

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor, Free Press House, Nariman Point,  
Mumbai - 400 021. Phone No : 022 - 6188 4700Email : [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL : [www.pegasus-arc.com](http://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), Co-Borrower(s) and Mortgagor(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 Thirty Five Trust 2 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Dombivli Nagari Sahakari Bank Limited vide Assignment Agreement dated **31/12/2020** 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 **30/03/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **21/02/2023** under the provisions of the SARFAESI Act and Rules thereunder.

**THE DETAILS OF E- AUCTION ARE AS FOLLOWS:**

<b>Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):</b>	a) <b>Mr. Vivek Shankar Tare Proprietor M/s. Auto Hub (Borrower)</b> b) <b>Mr. Dinesh Narayan Nakhawa (Guarantor)</b> c) <b>Mr. Sudarshan Ramgopal Agrawal (Guarantor)</b> d) <b>Mr. Puransingh Mangeshsingh Shekhawat (Guarantor)</b>
<b>Outstanding Dues for which the secured assets are being sold:</b>	<b>M/s. Auto Hub Rs. 16,65,305/-</b> (Rupees Sixteen Lakhs Sixty Five Thousand Three Hundred Five Only) as on 31/05/2019 together with further interest from 01/06/2019 at contractual rate and other charges, cost and expenses thereon. <b>(Rs 33,88,226.16/-</b> (Rupees Thirty Three Lakhs Eighty Eight Thousand Two Hundred Twenty Six And Paise Sixteen Only) as on 13/02/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 14/02/2024 till the date of payment and realization.
<b>Details of Secured Asset being Immovable Property which is being sold</b>	<b>Property Owned and Mortgaged by:- Mr. Vivek Shankar Tare</b> All that pieces & parcels of the <b>Flat No 203</b> , area admeasuring 553.00 sq. ft. i.e. 51.39 sq.mtrs. (Carpet), 664.00 sq.ft. i.e. 61.71 sq. mtrs. Built Up, <b>First Floor, 'B' wing, in the Building Known as "Lara Apartment", situated at village- Umroll, Taluka-Palghar, District-Palghar</b> on N.A. lands bearing Bhumapan Kramank Gut Kramank 103, Plot No. 3, admeasuring area 1730.00 sq. mtrs. assessed at Rs. 173.00 and within the limits of Sub-Registrar, Palghar and Palghar-2.
<b>CERSAI</b>	<b>Security Interest ID – 400013632275</b> <b>Asset ID- 200013603442</b>
<b>Reserve Price below which the Secured Asset will not be sold (in Rs.):</b>	<b>Rs. 19,44,000/-</b> (Rupees Nineteen Lakhs Forty Four Thousand Only)
<b>Earnest Money Deposit (EMD):</b>	<b>Rs. 1,94,400/-</b> (Rupees One Lakh Ninety Four Thousand Four Hundred Only)
<b>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value</b>	<b>Society Dues of Rs 48,000 as on 05/09/2021</b>
<b>Inspection of Properties:</b>	<b>21/03/2024 between 12.00 PM to 02.30 PM</b>
<b>Contact Person and Phone No:</b>	<b>Contact No.- Mr. Navin Sharma 7045303744</b> <b>Ms. Prerana Adhav 8879802170</b>
<b>Last date for submission of Bid:</b>	<b>28/03/2024 till 4.00 PM</b>
<b>Time and Venue of Bid Opening:</b>	<b>E-Auction/Bidding through website (<a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a>) on 30/03/2024 from 01.30 PM to 02.30 PM</b>

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rules 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.auction-tiger.net> or contact service provider **E Procurement Technologies Ltd. Auction Tiger Bidder** Support Nos: Mo.: +91 9265562821 & 9374519754, Email: [vijay.shetty@auctiontiger.net](mailto:vijay.shetty@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), Mr. Ramprasad Mobile No. +91 8000023297, email: [support@auctiontiger.net](mailto:support@auctiontiger.net) before submitting any bid.

Place: Palghar  
Date: 12/03/2024

**AUTHORISED OFFICER**  
**Pegasus Assets Reconstruction Private Limited**  
**(Trustee of Pegasus Group Thirty Five Trust 2)**



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**CHANGE OF NAME**

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

I HAVE CHANGE MY NAME FROM LALA BAWASAHAB BINKUN TO LALA BAWASA BEMKUN AS PAR GAZETTE. CL- 035

I HAVE CHANGE MY NAME FROM KHAJABI LALA BINKUN TO KHAJABI LALA BEMKUN AS PAR GAZETTE. CL- 035 A

I HAVE CHANGED MY NAME FROM SANDESH KUMAR MARUTIRAO MENGJI TO SANDESH MARUTIRAO MENGJI AS PER DOCUMENTS. CL- 101

I HAVE CHANGED MY NAME FROM (OLD NAME) : NEELAM LOKPRAKASH KARAN TO (NEW NAME) : PARNASHRI PARITOSH NATEKAR AS PER DOCUMENTS. CL- 201

I HAVE CHANGED MY NAME FROM HEMENDRA KANTILAL VINCHI (OLD NAME) TO HEMENDRA KANTILAL GHADIYALI (NEW NAME) AS PER GAZETTE NO.(M- 23341014). CL- 301

I HAVE CHANGED MY NAME FROM OLD NAME : SIMRAN ROSHAN ROHRA TO NEW NAME: GEET KAPIL PRAJAPATI ADDRESS: 1102, HAPPY HOME COMPLEX, TOWER-1, NEW LINK ROAD, SHIMPOLI, BORIVALI, MUMBAI - 400092. CL- 401

