	ए. मागणी तारीखी तारीख बी. मागणी सुळोती रककम सी.कडकाल / तारीख डी.२४.०१.२०१७ रोजी पय्वती कडकाली रककन	माळमत्तेचे वर्णन	१. दसवी क्रिस्त २. इमार (इसारा अजमत रककम) ३. बोली दाखविण्याची रककन
१. कर्जदार: जे. केणासाईट स्ट्रक्सर्स लि. हमीदार : १) श्री. विनायक भागान कुलकर्णी २) श्री. संजय विनायक कुलकर्णी ३) श्री. अजय विनायक कुलकर्णी	ए. ०५.११.२०१८ बी. दि. १३.०१.२०१८ रोजीस रु. १४,७७,२५,०३३.११ (रु. चौदा कोटी सत्तेलाखीस लाख पंचवीस हजार तेढीसह आणि पैसे अकरा लाख) सी. प्रत्यक्ष कडका / १०.०८.२०२३ डी. रु. २४,६९,७०,२०४/- (रु. चौवीस करोड एकोणसत्तर लाख सत्तर हजार दोनशे चार फक्ता)	मट क्र. ४३०, ४२२(सी), ४२३(सी), ४२४(सी), ४२५(सी), ४२६(सी), ४२७(सी), ४२८, ४२९बी, ४४६, ४४७, ४४८, गाव : कोडला, तालुका वाडा, जिल्हा पालघर येथे स्थित युनिट-1 येथे स्थित फॅक्टरी जमीन आणि इमारत. (लॉट क्षेत्र अंदाजे मोजमाफित १५५२६० चौ. मी.) व इमारत क्षेत्र अंदाजे मोजमाफित १६८०६.८५ चौ. मी.) आणि त्यावरील मशिनीस	१. रु १६४,५०० लाख २. रु १६५,००० लाख ३. रु ५,०० लाख १. निरीक्षणायी तारीख / वेळ : २५.०४.२०२४ रोजी / स. ११.०० ते दु. ३.०० इ. अ. र. आणि केवायसी सादरीकरणाची अंतिम तारीख / वेळ : १५.०५.२०२४ / संध्या. ५.०० पर्यंत ई-लिलावाची तारीख / वेळ : १५.०५.२०२४ / दु. २.०० ते दु. ३.०० वा.

लिलाव हा बँकेचे मजुरीत सेवा पुरवठ्यादर मे. ई-मॉन्टरिंगमेंट टेक्नॉलॉजीज लिमिटेड (ऑनलाइन टायमर) द्वारे होईल. बोली उज, बंदर विक्री / लिलावाच्या अटी व शर्ती व बोली / प्रस्ताव जमा करण्याची पद्धत <https://sarfaesi.auctiontiger.net> वा त्यांच्या वेबसाईटवर आणि वसुली विभागामध्ये उपलब्ध असेल.

सरफेसी अँक्ट, २००२ च्या नियम ८ (६) प्रमाणे वैधानिक सूचना

ही सूचना म्हणजे विक्रीच्या तारखेपूर्वी संपूर्ण धनकावी प्रदान करण्याकरिता सदर कर्जाच्या कर्जदार / हमीदार आणि गहाणदार यांना देखील एक सूचना आहे. कसूर केल्यास वर उल्लेख केलेल्या लिलावाच्या तारखेस मिळकत विकती जाईल.

दिनांक : २३.०४.२०२४
 ठिकाण : मुंबई

स्वाक्षरी/-
 प्राधिकृत अधिकारी
सारस्वत को-ऑप. बँक लिमिटेड

POST OFFER PUBLIC ANNOUNCEMENT FOR FAILURE OF DELISTING OFFER IN ACCORDANCE WITH REGULATIONS 17(4) AND 23 OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (DELISTING OF EQUITY SHARES) REGULATIONS, 2021, AS AMENDED FROM TIME TO TIME (“SEBI DELISTING REGULATIONS”) FOR THE ATTENTION OF EQUITY SHAREHOLDERS OF

INSPIRISYS SOLUTIONS LIMITED
FOR DELISTING OF EQUITY SHARES

Registered Office: 1st Floor, Dowlat Towers, New Door Nos. 57, 59, 61 & 63, Taylors Road, Kilpauk, Chennai, Tamil Nadu, India, 600010 | **Corporate Identification Number (CIN):** L30006TN1995PLC031736
Tel. No.: 044 - 4225 2000 | **Email Id:** sundaramurthy.s@inspirisys.com | **Website:** www.inspirisys.com
Company Secretary and Compliance Officer: Sundaramurthy Shanmugam

