



55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel:- 022-61884700
Email: 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), 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 2023 Trust 3 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by the **PNB Housing Finance Ltd. (PNBHFL)** vide Assignment Agreement dated **30/09/2022** 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 **05/03/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **07/11/2023** under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):	a) Mr. Meghraj Moolchand Burad (Borrower) b) Mrs. Urmila Meghraj Jain (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 2,64,85,868.74/- (Rupees Two Crore Sixty Four Lakhs Eighty Five Thousand Eight Hundred Sixty Eight and Paise Seventy Four Only) as on 24/10/2019 as per notice under section 13 (2) of SARFAESI Act [Rs. 4,73,11,614.58/- (Rupees Four Crore Seventy Three Lakhs Eleven Thousand Six Hundred Fourteen and Paise Fifty Eight Only) as on 13/02/2024] plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization
Details of Secured Asset being Immovable Property which is being sold	Property Owned and Mortgaged by:- Mrs. Urmila Meghraj Jain and Mr. Meghraj Moolchand Burad. Flat 1406/1408, A Wing, 14th Floor, Building No.1, Sachinam Heights C H S Ltd., Tardeo Road, Malabar Cumbala Hill, Mumbai 400026, bearing C S No.654 of Malabar and Cumballa Hills Division, Area: 500 sq. ft Carpet Area
CERSAI ID:	Security ID – 400019597182 Asset ID –200019554215
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 1,84,62,000/- (Rupees One Crore Eighty Four Lakhs Sixty Two Thousand Only)
Earnest Money Deposit (EMD):	Rs. 18,46,200/- (Rupees Eighteen Lakhs Forty Six Thousand Two Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Flat No.1406 & Flat No.1408 Society Dues Rs.4,08,784/- (Approx) till Dec-2023 Property Tax Rs.3,50,000/- (Approx) Other dues to be ascertained
Inspection of Properties:	21/02/2024 between 11.00 am to 01.00 pm
Contact Person and Phone No:	Mr. Paresh Karande – 9594313111 Ms. Sanika Wadkar- 8879810733
Last date for submission of Bid:	04/03/2024 till 5.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 05/03/2024 from 03.00 PM to 04.00 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. 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, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.	
AUTHORISED OFFICER	
Place: Mumbai Date: 15.02.2024	Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus 2023 Trust 3)

DEBTS RECOVERY TRIBUNAL - 1 MUMBAI (Government of India, Ministry of Finance) 2nd Floor, Telephone Bhavan, Colaba Market, Colaba, Mumbai - 400005. (5th Floor, Scindia House, Ballard Estate, Mumbai - 400 001) O. A. No. 57 Of 2023 Exh - 13 ...Applicant

ICICI Bank Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No 1 Plot No-B3, WIFIT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604

जारी ई-निविदा सूचना पोलीस अधीक्षक, जळगाव हे जळगाव जिल्ह्यातील पोलीस ठाणे अंतर्गत 9 पोलीस ठाणे लोकाभिमुख व हायटेक (मॉडेल) करण्याकरिता ठेकेदार/कंपनी/पुर्वठादार/संस्थेकडून online ई-निविदा मागवित आहोत.

ई-निविदेचे वेळापत्रक अ. क्र. कार्यालय स्तरावरील कार्यवाही दिनांक वेळ दिनांक वेळ

BRIHANMUMBAI MAHANAGARPALIKA Tender Notice Tender ID No. 2024_MCGM_1005234 Name of Organization Brihanmumbai Municipal Corporation (BMC)

PUBLIC NOTICE The General Public is hereby informed that our client Advocate Ramson Dias resident of Dias Dene, Plot No.161, 15th Central Avenue Road, Chembur, Mumbai-400 071, has filed a Civil Suit before Hon'ble City Civil Court at Bombay bearing S. C. Suit No. 1173 of 2021.