I HAVE CHANGED MY NAME FROM SUNIL RAISHI GALA TO SUNIL RAYSHI GALA AS PER GAZETTE NO. (M-23323366). CL- 512

I HAVE CHANGED MY NAME FROM ASGAR ALI SHAIKH TO KHAIRULLA SHEKH AS PER NO: 2858 4408 2089. CL- 513

I HAVE CHANGED MY NAME FROM SHRUTI HEMIN CHHEDA TO SHRUTI DHIRAJAL CHHADVA AS PER ADHAR CARD NO: 4645 6313 2484. CL- 514

**CHANGE OF NAME**

I DEEPTI IS LEGALLY WEDDED SPOUSE OF NO 2787913N EX HAV GAWAS DEVIDAS RAJARAM PRESENTLY RESIDENT AT 202 2ND FLOOR SAIDHAM CHS LTD SN MARG. SAMBAHAI NAGAR, OPP VIJAY NAGAR SOCIETY SAMBAHAI NAGAR, SWAMI NITYAND MARG ANDHERI (EAST), MUMBAI 400 069 HAVE CHANGED MY NAME FROM DEEPTI TO DIPTI DEVIDAS GAWAS AND DATE OF BIRTH FROM 20 JUN 1980 TO 01 SEP 1980 AS PER AFFIDAVIT DATED 09/03/2024. CL- 556

I HAVE CHANGED MY NAME NADIM ABDUL RAZAK SHAIKH TO NEW NAME NADEEM ABDUL RAZZAO SHAIKH AS PER ADHAR CARD. CL- 608

I HAVE CHANGED MY NAME FROM YASAR MAHFODZ AHMED ABDUL AHAD TO YASIR MAHFODZ AHMED KHAN ADHAR NO. 4942 9542 9277. CL- 634

I SANGEETAKUMARI JAIRAM PRAJAPATI HAVE CHANGED MY NAME AFTER MARRIAGE TO SANGEETA BAJRANGI PRAJAPATI AS PER MY ADHAR DOCUMENT FOR ALL PURPOSES. CL- 760

I SAPNA DAVID DAS HAVE CHANGED MY NAME AFTER MARRIAGE TO SHRAVANI VIKAS KADAM AS PER MY GAZETTE NO.(M-23135644). CL- 761

I HAVE CHANGED MY NAME FROM SHAMSHERALAM SHAIKH TO SHAMSHER NIZAM SHAIKH AS PER DOCUMENT. CL- 801

I HAVE CHANGED MY NAME FROM JOTIBAI PREMCHAND KRIPALANI TO JYOTI PREMCHAND KRIPALANI AS PER GOVT GAZETTE NO-(M-23264825). CL- 801 A

I HAVE CHANGED MY NAME FROM ASMATARA BEGUM TO ISMOTARABDI FAROOK SHAIKH AS PER ADHAR CARD NUMBER 498810651945 DATE 12 MARCH 2024. CL- 999

I HAVE CHANGED MY NAME FROM: SHAIKH FARUP MANDAL TO: FAROOK IBRAHIM SHAIKH AS PER ADHAR CARD NUMBER 769471503201 DATE 12 MARCH 2024. CL- 999 A

I HAVE CHANGED MY NAME FROM ANJALI MILIND CHAVAN TO SUPRIYA MILIND CHAVAN AS PER DOCUMENTS. CL- 901

I HAVE CHANGED MY NAME FROM MOHAMED MOHD AADIL MEHMOOD RAJANI TO MOHAMMED AADIL MEHMOOD RAJANI AS PER DOCUMENTS. CL- 901 A

I HAVE CHANGED MY NAME FROM RAHIMABAI USMAN KASSAM TO RAHIMA MEHMOOD RAJANI AS PER DOCUMENTS. CL- 901 B

WE MR. MOHAMMED ISMAIL ZAMIR AHMED SIDDIQUI AND MRS. SAMREEN M ISMAIL SIDDIQUI HAVE CHANGED OUR MINOR SON'S NAME FROM RAYYAN MOHD ISMAIL SIDDIQUI TO RAYYAN MOHAMMED ISMAIL SIDDIQUI AS PER DOCUMENTS. CL- 901 C

I HAVE CHANGED MY NAME FROM MISS. MEHREENA MOHAMMAD EDRIS ANSARI TO MRS. MEHREEN IMRAN SHAIKH AS PER DOCUMENTS. CL- 901 D

I HAVE CHANGED MY NAME FROM MR. KIRAN PARSHURAM WADHAVAL TO MR. KIRAN PARSHURAM WADHVAL AS PER DOCUMENTS. CL- 901 E

I HAVE CHANGED MY NAME FROM ANILKUMAR MENGHAJ BHAYA TO ANIL MENGHAJ BHAYA AS PER GOVT. OF MAHARASHTRA GAZETTE NO.(M- 23343500). CL- 901 F

I HAVE CHANGED MY NAME FROM SNEHAL ANIL BHAYA TO SNEHAL MOHAN MHAPANKAR AS PER GOVT. OF MAHARASHTRA GAZETTE NO. (M- 23343447). CL- 901 G

I HAVE CHANGED MY NAME FROM NISHANT NARESHCHANDRA JOSHI TO NISHANT NARESH JOSHI AS PER DOCUMENTS. CL- 901 H

**CHANGE OF BIRTHDATE**

I HAVE CHANGE MY DATE OF BARTH FROM 17/10/1957 TO 23/07/1961 AS PAR GAZETTE. CL- 035 B

**PUBLIC NOTICE**

NOTICE is hereby given that by the Deed of Revocation executed on 10th June 2022 as per Resolution dated **21 May 2022 passed** by Board of Directors of our clients Krishna Palace Residency Pvt. Ltd The Power of Attorney executed on 16-02-2018 with document Sr.No. 700 & 701 and document executed on 30-12-2017 with document Sr. No. 3841 and document executed on 23-10-2015 with document no. 1605 appointing PRAKASH SHETTY of # 402, Vishwa Manor, Britto Road, Falmiv, Manglore 5750001 Karnataka were terminated cancelled and withdrawn and notices to that effect were served on said PRAKASH SHETTY as a result the appointment of said PRAKASH SHETTY was and is revoked cancelled terminated and all powers and authorities given thereunder are withdrawn. No person/s shall deal with the said PRAKASH SHETTY as the Constituted Attorney or authorized person of our clients and such dealing shall not be binding upon our clients. Any person/s having entered into any dealings/ documents with the said **PRAKASH SHETTY** as Constituted Attorney of our clients are hereby called upon to make the same known in writing with the documentary proof to the undersigned at their office at Yashwant Chambers, 18-B, Bharchura Marg, Fort, Mumbai 400023 within 10 days from the date of publication of this notice failing all such, acts matters things documents shall not be binding and enforceable against our clients and its Directors and all persons claiming through our clients.