This Post Offer Public Announcement for failure of Delisting Offer (“**Post Offer PA**”) is being issued by Vivro Financial Services Private Limited (“**Manager to the Delisting Offer**” or “**Manager to the Offer**”) for and on behalf of CAC Holdings Corporation (“**Acquirer**”) to the Public Shareholders (as defined under Regulation 21(1)(f) of the SEBI Delisting Regulations and hereinafter referred to as “**Public Shareholders**”) of Inspirisys Solutions Limited (“**Company**”) in respect of the proposed acquisition and consequent voluntary delisting of the fully paid up equity shares of the Company with a face value of INR 10 each (“**Equity Shares**”) from the stock exchanges where Equity Shares are presently listed i.e., BSE Limited (“**BSE**”) and National Stock Exchange of India Limited (“**NSE**”) (together referred to as “**Stock Exchanges**”) pursuant to the applicable provisions of the SEBI Delisting Regulations (“**Delisting Offer**” or “**Offer**”).

This Post Offer PA should be read in conjunction with the Initial Public Announcement dated November 10, 2023 (“**IPA**”), the Detailed Public Announcement dated March 30, 2024 which was published on April 01, 2024 in Financial Express (English - all editions), Jansatta (Hindi - all editions) and Navshakti (Marathi - Mumbai edition) (“**DPA**”) and the Letter of Offer dated March 30, 2024 (“**LOF**”) issued in accordance with the SEBI Delisting Regulations, along with circulars issued thereunder.

The capitalized terms used but not defined in this Post Offer PA shall have the same meaning assigned to them in the DPA and the LOF.

The Acquirer, through Manager to the Delisting Offer, had issued the IPA, the DPA and the LOF seeking to acquire up to 1,19,04,748 (One Crore Nineteen Lakh Four Thousand Seven Hundred Forty-Eight) Equity Shares (“**Offer Shares**”) representing 30.05% (Thirty Point Zero Five percent) of the Equity Share Capital of the Company that are held by the Public Shareholders of the Company pursuant to Part B of the Chapter III read with Chapter IV of the SEBI Delisting Regulations and on the terms and conditions set out therein and in the DPA and the LOF. The Public Shareholders holding Equity Shares were invited to submit bids pursuant to the reverse book building process conducted through the Stock Exchange Mechanism made available by the Stock Exchanges during the Bid Period (i.e. Friday, April 12, 2024 up to and including Friday, April 19, 2024), in accordance with the SEBI Delisting Regulations (“**Reverse Book Building Process**”).

1. FAILURE OF THE DELISTING OFFER

- The total number of Offer Shares validly tendered by the Public Shareholders in the Delisting Offer is 96,87,205 (Ninety-Six Lakhs Eighty-Seven Thousand Two Hundred Five) Equity Shares with 690 (Six Hundred Ninety) bids received between the price range of ₹ 71.15 (Rupees Seventy-One and Fifteen Paise Only) per Equity Share to ₹ 711.50 (Rupees Seven Hundred Eleven and Fifty Paise Only) per Equity Share (both inclusive) consisting of 96,87,205 (Ninety-Six Lakhs Eighty-Seven Thousand Two Hundred Five) Equity Shares with 690 (Six Hundred Ninety) bids in demat form and nil Equity Shares with nil bids in physical form.
- The Discovered Price of ₹ 241/- (Rupees Two Hundred Forty-One only) per Equity Share is based on 91,96,969 (Ninety-One Lakhs Ninety-Six Thousand Nine Hundred Sixty-Nine) Equity Shares with successful 540 (Five Hundred Forty) bids received between the price range of ₹ 71.15 (Rupees Seventy-One and Fifteen Paise Only) per Equity Share to ₹ 241/- (Rupees Two Hundred Forty-One only) per Equity Share (both inclusive). The Acquirer vide their communication dated April 22, 2024 has confirmed that the Discovered Price is not acceptable to them. **Thus, the Delisting Offer is deemed to have failed in terms of Regulation 23(1)(b) of the SEBI Delisting Regulations.**
- Accordingly, the Acquirer will not acquire any Equity Shares tendered by the Public Shareholders in the Delisting Offer and the Equity Shares of the Company will continue to remain listed on the Stock Exchanges. Further, no final application will be made to the Stock Exchanges for the Equity Shares in terms of provisions of the SEBI Delisting Regulations.
- Pursuant to Regulation 23(2)(a)(ii) of the SEBI Delisting Regulations, Equity Shares offered or tendered in terms of Schedule II of the SEBI Delisting Regulations, will be released on the date of making this Post Offer PA for the failure of the Delisting Offer i.e. Tuesday, April 23, 2024.
- Link Intime India Private Limited, Registrar to the Delisting Offer, had confirmed to the Manager to the Offer regarding the dispatch of the LOF made to the Public Shareholders as on the Specified Date, i.e. April 01, 2024. The details of Company Secretary and Compliance Officer of the Company is as follows:


Name : S Sundaramurthy
Designation : Company Secretary & Compliance Officer
Office Address : First Floor, Dowlat Towers, New Door Nos. 57, 59, 61 & 63, Taylors Road, Kilpauk - 600010, Chennai, Tamil Nadu. India.
Contact No. : 044-42252000
Email ID : sundaramurthy.s@inspirisys.com

In case the Public Shareholders have any queries concerning the non-receipt of Offer Shares or on delisting process and procedure, they may address the same to Registrar to the Delisting Offer or Manager to the Delisting Offer. The Post Offer PA is also expected to be available on the website of the Stock Exchanges www.bseindia.com and www.nseindia.com, website of Manager to the Offer i.e. www.vivro.net and the website of the Company i.e. www.inspirisys.com.

MANAGER TO THE OFFER	REGISTRAR TO THE OFFER
 VIVRO FINANCIAL SERVICES PRIVATE LIMITED Reg. Address: Vivro House, 11 Shashi Colony, Opp. Suvidha Shopping Center, Paldi, Ahmedabad – 380007, Gujarat, India. Tel. No.: + 91 79 4040 4242. Corporate Address: 607/608 Marathon Icon, Opp. Peninsula Corporate Park Off. Ganpatrao Kadam Marg, Veer Santaji Lane, Lower Panel Mumbai - 400 013, Maharashtra, India. Tel. No.: + 91 22 6666 8040 / 41 / 42 Email ID: investors@vivro.net www.vivro.net SEBI Reg. No.: INM000010122 CIN: U67120GJ1996PTC029182 Contact Person: Tushar Ashar / Shivam Patel	 LINK INTIME INDIA PRIVATE LIMITED Address: C - 101, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai, Maharashtra, 400083, India. Tel. No.: + 91 8108114949 Email ID: inspirisys.delisting@linkintime.co.in Website: www.linkintime.co.in CIN: U67190MH1999PTC118368 SEBI Reg. No.: INR000004058 Contact Person: Pradnya Karanjekar

For and on behalf of CAC Holdings Corporation (Acquirer)		
Sd/-	Sd/-	Sd/-
Name: Ryota Nishimori	Name: Togo Shimizu	Name: Toru Horuchi
Designation: President and CEO	Designation: Senior Managing Director	Designation: General Manager, Corporate Department

Place: Tokyo, Japan
Date: April 22, 2024



मोतीलाल ओसवाल होम फायनान्स लिमिटेड

सीआयए: यु६५२२एमएच२०१३पीएलसी२४८४४१
 कॉर्पोरेट कार्यालय: मोतीलाल ओसवाल टॉवर, रविमनूजा स्वामी रोड, एस्टी डेपोसोमर, प्रमोदेवी, मुंबई – ४०००२५, ईमेल: hfquery@motilaloswal.com;

शाखा कार्यालय: शोप क्र. ५०१, ५वा मजला, एम.व्ही. प्लाझा, सर्व्हे क्र. २५४, २५२, आयसीआयसीआय बँकेच्या वर, रवेले रोडजवळ, वितार (पु.) – ४०१३०५, महाराष्ट्र. संपर्क क्र.: – राकेश मनोहर कदंदा – ९९६७३३२८८
शाखा कार्यालय: कार्यालय क्र. १०१, ११मा मजला, सुशील ग्रुप इमारत, एफ/पी क्र. ६१/१, जुना ठाणा नका रोड, एच.ओ.सी कॉलनी, तिलायन्स फ्रेजवळ, पनवेल – ४१०००६, नवी मुंबई संपर्क क्र.: – अमित अंबुलें – ७५०६७७६५०५