PUBLIC NOTICE Public Notice is hereby given that MR. SURYAMANI VISHWANATH UPADHYAY is in exclusive use accumulation and possession of a shop premise situated at COMET BUILDING PREMISES C.H.S. LTD., Shop No. 9, Comet Turner Road, Bandra West, Mumbai-400050.

PNB Housing Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001. Phno:- 011-23357171, 23357172, 23705414. Website: www.pnbhousing.com

IDBI BANK IDBI Bank Ltd., Retail Recovery Department, 2nd Floor, Mittal Court, B- Wing, Nariman Point, Mumbai-400021, Tel. No.: 022-6127 9365 / 6127 9288/ 6127 9342.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION (A Government of Maharashtra Undertaking) E-Tender Notice No/23/2023-2024

Kotak Mahindra Bank Limited Regd office: 27BKC, C 27, G Block, Bandra Kuria Complex, Bandra (E), Mumbai - 400 051 Corporate office: Kotak Infiniti, Bldg No 21, Infinity Park, General AK Vaideya Marg, Malad (E), Mumbai-400097 www.kotak.com

सेक्यूलर बँक ऑफ इंडिया Central Bank of India CENTRAL TO YOU SINCE 1911 Ashirwad Heights CHS, Shop No. 1 2 3 4 5, Plot No. 7, Sector 18, Kharghar, Navi Mumbai, Raigad, Maharashtra-410210

POSSESSION NOTICE Whereas the Authorized Officer of Central Bank of India, under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 29/09/2022 issued under Section 13 (2) of the said Act, calling upon the borrower/s Mrs. Najma Akhtar & Mr. Jabul Akhtar, residing at Shop No. 07, Ruby Apartment, Plot No. 6/7, Sector 35F, Kharghar-410210 and Flat No. 202, 2nd Floor, Survey No. : 1135, Aqsara Apartment, Chinchvli, Lowajee, Taluka : Khalapur, Dist. : Raigad, Pin-410203 to repay the aggregate amount mentioned in the said Notice being Rs. 9,71,711.94/- (Rupees Nine Lakh Seventy One Thousand Seven Hundred Eleven & Ninety Four Paise only) within 60 days from the date of the said Notice.

DESCRIPTION OF PROPERTY All the piece and Parcel at Flat No. 202, 2nd Floor, Survey No. 1135, Aqsara Apartment, Chinchvli, Lowajee, Taluka-Khalapur Distt.-Raigad-410203

PNB Housing Finance Limited Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notices on the date mentioned against each account holder of the said notices. The borrower/s having failed to repay the amount as mentioned against each account within 60 days from the date of receipt of the said notices, the borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

IDBI BANK IDBI Bank Ltd., Retail Recovery Department, 2nd Floor, Mittal Court, B- Wing, Nariman Point, Mumbai-400021, Tel. No.: 022-6127 9365 / 6127 9288/ 6127 9342.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION (A Government of Maharashtra Undertaking) E-Tender Notice No/23/2023-2024

Kotak Mahindra Bank Limited Regd office: 27BKC, C 27, G Block, Bandra Kuria Complex, Bandra (E), Mumbai - 400 051 Corporate office: Kotak Infiniti, Bldg No 21, Infinity Park, General AK Vaideya Marg, Malad (E), Mumbai-400097 www.kotak.com

महाराष्ट्र शासन कार्यकारी अभियंता पालघर पाटबंधारे विभाग, मनोर यांचे कार्यालय पत्ता: सुर्या प्रकल्प वसाहत, मनोर, ता. जि. पालघर-४०१४०३ ई-मेल पत्ता: eepidpalghar@gmail.com/ दूरधनी क्र. + ९१ ८००३३३३३३३

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

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES) Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notices on the date mentioned against each account holder of the said notices. The borrower/s having failed to repay the amount as mentioned against each account within 60 days from the date of receipt of the said notices, the borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

बँक ऑफ बॉरोदा Bank of Baroda Ghatkopar East Branch : Sai Grandeur Building, Plot No.30, CTS No. 5952, Junction of Bhaveshwar Road, Tilak Road, Ghatkopar (E), Mumbai - 77