Dated this 11 day of MARCH 2024

**M/s. L.C. Tolat & Co. Sd/-**  
**Advocates For Krishna Palace Residency P. Ltd.**

**PUBLIC NOTICE**

This is to inform General Public at large that Khar Mahesh Premises Co-Operative Society Limited has been approached by Mrs. Rukshana Mansoorali Plasticwala widow of late Mr. Mansoorali Chandali Plasticwala, Mr. Hakimuddin Mansoorali Plasticwala Son of late Mr. Mansoorali Chandali Plasticwala and Mr. Khudbuddin Mansoorali Plasticwala Son of late Mr. Mansoorali Chandali Plasticwala for transfer of share certificates of shops held by late Mr. Mansoorali Chandali Plasticwala in our above said society more particularly described in the Schedule hereunder written.

Any person/s having or Claiming any right, title, demand or interest whatsoever into or upon or in respect of said shops described in the Schedule in any respect, by way of Sale, Exchange, Lease, License, Trust, Inheritance, Legal Heirs, Possession, Attachment, Gift, Lease Pendence, Lien, Interest, Charge, Mortgage, Lease, Deed or otherwise howsoever are hereby required to make the same known in writing to the undersigned society within 15 days from the date of publication hereof, with documents in support of his/her/their claims/objections. If no claims/objections are received within the above stipulated period shall be considered and treated as deliberately/voluntarily abandoned, waived and given up all their rights and thereafter no claims or objections shall be taken in consideration and the said share certificates shall be transferred into the names of the above said.

**SCHEDULE OF THE SHOPS**

(a) Shop no. 3 admeasuring 188.08 sq. ft. carpet area on the ground floor in the building known as 'Khar Mahesh Premises' of Khar Mahesh Premises Co-Operative Society Limited situated on Plot bearing no. 760, TPS III, 5th Road, Khar West, Mumbai - 400052, laying on land bearing CTS No. 767, Village Bandra 'E', Taluka Andheri, Mumbai Suburban District along with Share Certificate no. 3 holding 5 fully paid up shares of Rs. 50/- each numbered from 11 up to 15 (both inclusive).

(b) Shop no. 2 admeasuring 332.37 sq. ft. carpet area on the ground floor along with Basement admeasuring 105.98 sq. Ft. carpet area in the building known as 'Khar Mahesh Premises' of Khar Mahesh Premises Co-Operative Society Limited situated on Plot bearing no. 760, TPS III, 5th Road, Khar West, Mumbai - 400052, laying on land bearing CTS No. 767, Village Bandra 'E', Taluka Andheri, Mumbai Suburban District along with Share Certificate no. 2 holding 5 fully paid up shares of Rs. 50/- each numbered from 06 up to 10 (both inclusive).

Date: 12/03/2024  
Place: Mumbai

**Sd/-**  
**Secretary/Chairman of**  
**9819448482**  
**Khar Mahesh Premises Co-Operative Society Limited situated on Plot bearing no. 760, TPS III, 5th Road, Khar West, Mumbai - 400052**

**APPENDIX-16**  
(Under Bye Law No.35)

The Form of Notice inviting claims or objections to the transfer of the shares and the interest of the Deceased Member in the Capital/Property of the Society.

**S.M.T. KUNDA VIRENDRA TARKHAD**, owner of Flat No.301 on the 3<sup>rd</sup> floor of building known as Mantri Parijat at Jaiwalya C.H.S. Ltd., situated at Plot No.82/16, TPS II, Saraswat Colony, Saraswati Road, Santacruz (West), Mumbai - 400 054, expired on 4<sup>th</sup> June 2023.

The Society hereby invites claims or objections from the heir or heirs or other claimants/objector or objectors to the transfer of the right, title and interest of the deceased member in the said shares and interest of the deceased member in the capital/property of the Society within a period of 15 (Fifteen) days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of shares and interest of the deceased member in the capital/property of the Society in such manner as is provided under the bye-laws of the Society. The claims/objections, if any, received by the Society for transfer of shares and interest of the deceased member in the capital/property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered bye-laws of the Society is available for inspection by the claimants/objectors, in the office of the Society / with the Secretary of the Society between 10.00 A.M. to 6.00 P.M. from the date of publication of the notice till the date of expiry of its period.

Place: Mumbai.  
Date: 12/03/2024.

**Jaiwalya C.H.S. Ltd. Sd/-**  
**(Hon. Secretary)**

**PUBLIC NOTICE**

IN THE HIGH COURT OF JURISDICTION AT BOMBAY (TESTAMENTARY & INTTESTATE JURISDICTION)

Interim Application (L) No. 22506 of 2023

In

Testamentary Suit No. 39 of 1989

1. (a) Henry Rehe Almeida) an adult aged about 65 years having address at 202-203, Greta Park, I.C. colony 5th Cross Road, Borivali (W), Mumbai- 400103

1 (b) Marilyn Fernades an adult about 61 years, having address at 202-203, Greta Park, I.C. Colony 5th Cross Road, Borivali (W), Mumbai-400103

...Applicant/ Orig. Plaintiff Vs/ ... (since deceased)

1. Maria Felinta Viola Rodrigues R/at B-2, Mignonette, off. Lady Jamshedji Road, Mahim. Mumbai - 16

1. (a) Rui P. Rodrigues R/at Flat No.5, Luisa House, I.C. Colony X Road No.5, Borivali (W) Mumbai- 103