ई-लिलाव नी विक्री करिता जाहीर सूचना

सिक्चुरिटी इंटररेट (एम्फोसमेंट) रुकस, २००२ च्या नियम ८ व ९ करिता परंतुकासह वागत सिक्चुरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शीअल असेट्स अँड एम्फोसमेंट ऑफ सिक्चुरिटी इंटररेट अँक्ट, २००२ अंतर्गत स्थावर मालांच्या विक्रीसाठी १५ दिवसांची ई-लिलाव विक्री सूचना

सर्वसाधारण जनता आणि विशेषतः कर्जदार आणि जमीनदार यांना याद्वारे सूचना देण्यात येते की, मोतीलाल ओसवाल होम फायनान्स लिमिटेड (पूर्वीचे नाव अँस्यार होम फायनान्स कॉर्पोरेशन लिमिटेड)/तारपी धनकोच्या प्राधिकृत अधिकार्यांनी ज्यांचा प्रत्यक्ष कडका घेतला त्या तारपी धनकोकडे गहाण/भारासह असलेल्या खाली वर्णन केलेल्या स्थावर मिळकती, येथे खाली वर्णन केलेल्या कर्जदार व जमीनदार यांच्याकडून मोतिलाल ओसवाल होम फायनान्स लिमिटेड (पूर्वीचे नाव अँस्यार होम फायनान्स कॉर्पोरेशन लिमिटेड)/तारपी धनकोच्या धनको यांना येणे धनकावी असलेली येथे खाली वर्णन केलेली धनकावी आणि वसुलीच्या तारखेपर्यंत त्यावरील पुढील व्याज आणि इतर परित्येच्या कडका वसुलीसाठी यांना येथे खाली वर्णन केलेल्या तारीख आणि वेळेस “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वावर विकल्या जाणार आहेत. राखीव किंमत, इमारा अनामत रक्कम (इमार) आणि इमार जमा करण्याची अंतिम तारीख देखील खाली नमूद केली आहे.

कर्जदार / हमीदार / कर्ज खाते	मागणी सूचनेची तारीख आणि रक्कम	स्थावर मिळकतीचे वर्णन	राखीव किंमत, इमार आणि इमार साक्ष कारवायाची अंतिम तारीख	ई-लिलावाची तारीख आणि वेळ
एलएफए: एलएक्सबीओआय००११६६ – ११०००४७०८८ शाखा: बोंडेंसर कर्जदार: मारिओ सेबॅस्टीयन गोम्स सह-कर्जदार: सेबॅस्टीयन इनस गोम्स	०४-०५-२०१९ कडिता रु.: १३४१३७२/- (रुपये तेरा लाख एकेचावीस हजार तीसशे बराहत्तर फक्त)	प्लॉट क्र. ४०१, ०४मा मजला, भवानी दर्शन ४०१२०३, ठाणे, महाराष्ट्र.	राखीव किंमत: रु. १०००००/- (दहा लाख मात्र) इमार: रु. १०००००/- (एक लाख मात्र) इमार जमा करण्याची शेवटची तारीख: १३-०५-२०२४	दिनांक: १४-०५-२०२४ स. ११:०० ते स. ११:३० (सह प्रत्येकी ५ मिनिटांच्या अमर्यादीत वित्तारारासह)
एलएफए: एलएक्सपीएए००१११५ – ११००१०२७० शाखा: पनवेल कर्जदार: शिवशंकर ललितमोहन धोंडियायल सह-कर्जदार: सुलोचना ललितमोहन धोंडियायल	२५-०५-२०२१ कडिता रु.: १७११४८४२/- (रुपये सतरा लाख एव्यासव हजार चारशे व्याऐंश फक्त)	प्लॉट क्र. ३०३, ३रा मजला, साई कृपा, साई गावा इमारत, पूर्णा गाव भिवंडी १ प्लॉट स. क्र. ४, एच. क्र. १७मा, ०० पूर्णा गावाजवळ ४०१२०४, रायगड (एम्एच) महाराष्ट्र.	राखीव किंमत: रु. १२०००००/- (रुपये बारा लाख मात्र) इमार: रु. १२००००/- (रुपये एक लाख बीस हजार मात्र) इमार जमा करण्याची अंतिम तारीख: ०८-०३-२०२४	दिनांक: १४-०५-२०२४ स. ११:३० ते दु. ११:३० (सह प्रत्येकी ५ मिनिटांच्या अमर्यादीत वित्तारारासह)