POSSESSION NOTICE (Immovable property) (Rule 8(1) of Security Interest (Enforcement) Rules, 2002) Whereas, The undersigned being the Authorized Officer of Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 07.01.2023 calling upon the Borrower / M/s. Pilot 2 Wheelers Pvt Ltd (Borrower/ Mortgagee) and its Guarantors Mr. Karanjeev Singh Vijan (Guarantor), Mrs. Harvinder Kaur Jagjeet Singh Vijan (Guarantor), Mr. Jagjeet Singh Vijan (Guarantor), to repay the amount mentioned in the notice being Rs.28,03,64,701.45 (Rupees Twenty Eight Crore Three Lacs Sixty Four thousand Seven hundred one and forty five paise only) as on 06-01-2023 plus Interest thereon and other expenses, within 60 days from the date of receipt of the said notice.



पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिम्न पोईंट, मुंबई-४०० ०२१.

दूरध्वनी क्र. : ०२२-६१८८४७००.

ईमेल : sys@pegasus-arc.com युआरएल : www.pegasus.arc.com

ई-लिलावाद्वारे विक्रीकरिता जाहीर सूचना

सिक्वुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला सहवाचन सिक्वुरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेटस् अँड एन्फोर्समेंट ऑफ सिक्वुरिटी इंटरस्ट अक्ट, 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 अँक्टच्या तरतुदीन्वये दिनांक ३०/०९/२०२२ रोजीच्या अभिहस्तांकन कराराद्वारे पीएनबी बँक हाऊसिंग फायनान्स लि. (पीएनबीएचएफएल) द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस २०२३ ट्रस्ट ३ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोकडे गहाण/प्रभारित आहेत. जे सरफेसी कायदा च्या तरतुदी आणि त्या नियमानुसार ०५/०३/२०२४ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्वाचे विकण्यात येणार आहे. पेगासस च्या प्राधिकृत अधिकाऱ्यांनी सरफेसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये ०७/११/२०२३ रोजी स्थावर मिल्कत असलेल्या खालील नमूद तारण मतेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, सह-कर्जदार आणि गहाणदारांचे नावे	ए) श्री. मेघराज मूलचंद बुरड, (कर्जदार), बी) सी. उर्मिला मेघराज जैन (सह-कर्जदार),
जिच्या करिता तारण मतेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	सरफेसी अँक्ट च्या कलम १३(२) अन्वये सूचनेप्रमाणे २४/१०/२०१९ रोजीस रकम रु. २,६४,८५,८६८.७४ (रुपये दोन कोटी चौसष्ट लाख पंचाऐंशी हजार आठशे अडसष्ट आणि चौ-व्याहतर पैसे मात्र). (रु. ४,७३,११,६१४.५८/- (रुपये चार करोड व्याहतर लाख अकरा हजार सहाशे चौदा आणि पैसे अड्डावन्न मात्र) पासून प्रदान आणि वसुलीच्या तारखेपर्यंत त्यावरील सांपासिक दराने व्याज आणि परिचय, प्रभार आणि खर्च
जिच्या करिता तारण मतेची विक्री होणार आहे त्या तारण मतेची तपशिल	द्वारे मालकीची आणि गहाण मिल्कत: सी. उर्मिला मेघराज जैन आणि श्री. मेघराज मूलचंद बुरड, मलबार आणि कंबाला हिल विभागाच्या सी.एस. क्र. ६५४ धारक ताडदेव रोड, मलबार कंबाला हिल, मुंबई ४०००२६ येथील सचिनाम सीएचएसएल अशा ज्ञात इमारतीमधील इमारत क्र. १, विंग ए, १४व्या मजल्यावरील फ्लॅट क्र. १४०६/१४०८
सीईआरएसए आयडी	सिक्वुरिटी आयडी- ४०००१९५७९८२ असेट आयडी- २०००१९५४४२१५
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	रु. १,८४,६२,०००/- (रुपये एक कोटी चौ-चाऐंशी लाख बासष्ट हजार मात्र)
इसारा अनामत रकम (इएमडी):	रु. १८,४६,२००/- (रुपये अठरा लाख सेहेंचाळीस हजार दोनशे मात्र)
मिल्कतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकांना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	फ्लॅट क्र. १४०६ आणि फ्लॅट क्र. १४०८ सोसायटी थकबाकी रु. ४,०८,७८४/- (अंदाजे) डिसे.-२०२३ पर्यंत. मिल्कत टॅक्स रु. ३,५०,०००/- (अंदाजे) इतर देय निश्चित करणे आवश्यक आहे.
मिल्कतीचे निरीक्षण	२१/०२/२०२४ रोजी दु. ११.०० ते दु. १.०० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. परेश कारंडे - ९५९४३१३१११ कु. सानिका वाडकर-८८७९८१०७३३
बोली सादर करण्यासाठी अंतिम तारीख	०४/०३/२०२४ रोजी सायं. ५.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई-लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत ०५/०३/२०२४ रोजी दु. ३.०० पासून सायं. ५.०० पर्यंत
सदर प्रकाशन हे सिक्वुरिटी 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 धनकांची 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 टेकनॉलॉजीज लि., अकिशन टायगर, विडस सपोर्ट: मोबा: ९२६५६२८२१ व ९३७४५१९७५४ ईमेल: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net श्री. रामप्रसाद, मोबाईल क्र. +९१ ८०००२३२९७, ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.	
ठिकाण : मुंबई दिनांक : १५.०२.२०२४	प्राधिकृत अधिकारी पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगासस २०२३ ट्रस्ट ३ चे ट्रस्टी)