1 (b) Simon Rodrigues R/at B-2, Mignonette, L.J. Cross Road No.1, Mahim, Mumbai-400016

1 (c) George Rodrigues R/at Gold Coin Apartment, I.C. Colony Cross Road No.5, Borivali (W) Mumbai- 400103

1 (d) Jude Rodrigues R/at Gold Coin Apartment, I.C. Colony X Road No.5, Borivali (W) Mumbai-103

1 (e) Mrs Jeane D'souza R/at Gold Coin Apartment, I.C. Colony Cross Road No.5, Borivali (W) Mumbai- 400103

1 (f) Belmira Mario Furtado R/at Shantivan I.C. Colony, Mumbai-103

1 (g) Cleta Alice Montero R/at C/103, Gold Coin Apartment I.C. Colony, X Road No.5, Borivali (W) Mumbai-400103

1. (h) Loraine Gomes R/at Gomes Villa Next to Hira titles Alto Porvirm, Porvirm Garden Goa.

2. Mrs Doreen Amy Philomena Pires Fateh Mansion 3rd floor, Love Lane Byculla - Mumbai- 400010

...(since deceased)

2 (a) Leo Clifford Pires having address at 201, Doreen Mansion CHS Ltd. 2nd floor, Holy Cross Road, Borivali (W), Mumbai 400103

2 (b) Audrey Desouza having address 201, Doreen Mansion CHS Ltd. 2nd Cross Road, Borivali (W) Mumbai-400103

2 (c) Bernardo Rego having address at 201, Doreen Mansion CHS Ltd. 2nd floor, Holy Cross Road, Borivali (W) Mumbai-400103

2 (d) Susan Decosta having address at 201, Doreen Mansion Holy Cross Road, Borivali (W) 400103

2 (e) Debra Luis having address at 201, Doreen Mansion CHS Ltd. 2nd floor, Holy Cross Road, Borivali (W) Mumbai-400103.

TAKE NOTICE THAT this Interim Application (L) will be moved before HIS LORDSHIP Mr. Justice Shri Manish Pitale, on 5th April 2024 at 10.30 a.m. for the following reliefs :-

(a) that the order of the abatement, if any, be set aside.

(b) that this Hon'ble Court be pleased to pass an order and Condon the delay of 84 days in filing of this interim Application and

(c) that this Hon'ble Court be pleased to pass an order and allow the Plaintiffs to carry out necessary amendment as per schedule of amendment annexed to this Interim Application.

(d) Cost of Application.

Dated this 2nd day of March 2023

**Dinesh Prakash Guchiya** (Advocate for the Plaintiffs)  
Now at B-501, Sunrise Tower No.3 CHS Ltd. Ranisati marg Mumbai (E) Mumbai-97  
MOB. 9820417942  
Email : dineshguchiya@yahoo.in  
(Next date of this case is on 5th April 2024.)

**PUBLIC NOTICE**

This is to bring to the notice of the general public that our clients are desirous of purchasing, free from all encumbrances, from the intending sellers namely, MR. DEEPAK RATNAKAR NANDE MRS. SONALI DEEPAK NANDE, all that immovable property known as Flat bearing no. 603 admeasuring 598 sq. ft. of carpet area on the 6th floor of the building known as "S KEER COMPLEX " situated at [CS No. /1/ 59.592,593,594 and 595 of Mahim Division bearing Final Plot 243 of T.P.S III, Mahim, Mumbai as also the right to use one open car parking space in the compound of the building known as "S KEER COMPLEX", Mumbai 400016. The intending sellers have acquired right, title and interest in the said property by virtue of a Deed of sale dated 14.12.2012, which is duly registered on 15/12/2012 with the Office of the Joint Sub- Registrar, Mumbai City-V In the event of any person/ persons, Firm, Company, Entity or Institution having any legal objections, claims or rights in respect of the aforesaid property, the same may kindly be intimated to the undersigned within a period of 15 days, from the date of publication of this notice, supported by valid documents, failing which our clients shall be entitled to presume that no such objections or claims exist, or that any such claims or objections stand waived or relinquished and our clients shall be entitled to proceed with the execution of the proposed Deed of Sale, in respect of the said property.

**Sd/-**  
**Advocate Nehal Lathi**  
306, Monte Rossa, 90 Feet Road, Above IDFC First Bank, Ghatkopar East, Mumbai 400075.

**PUBLIC NOTICE**

NOTICE is hereby given that [1] PINKESH JAGDISH SOLANKI and [2] MRS. MEGHA PINKESH SOLANKI have agreed with our clients for sale and transfer of all their right, title, share and interest in the Industrial Building having Built up area of about 530.90 sq. mtrs. together with Plot of land admeasuring about 710 sq. mtrs. situated at village Gokhivare, Taluka Vasai, District Palghar and more particularly described in the Schedule hereunder written. Said Mr. Pinkesh Solanki and another have informed our clients that there is outstanding loan on the said property from Godrej Housing Finance Ltd with current outstanding and in the said Transaction with our client is SUBJECT TO the said outstanding loan to be fully paid by them from the consideration amount received from our clients. Save and except the said outstanding loan, said property agreed to be sold free from all encumbrances of any nature on the terms and conditions agreed upon by and between them.

SAVE AND EXCEPT Godrej Housing Finance Ltd., any person/s having any claim right, title or interest in the said land and building by way of sale, mortgage, trust, lien gift, charge, possession, inheritance, rent, lease, maintenance, easement or otherwise are hereby required to inform the undersigned in writing having their office at Office No. 14, First Floor, Star Trade Centre, Chamunda Circle, Sodawala Lane, Borivli (West), Mumbai 400 092, together with supporting documents, if any, within 14 days from the date of publication hereof, failing which such claim if any shall be considered as waived and our clients will proceed to complete the transaction.