ई-लिलावाच्या अटी आणि शर्ती:

- लिलाव बोली दर्शनेऐवजाच्या पुढील अटी व शर्तीनुसार आणि त्यात नमूद केलेल्या प्रक्रियेनुसार आयोजित केला जातो. बोलीदार वेब पोर्टलला भेट देऊ शकतात. <https://BestAuction.com> आमच्या ई-लिलाव सेवा प्रदाना, मे. **गोव्हर्नरकेट इन्फोस्टिटीएम प्रायव्हेट लिमिटेड**, बोली माहिती आणि समनंसाठी, ई-लिलावासाठी ठेवलेल्या सुविधा मालमत्तेचे तपशील आणि ऑनलाईन सबमिट करणे जाणारे कोटी फॉर्म. इच्छुक खरेदीदार त्याच पोर्टलवर लिलावाच्या प्रक्रियेनुसार जाऊ शकतात आणि राकेश मनोहर कदंदा – ९९६७३३२८८ आणि अमित अंबुलें – ७५०६७७६५०५ आणि यांच्याशी संपर्क साधू शकतात वा नमूद केलेल्या वेब पोर्टलवर तपशील उपलब्ध आहेत आणि त्यांच्या केंद्रीकृत हेलप डेस्कशी संपर्क साधू शकतात: +९१ ९८१०० ८९१३३, +९१ ११४ ४४ ८० ८५५, ई-मेल आयडी: Care@BestAuction.com.

ठिकाण: मुंबई
 दिनांक: २३.०४.२०२४
 सही /-
 प्राधिकृत अधिकारी,
 भाग्यारामाचे बुटी आडकल्यास इंग्रजी मजकूर ग्राह्य धरण्यात येईल

Regd. Office: ICICI Bank Limited, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodra, Gujarat. Pin- 390 007.
Corporate Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (E), Mumbai-400 051.

PUBLIC NOTICE – E-AUCTION OF ASSIGNMENT OF FINANCIAL ASSETS

In terms of the policy of ICICI Bank Limited (“**ICICI Bank**”) on Sale of Financial Assets and in line with the regulatory guidelines, ICICI Bank hereby invites EOI from interested ARCs/NBFCs/Bank/FI for Purchase of below Two Non-Performing Assets (“Financial Assets”) on the terms and conditions indicated herein under “Swiss Challenge Method”. It is hereby clarified that confirmation of the name of successful bidder will be subject to final approval by the competent authority of ICICI Bank:

Lot number	Base/ Reserve Price/ Anchor Bid	Term of sale	Minimum Mark up
1	₹ 250.0 million	100% in Cash	5% of Base bid
2	₹ 32.5 million	100% in Cash	5% of Base bid

Note: Bid for both the lots to be submitted separately.
Schedule for E-Auction:

Sr. No.	Activity	Date & Time
1.	Submission of Expression of Interest (“EOI”) and execution of Non-Disclosure Agreement (“NDA”) (if not already executed with the Bank)	Till April 26, 2024 by 5.00 PM
2.	Release of Offer Document along with Preliminary Information Memorandum (“PIM”)	April 26, 2024 (after submission of NDA with Bank)
3.	Access to data room for due diligence	April 26, 2024 till May 10, 2022
4.	Submission of Bid Form	May 14, 2024, latest by 5 PM
5.	Process of e-bidding	May 15, 2024 from 3:00 PM to 4:00 PM with auto extension of 5 mins. till sale is completed
6.	Declaration of the winning bidder	May 15, 2024 by 6.00 PM.
7.	Receipt of consideration amount and execution of Assignment Agreement and closure of transaction	Within 07 days from the date of acceptance of bid.

TERMS & CONDITIONS

- The auction for the financial Asset(s) is under “Swiss Challenge Method”, based on an existing offer in hand, who will have the right to match the highest bid. In case no bid is received which crosses the minimum mark up, Base Bid will be designated as the winning bid if it qualifies as per terms and conditions stipulated.
- The sale of aforesaid Financial Asset(s) is on “As is Where is Basis”, “As is What is Basis”, and “Without Recourse Basis”.
- The e-bidding process, if required, will be conducted through M/s e-Procurement Technologies Ltd (Auction tiger) on the website of auction agency i.e. <https://icicibank.auctiontiger.net> as detailed above. The e-bidding process shall be subject to terms & conditions contained in the offer document which will be made available to Parties post execution of NDA.