Terms & Conditions
A/c: Meghraj M Burad and Urmila M Jain
Pegasus 2023 Trust 3

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **05/03/2024** for the above mentioned mortgaged properties from **03.00 p.m. to 4.00 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 a proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and E Procurement Technologies Ltd. Auction Tiger, Ahmedabad, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: 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). The bidder cannot withdraw the EMD after submission of the bid. 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 submit by the bidder).
7. **The reserve price of the auction property is Rs.1,84,62,000/- (Rupees One Crore Eighty Four Lakhs Sixty Two Thousand Only) and the Earnest Money Deposit will be Rs. 18,46,200/- (Rupees Eighteen Lakhs Forty Six Thousand Two Hundred Only).**
8. The mortgaged property will be sold **on "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities/encumbrances on 05/03/2024.**

9. **The last date for submission of bid is 04/03/2024 before 5.00 PM and the date and the Auction is scheduled on 05/03/2024 from 3.00 pm to 4.00 pm.**
10. **"The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc".**
11. **Intending Bidders shall deposit the aforesaid Earnest Money Deposit (EMD) through RTGS / NEFT / Fund Transfer to the credit of A/c no. 210113500008881 A/c. Name: - Pegasus 2023 Trust 3, Bank name: Karur Vysya Bank., Mumbai Fort Branch, IFSC Code: KVBL0002101 before submitting bids online. EMD can also be paid by way of Pay Order / Demand Draft in favour of: - Pegasus 2023 Trust 3 payable at Mumbai and the same can be deposited/sent to Authorised Officer at the office of Pegasus mentioned hereinabove with a reference of the said E-auction notice.**
12. 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 Five Lakhs Only)**.
13. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately 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.
14. 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. Without any notice the property shall be resold.
15. 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 the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
16. 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.
17. 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.
18. 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.

19. 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.**
20. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.
21. **This publication is also thirty days' notice to the aforementioned borrowers/guarantors under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002.**
22. Further enquiries may be clarified with the Authorized Officer, Mr. Paresh Karande, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884726, Mobile No.9594313111, email: paresh@pegasus-arc.com

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.

Place: Mumbai
Date: 15/02/2024

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus 2023 Trust 3)

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: _____