**SCHEDULE ABOVE REFERRED TO:**  
ALL THAT Industrial Building consisting Ground and 2 [Two] part upper floors with Built up area of 530.90 or thereabout along with Plot of Land bearing Survey No. 47 / 5 / B / 1 admeasuring about 710 sq. mtrs. Assessment Rs.0.30 of village Gokhivare, Taluka Vasai, District Palghar within the Registration Sub District of Vasai, District of Palghar and within the Local limits of Vasai Virar Municipal Corporation.

Dated 12th March, 2024.

**SD/-**  
**(Tushar Shah)**  
**For SHAH & ASSOCIATES**  
Advocates.

**PUBLIC NOTICE**

NOTICE is hereby given to the public that we are investigating the right, title and interest of **Mrs. Shoba Suren Sujata** more particularly described in the Schedule hereunder written, which she is intending to sell and our client is intending to purchase, free from all encumbrances and reasonable doubts and with quiet, vacant and peaceful possession.

Any person or entity, including any individual, Hindu Undivided Family, company, body corporate, firm, trust, bank, financial institution, association of persons or body of individuals, whether incorporated or not, or any authority, having any right, title, interest, share, claim or demand, whatsoever, in, to, over, upon, in respect of or in relation to the said property, or any part thereof or any benefits thereof, by way of sale, mortgage, lien, charge, pledge, security, gift, exchange, partition, assignment, lease, transfer, tenancy, license, trust, inheritance, succession, family arrangement/ settlement, partnership, its pendens, injunction, attachment, decree or order of any court of law, award of any arbitrator, agreement, arrangement, commitment, maintenance, possession, possession of the original title deeds, occupation, encumbrance howsoever or by operation of law or otherwise, is hereby required to give notice thereof in writing together with all supporting documents and particulars of his/her such right, title, interest, share, claim or demand to the undersigned at the below mentioned address within **14 (fourteen)** days from the date of publication of this notice, failing which the sale will be completed with the presumption that there is/are no such claim(s) or demand(s) and such claim(s) or demand(s) to a right, title, interest or share, if any, of such person shall be treated as waived and abandoned, for all intents and purposes, and not binding on our client, her executor(s), administrator(s), successor(s), legal representative(s) and assign(s).

**THE SCHEDULE OF THE PROPERTY**

Flat No. 62, admeasuring approximately 930 (nine hundred and thirty) square feet (built up area), on the 6th (sixth) floor of the building known as "Dandelion", belonging to Dandelion Premises Co-operative Society Limited, situated at Kantawadi, Chimbai Road, Bandra (West), Mumbai 400050, standing on the piece and parcel of land bearing Serial Entry No. 1883, New Entry No. 5, Survey No. 210, Plot No. 1, N.A. No. 408, CTS No. 373 of Bandra "C" Division, Village Bandra, within the limits of Municipal Corporation of Greater Mumbai "H" West Ward and within the Registration District and Sub-District of Mumbai and Mumbai Suburban together with 5 (five) fully paid-up shares of face value of Rs. 50/- (Rupees Fifty only) each, and an aggregate value of Rs. 250/- (Rupees Two Hundred and Fifty only), bearing distinctive numbers 81 to 85 (both inclusive), issued by the said Society under its Share Certificate bearing No. 17 dated 22nd November 1980 with Member's Register No. 17.

**Sd/-**  
**Siddharth Walawalkar,**  
**Siddharth Walawalkar Associates**  
**Advocates & Solicitors,**  
601, Shanti Niketan, A Wing, 21 Vaccha Gandhi Road, Gamdevi, Mumbai- 400 007.

Dated this 12th March 2024.  
Place: Mumbai.

**PUBLIC NOTICE**

Notice is hereby given that **SHRI SUHAS RAMCHANDRA SURVE**, is Owner of Flat No. 18/J, Ground Floor, Shirdi Nagar J Co. Op. Hsg. Society Ltd., situated at Navghar Phatak Road, Bhayandar (East), Tal. & Dist. Thane, however he has lost Original Builder Agreement between M/s. Saneer Builders and Shri Mahadev Janu Khandagale of above Flat. All persons having any claims against the above said Flat either by way of sale, mortgage or otherwise are required to make the same known in writing together with documentary evidence to the undersigned office at 3, Suparshwa Darshan, Venkatesh Park, Opp. M.T.N.L. Office, Bhayandar (West), Tal. & Dist. Thane-401 101 within 14 days from the date of this notice failing which, it shall be assumed that, no any person(s) has any claim, whatsoever, on the said Flat of which please take a note.

**Adv. KENAT R. GAREA**

**PUBLIC NOTICE**

Notice is hereby given that my client Mr. Javed Ghulam Rasool is negotiating to purchase Plot of land or ground bearing Plots of land or ground bearing Survey No. 33 Hissa No. 3 CTS No. 77, Survey No. 24, Hissa No. 2, CTS No. 72 & Survey No. 24, Hissa No. 2, CTS No. 73 of Village Daravali, Taluka Borivali, Mumbai Suburban District from (1) MR. SAGAR RAMDAS DONGRIKAR, (2) MR. DEVDAS RAMDAS DONGRIKAR, (3) MR. AVINASH RAMDAS DONGRIKAR, (4) MISS. SARITA RAMDAS DONGRIKAR through Constituted Attorney MR. SAGAR RAMDAS DONGRIKAR and (5) MRS. SUSHILA LAXMAN KOLI, the owners of the said plots with all the rights, titles, interests, benefits with clear and marketable title, free from all encumbrances. Any person having any claim by way of sale, transfer, mortgage, equitable mortgage, collateral security with any Bank or any financial institution, lease, sub-lease, leave and license, trust, charge, gift, maintenance, easement, exchange, arrangement, inheritance, succession or otherwise howsoever in respect to the said plot, the same are required to intimate the undersigned together with self-attested copies of documentary proof thereof within 14 days from the date of publication of this notice, failing which my client shall complete the transaction of the said plot and all such claims, if any, shall be deemed to have been waived and/or abandoned.