For any further clarifications with regard to data room, terms and conditions of the auction, kindly contact Mr. Jignesh Shelani (7454821846 and for submission of EOI/Bids, email at jignesh.shelani@icicibank.com and viyaj.kumar@icicibank.com or send by post to Mr. Jignesh Shelani at ICICI Bank Towers, Bandra- Kurla Complex, Bandra (E), Mumbai- 400 051.

ICICI Bank will not be responsible/liable in case of non-receipt of EOI by ICICI Bank for the reasons beyond the control of the Bank. Interested Parties are expected to take efforts to find out the status of communication sent by them to ICICI Bank to ensure their participation in the auction process.

This notice and contents hereof are subject to any prevailing laws, rules and regulations of India.

Date : April 23, 2024
Place : Mumbai

SD/- Authorized Signatory
For ICICI Bank Limited



ICICI Bank

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Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **08/05/2024** from **11.30 am to 01.30 pm** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry with regard to any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/her/their sufficient and acceptable proof of his/her/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload proper mandate for bidding.
3. Prospective bidders may avail online training from the website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support Nos.: 079-68136805/68136837 Mob. : +919265562818, +919265562821, +919265562819, +919978591888 & +91 9374519754, Email: Vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, support@auctiontiger.net.
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement, or omission.

6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details.(Details of bidder form is annexed herewith as **(Annexure-I)** and Declaration by bidders **(Annexure-II)**. In addition to the above, the copy of Pan card, Aadhar card, Address proof,in case of the company, copy of board resolution passed by board of directors of company needs to submitted by the bidder).
7. **Intending Bidders shall deposit the aforesaid EMD on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of Pegasus Group Twenty Four Trust 1 payable at Mumbai or EMD can also be paid by way of RTGS / NEFT/Fund Transfer to the credit of A/c no. 0177-04521302-195001, A/c Name: - Pegasus Group Twenty Four Trust 1, The Catholic Syrian Bank Ltd., Nariman Point, Mumbai, MICR Code 400047002, IFSC Code CSBK0000177.**
8. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of Rs.1,00,000 (Rupees One Lakhs).
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately (i.e. on the same day or not later than next working day) on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
10. In default of payment within the said period, the sale will automatically stand revoked, and the entire deposit made by the successful bidder together with the earnest money shall be forfeited and without any notice and the property shall be resold.
11. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of highest/successful bidder against his/her bid price. The EMD shall not

carry any interest.

12. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
13. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
14. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
15. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
16. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002, the conditions mentioned above, and the conditions mentioned in the public notice dated 23/04/2024
17. The sale is subject to "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities.
18. **This publication is also a Fifteen (15) days' notice to the aforementioned borrowers/guarantors under Rules 8 and 9 of The Security Interest (Enforcement) Rules, 2002.**

Further enquiries may be clarified with Officer, **Mr. Nilesh More and Mr. Rohan Kadam** and the at the Office:-Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free

Press Journal Marg, Nariman Point, Mumbai 400021, Email: nilesh@pegasus-arc.com & rohan@pegasus-arc.com, Contact: **Mr. Nilesh More - 9004722468 and Mr. Rohan Kadam - 9167981607**

Special Instructions:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the 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.

AUTHORISED OFFICER

Place: Thane

Date: 23/04/2024

**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Twenty Four Trust -1)**

ANNEXURE-II
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____ / ____ / ____

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature: _____

Name: _____

Address: _____

eMail ID: _____

DECLARATION

Re: Source of funds

I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **08/05/2024** in the matter of M/s. Saruta Organics are from genuine personal/business sources.

I/we hereby further declare that the said funds do not originate from any unlawful source and are in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.

I hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Yours truly,

Affidavit cum Declaration

I/ We, M/s. _____ through its Authorized representative
_____ R/o _____ do hereby solemnly swear
and _____ affirm:

1. That we are not undischarged insolvent.
2. That we are not a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
3. That none of my account or account of any corporate entity under my management or control is classified as Non-Performing Asset in accordance with guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force;
4. That we have not been convicted for any offence punishable under any law for the time being in force;
5. That we are not disqualified to act as a director under the Companies Act, 2013;
6. That we are not related/associated with **Saruta Organics (India) Pvt Ltd** or with its partners in any manner whatsoever.
7. That no insolvency under the Insolvency and Bankruptcy Code, 2016 is contemplated or pending against us before any of the NCLT.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-6 of this affidavit to be true and correct.

Deponent