**Sd/-**  
**Mr. Satish Kumar Upadhyay,**  
Advocate High Court,  
M. I. Patel Compound, Pushpa Park Road No. 3, Malad (East), Mumbai - 97.

Place: Mumbai,  
Date: 12-03-2024

**PUBLIC NOTICE**

NOTICE is hereby given on behalf of my client that I am investigating the title of MR. ROSHAN TARACHAND SANGHVI to the residential Flat No. 5802 on 58th floor admeasuring 1511 sq.ft.s. carpet area in Trump Tower B Wing, Near Shree Shemondhar Jain Temple, Pandurang Bhudhkar Marg, Worli, Mumbai- 400 013 alongwith 3 Car Parking Space standing on land bearing C. S. No. 464 of Lower Panel Division.

All persons EXCEPT Bank of Baroda, if having any claim in respect of the above referred premises whether by way of sale, exchange, mortgage, charge, gift, trust, muniment, inheritance, possession, lease, lien or otherwise howsoever are hereby requested to make the same known in writing to the undersigned hereof at 2nd Floor, Mantri Building, Above Lenskart, Opp: Girgaon Church, Mumbai- 400 004 within 15 days of this notice, failing which, all such claim of such person/s, if any, will be deemed to have waived and/or abandoned.

Dated this 12th day of March 2024

**Mukesh Jain**  
Advocate

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED	
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Phone No : 022 - 6188 4700 Email : <a href="mailto:sys@pegasus-ar.com">sys@pegasus-ar.com</a> URL : <a href="http://www.pegasus-ar.com">www.pegasus-ar.com</a>	
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), Co-Borrower(s) and Mortgage(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 Thirty Five Trust 2 (Pegasus), having assigned the debts of the below mentioned Borrower along with underlying securities interest by Domvili Nagari Sahakari Bank Limited vide Assignment Agreement dated 31/12/2020 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 30/03/2024.	
The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 21/02/2023 under the provisions of the SARFAESI Act and Rules thereunder.	
THE DETAILS OF E-AUCTION ARE AS FOLLOWS:-	
Name of the Borrower(s), Co-Borrower(s) and Mortgage(s):	a) Mr. Vivek Shankar Tare Proprietor M/s. Auto Hub (Borrower) b) Mr. Dinesh Narayan Nakhawa (Guarantor) c) Mr. Sudarshan Ramgopal Agrawal (Guarantor) d) Mr. Puranshing Mangeshsing Shekhawat (Guarantor)
Outstanding Dues for which the secured assets are being sold:	M/s. Auto Hub Rs. 16,65,305/- (Rupees Sixteen Lakhs Sixty Five Thousand Three Hundred Fifty Only) as on 31/05/2019 together with further interest from 01/06/2019 at contractual rate and other charges, cost and expenses thereon (Rs. 33,88,226.16/- (Rupees Thirty Three Lakhs Eighty Eight Thousand Two Hundred Twenty Six And Paise Sixteen Only) as on 13/02/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 14/02/2024 till the date of payment and realization.
Details of Secured Asset being sold	Property Owned and Mortgaged by:- Mr. Vivek Shankar Tare All that pieces & parcels of the Flat No 203, area admeasuring 553.00 sq. ft. i.e. 51.39 sq.mtrs. (Carpet), 664.00 sq.ft. i.e. 61.71 sq. mtrs. Built Up, First Floor, 'B' wing, in the Building known as "Lara Apartment", situated at village -Urruli, Taluka-Palghar, District-Palghar on N.A. lands bearing Bhumagan Kramank Gut Kramank 103, Plot No. 3, admeasuring area 1730.00 sq. mtrs. assessed at Rs. 173.00 and within the limits of Sub-Registrar, Palghar and Palghar-2
CERSAI	Security Interest ID - 400013632275 Asset ID: 200013603442
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 19,44,000/- (Rupees Nineteen Lakhs Forty Four Thousand Only)
Earnest Money Deposit (EMD):	Rs. 1,94,400/- (Rupees One Lakh Ninety 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	Society Dues of Rs 48,000 as on 05/09/2021
Inspection of Properties:	21/03/2024 between 12.00 PM to 02.30 PM
Contact Person and Phone No:	Contact No. - Mr. Navin Sharma 7045303744 Ms. Prerana Adhav 8879802170
Last date for submission of Bid:	28/03/2024 till 4.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website ( <a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a> ) on 30/03/2024 from 01.30 PM to 02.30 PM
This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rules 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. <a href="http://www.pegasus-ar.com/assets-to-auction.html">http://www.pegasus-ar.com/assets-to-auction.html</a> or website <a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo: +91 9265562821 & 9374519754, Email: <a href="mailto:vijay.shetty@auctiontiger.net">vijay.shetty@auctiontiger.net</a> , <a href="mailto:ramprasadd@auctiontiger.net">ramprasadd@auctiontiger.net</a> , Mr. Ramprasad Mobile No. +91 8000023297, email: <a href="mailto:support@auctiontiger.net">support@auctiontiger.net</a> before submitting any bid.	
AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Thirty Five Trust 2)	
Place: Palghar Date: 12/03/2024	

**LOSS OF SHARE CERTIFICATES**

Notice is hereby given that the share certificates bearing nos. 16, 32 and 48 for 5, 40 and 80 shares respectively of ADINARAYAN CO-OPERATIVE HOUSING SOCIETY LTD. having Registered Office at Plot No. 12, Naikwadi, Goregaon East, Mumbai 400063 standing in my name, Anirudha Madhava Bhat, have been lost/ misplaced and not traceable and that an application for issue of duplicate share certificates has been made to the above mentioned Society.

Any person, having any objection in respect of the above share certificates should lodge such claim with the Society at the above-mentioned address within 15 days of the publication of this Notice.

**Anirudha Madhava Bhat**  
(Shareholder)

Place: Mumbai  
Date: 12th March 2024

**PUBLIC NOTICE**

NOTICE is hereby given on behalf of my client that I am investigating the title of MR. ROSHAN TARACHAND SANGHVI to the residential Flat No. 5802 on 58th floor admeasuring 1511 sq.ft.s. carpet area in Trump Tower B Wing, Near Shree Shemondhar Jain Temple, Pandurang Bhudhkar Marg, Worli, Mumbai- 400 013 alongwith 3 Car Parking Space standing on land bearing C. S. No. 464 of Lower Panel Division.

All persons EXCEPT Bank of Baroda, if having any claim in respect of the above referred premises whether by way of sale, exchange, mortgage, charge, gift, trust, muniment, inheritance, possession, lease, lien or otherwise howsoever are hereby requested to make the same known in writing to the undersigned hereof at 2nd Floor, Mantri Building, Above Lenskart, Opp: Girgaon Church, Mumbai- 400 004 within 15 days of this notice, failing which, all such claim of such person/s, if any, will be deemed to have waived and/or abandoned.

Dated this 12th day of March 2024

**Mukesh Jain**  
Advocate

**PUBLIC NOTICE**

Notice is hereby given that **SHRI BOSCO DOMNIC D'SILVA**, is Owner of Flat No. A/107, First Floor, Bahubali Apt. Co. Op. Hsg. Society Ltd., situated at Opp. Salasar Nagar Lane, Sai Baba Nagar Road, Navghar Cross Road, Bhayandar (East), Tal. & Dist. Thane, my client agreed to Purchase above said Flat from Shri Bosco Domnic D'silva. All persons having any claims against the above said Flat either by way of sale, mortgage or otherwise are required to make the same known in writing together with documentary evidence to the undersigned office at 3, Suparshwa Darshan, Venkatesh Park, Opp. M.T.N.L. Office, Bhayandar (West), Tal. & Dist. Thane - 401 101, within 14 days from the date of this notice failing which, it shall be assumed that, no any person(s) has any claim, whatsoever, on the said Flat of which please take a note.

**Adv. KENAT R. GAREA**

**PUBLIC NOTICE**

Notice is hereby given to the public at large that, SMT. RANI OBEROI Mother of ANIL ANANTRAM OBEROI passed away intestate during the year 2000 leaving behind her son Mr. ANIL ANANTRAM OBEROI who also passed away intestate on 07/12/2013 and who was the owner of a Flat i.e. Flat No. 2, Building No. 2, The Central Government Co-op. Housing Society Ltd., "Seema", 4 Bungalows, Andheri (W), Mumbai - 400 053, and holding 5 Shares of Rs. 50/- each bearing distinctive numbers from 126 to 130 under Share Certificate No. 2-II. Application is made to the Society by our client Mr. ANKUSH ANIL OBEROI for transfer of the said Flat and said shares in his name as legal heir and representative of late ANIL ANANTRAM OBEROI. In view thereof, if any person/s has/ have any claim against to, or in respect of the aforesaid Flat by way of inheritance, mortgage, possession, sale, gift, lease, charge, trust, tenancy, maintenance easement or any attachment charge under any statutory laws or otherwise howsoever are requested to make the same known in writing along with the supporting documentary evidence to us at the address given below within a period of 14 days from the date of the publication hereof, failing which our client will then take up with the Society to transfer the said Flat in the name of our client MR. ANKUSH OBEROI son of Late ANIL ANANTRAM OBEROI with no reference to any such claim/s and the same will be considered as waived or abandoned.

Dated this 12<sup>th</sup> day of March 2024 **Sd/-**  
**Ms. MABLE SOANS**  
For MABLE & ASSOCIATES, Advocates,  
208, United Business Park, Plot No. A-40, Road No. 11, Wagale Industrial Estate, Thane (West) 400604

**PUBLIC NOTICE**

Notice is hereby given that my clients Mr. Shailesh Bhagwandas Shah is negotiating to purchase the property belonging to (1) Mr. Manoj Madhusudan Ranadive, (2) Ms. Shilpi Madhusudan Ranadive & (3) Mr. Kanchan Madhusudan Ranadive which is more particularly described in the schedule hereunder written.

Originally the said Flat is acquired and allotted by M/s. Nandivardhan Constructions Pvt. Ltd. (herein referred to as 'the Developers') on Ownership Basis to the (1) Mr. Manoj Madhusudan Ranadive, (2) Ms. Shilpi Madhusudan Ranadive & (3) Mr. Kanchan Madhusudan Ranadive & (4) Mr. Kanchan Madhusudan Ranadive vide Agreement executed on 02.03.2021 which is registered in the office of Sub-Registrar of Assurance under Serial Number BBEA-3549-2021 on 02.03.2021 and upon death of Mr. Sachin Madhusudan Ranadive, the said Flat is 100% owned by (1) Mr. Manoj Madhusudan Ranadive, (2) Ms. Shilpi Madhusudan Ranadive & (3) Mr. Kanchan Madhusudan Ranadive pursuant to Document executed by all the legal heirs of Mr. Sachin Madhusudan Ranadive.

Any person having any claim to or against the said property or any part thereof by way of lease, sub-lease, tenancy, license, sale, exchange, arrangement, mortgage, gift, trust, inheritance, bequest, possession, lien, charge, maintenance, easement, development agreement, joint-venture, partnership, etc., and any person in possession of the original title deeds or otherwise, howsoever is hereby required to make the same known in writing with the documentary proof thereof to the undersigned at B-404, B Wing, Jai Hanuman Nagar, Opp. Kanger Stadium, Senapati Bapat Marg, Mumbai - 400028 within 1





## पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉईंट, मुंबई-४०० ०२१.

दूरध्वनी क्र. : ०२२-६१८८ ४७००.

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

### ई-लिलाव द्वारे विक्री करिता जाहीर सूचना

सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला परंतुकासह वाचत सिक्कुरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सिअल असेट्स अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व जामीनदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफेसी अँक्टच्या तरतुदीन्वये दिनांक ३१/१२/२०२० रोजीच्या अभिहस्तांकन कराराद्वारे डोंबिवली नागरी सहकारी बँक लिमिटेड द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी फाईव्ह ट्रस्ट २ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत. जे सरफेसी कायदा च्या तरतुदी आणि त्या नियमानुसार ३०/०३/२०२४ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने विकण्यात येणार आहे.

पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफेसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये २१/०२/२०२३ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, सह-कर्जदार आणि गहाणदारांचे नावे	ए) श्री. विवेक शंकर तारे, मे. ऑटो हब (कर्जदार) यांचे प्रोप्रायटर बी) श्री. दिनेश नारायण नाखवा (हमीदार) सी) श्री. सुदर्शन रामगोपाळ अगरवाल (हमीदार) डी) श्री. पुनसिंग मंगेशसिंग शेखावत (हमीदार)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	मे. ऑटो हब रु. १६,६५,३०५/- (रुपये सोळा लाख पासष्ट हजार तीनशे पाच मात्र) ३१/०५/२०१९ रोजीस सह सांपाश्विक दराने ०१/०६/२०१९ पासून पुढील व्याज आणि त्यावरील इतर प्रभार, परिव्यय आणि खर्च. [ सरफेसी अँक्टच्या अंतर्गत कलम १३(२) च्या नोटीस प्रमाणे ] (रु. ३३,८८,२२६.१६/- (रुपये तेहतीस लाख अठ्ठ्याऐंशी हजार दोनशे सव्वीस आणि सोळा पैसे मात्र) १३/०२/२०२४ रोजीस सह प्रदान आणि वसुलीच्या तारखेपर्यंत १४/०२/२०२४ पासून त्यावरील सांपाश्विक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च.
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	मिळकतीचे मालक आणि गहाणदार: श्री. विवेक शंकर तारे उप प्रबंधक, पालघर आणि पालघर २ च्या हद्दीत आणि एन ए जमीन धारक भुमापन क्रमांक गट क्रमांक १०३, प्लॉट क्र. ३, मोजमापित क्षेत्र १७३०.०० चौ.मीटर्स मुल्यांकीत रु. १७३.०० येथील गाव उमरोली, तालुका पालघर येथे स्थित लारा अपार्टमेंट नावे ज्ञात इमारतीमध्ये बी विंग, पहिला मजला, फ्लॅट क्र. २०३, क्षेत्र मोजमापित ५५३.०० चौ.फू. म्हणजेच ५१.३९ चौ.मीटर्स (चटई), ६६४.०० चौ.फू. म्हणजेच ६१.७१ चौ.मीटर्स बिल्ट अपचे सर्व ते भाग आणि विभाग.
सीईआरएसए आयडी	सिक्कुरिटी इंटरस्ट आयडी- ४०००१३६३२२७५ असेट आयडी- २०००१३६०३४४२
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत (रु. यात)	रु. १९,४४,०००/- (रुपये एकोणीस लाख चौवेचाळीस हजार मात्र)
इसारा अनामत रक्कम (इएमडी) :	रु. १,९४,४००/- (रुपये एक लाख चौन्याणव हजार चारशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	०५.०९.२०२१ रोजीस रु. ४८,००० चे सोसायटी थकीत
मिळकतीचे निरीक्षण	२१/०३/२०२४ रोजी दु. १२.०० ते दु.०२.३० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	संपर्क क्र. : श्री. नविन शर्मा ७०४५३०३७४४ कु. प्रेरणा अथाव ८८७९८०२१७०
बोली सादर करण्यासाठी अंतिम तारीख	२८/०३/२०२४ रोजी दु. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) मार्फत ३०/०३/२०२४ रोजी दु. ०१.३० पासून दु. ०२.३० पर्यंत

सदर प्रकाशन हे सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुद्धा 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-प्रोक्चुरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडस सपोर्ट क्र.: मोबा: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, श्री. रामप्रसाद मोबाईल क्र. +९१ ८००००२३२९७, ईमेल: [support@auctiontiger.net](mailto:support@auctiontiger.net) येथे संपर्क साधावा.

प्राधिकृत अधिकारी

ठिकाण : पालघर  
दिनांक : १२.०३.२०२४

पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
(पेगासस ग्रुप थर्टी फाईव्ह ट्रस्ट २ चे ट्रस्टी)







## **Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **30/03/2024** from **01.30 a.m. to 2.30 p.m.** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard 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/their sufficient and acceptable proof of his/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 e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support: Mob. : 9265562821/9265562818/9265562819 & Help Line Nos.: 079-68136813/68136880; Mr. Ramprasad Mobile No. +91 8000023297, Email: [vijay.shetty@auctiontiger.net](mailto:vijay.shetty@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) and [support@auctiontiger.net](mailto: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, incase of the company, copy of board resolution passed by board of directors of company needs to be submitted by the bidder.
7. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of Pegasus Group Thirty Five Trust 2, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 016011101645657 Account Name: - Pegasus Group Thirty Five Trust 2, Bank Name: Dombivli Nagari Sahakari Bank Ltd., Fort, Mumbai, IFSC Code: DNSB0000016.**
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 Lakh)**.
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 cancelled and the entire deposit made by the successful bidder together with the earnest money shall be forfeited. Without any notice 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 12/03/2024.
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 15 days notice to the aforementioned borrowers/guarantors under Rule 8 & 9 of The Security Interest (Enforcement) Rules, 2002.**
19. Further enquiries may be clarified with Assistant Manager, Mr. Navin Sharma and the Authorized Officer, Ms. Prerana Aadhav 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: navin@pegasus-arc.com & prerana@pegasus-arc.com, Contact: Mr. Navin Sharma 7045303744 & Ms. Prerana Aadhav 8879802170.

**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:**

**Pegasus Assets Reconstruction Private Limited**

**Date: 12/03/2024**

**(Trustee of Pegasus Group Thirty Five Trust 2)**



**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: \_\_\_\_\_