

**PEGASUS****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 uRL : www.pegasus-arc.com**[Appendix - IV-A]****[Refer proviso to rule 8 (6)]****PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) 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) Guarantor(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 2024 Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by HDFC Bank Ltd. ("HDFC Bank") vide Assignment Agreement dated 30.06.2025 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 known and unknown liabilities on 16.04.2026

The Authorized Officer of HDFC Bank has taken possession of the below described secured assets being immovable property on 29.02.2016 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorised officer acting in its capacity as Trustee of Pegasus 2024 Trust 1 (Pegasus).

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s):	a) M/s. Shree Parivar Appliances Pvt. Ltd (Borrower) b) Mr. Sunil S Agharkar (Guarantor) c) Mr. Kishor Madhukar Jadhav (Guarantor) d) Mrs. Anjali Maruti Patil (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Outstanding Dues for which the secured assets are being sold: Rs. 1,30,51,570.08/- (Rupees One Crore Thirty Lakhs Fifty One Thousand Five Hundred & Seventy and Eight Paise Only) as on 31.03.2013 together with further interest, cost, charges and expenses thereon w.e.f. 01.04.2013 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mr. Sunil Agarkar & Mrs. Sheela Agarkar Flat No 102, 1st Floor, admeasuring 680 Sq. Ft. in the building known as "Aadi Ganesh CHSL" property being at city survey no 17 & 21 situated at Charai, village Thane, Taluka Dist. Thane Maharashtra 400601 owned by Mr. Sunil Agarkar & Mrs. Sheela Agarkar Google Location: 19°11'51.2"N 72°58'20.1"E
CERSAI ID:	CERSAI Asset ID: 200001031371 CERSAI SI ID: 400001031922
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 82,80,000/- (Rupees Eighty-Two Lakhs Eighty Thousand Only)
Earnest Money Deposit (EMD):	Rs. 8,28,000/- (Rupees Eight Lakhs Twenty-Eight Thousand & 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 Properties:	On 30/03/2026 from 3 P.M to 4.00 P.M
Contact Person and Phone No:	Mr. Shubhdeep Banerjee, Sr. Manager, Mob No.7710042736
Last date for submission of Bid:	15/04/2026 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 16/04/2026 from 11.00 a.m. to 12.00 pm.

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers /Guarantors and Mortgagors under Rule 8(6) r/w 9(1) 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: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297 Email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Place: Mumbai

Pegasus Assets Reconstruction Private Limited

Date: 23.03.2026

Acting in its capacity as the Trustee of the Pegasus 2024 Trust 1

SHREE WARANA SAHAKARI BANK LTD., WARANANAGAR
TAL. PANHALA, DIST. KOLHAPUR

'FORM Z'
[Under rule 107 (3), [11(d-1)] of the Maharashtra Co. Operative Societies Act 1960]

Possession Notice For Immovable Property

To,
Borrower:
1. Shri. Vishant Hirallal Chopade
R/o. Chopade Galli, Kodoli Tal. Panhala Dist. Kolhapur.

Guarantors:
2. Shri. Ashok Hambirrao Samudre
R/o. Manisha Nagar, Salunkhe Park Kolhapur Tal. Karveer Dist. Kolhapur
3. Shri. Babaso Ganapati Patil
R/o. Bhosalki, Kodoli Tal. Panhala Dist. Kolhapur.

Whereas the undersigned being the Recovery Officer of the Shree Warana Sahakari Bank Ltd., Warananagar under the Maharashtra Co. Operative Societies Act 1960, Rules 1961, in Section 156 & Rule 107 issued a demand notice dated 12/06/2018 to the judgments debtor and calling the amount of Rs.1,90,806/- with further interest and accrued expenses thereon.

With the date of receipt of the said notice and the judgment debtor having failed to repay the abovementioned amount, undersigned has taken symbolic possession of the property described in Schedule "A" below on dt. 20/03/2026

The judgment debtor having failed to repay the amount. Therefore undersigned has attached the property mentioned in schedule as per attachment order dt. 11/08/2022 & the order entered in to the said property 7/12 extract of the said property.

The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Shree Warana Sahakari Bank Ltd., Warananagar for an amount Rs. 1,90,806/- with interest and other expenses.

DESCRIPTION OF THE IMMOVABLE PROPERTY: SCHEDULED "A"

All that piece and parcel of the Property CTS No. 2579 area admeasuring 27.85 sq.mtrs Situated at Mouje Kodoli Tal. Panhala Dist. Kolhapur which is owned by Borrower Shri. Vishant Hirallal Chopade.

Recovery Officer,
Shree Warana Sahakari Bank Ltd.
Place - Warananagar
Date - 26/03/2026
Warananagar

Federal Bank

LCRD KOLHAPUR DIVISION, 751/B, Ravivar Peth, Azad Chowk, Kolhapur 416012. Ph.: 0231-2992203, Email: kprcd@federal.bank.in Website: https://www.federal.bank.in. CIN: L65191KL1931PLC000368

POSSESSION NOTICE

Whereas, The Federal Bank Ltd. being the secured creditor through its authorized officer under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a demand notice dated 01.03.2024 as contemplated under Sec.13(2) of the said Act calling upon (1) **Shri. Amit Diwakar Gijare, R/o. -Sairaj Apartment, Block No. 5, Kuvarsai Khed, Ratnagiri, Maharashtra, India - 415709, (2) Shri. Nitin Shriram Bhabal, R/o. - 46-A, Bhoi Vadi, Saveni, Tal. Khed, Dist. Ratnagiri, Maharashtra, India - 415709**, to repay the amount mentioned in the notice being **Rs. 7,55,779.50 (Rupees Seven Lakh Fifty Five Thousand Seven Hundred and Seventy Nine, Paise Fifty only)** is due from you jointly and severally as on 01.01.2024 specified under **Federal Agricultural CC Loan** maintained with **Khed Branch** of the Bank with further interest @ **14.23% p.a. plus panel charges from 01/01/2024** till payment and costs incurred within 60 days from the date of said notice.

The borrowers having failed to repay the entire outstanding amount, notice is hereby given to the borrowers and the public in general that the undersigned being the authorized officer of the Federal Bank Ltd. has taken possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this **24.03.2026**. The borrowers' attention is invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties).

The borrowers in particular and public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Federal Bank Ltd. for an amount of being **Rs. 7,68,303.50 (Rupees Seven Lakh Sixty Eight Thousand Three Hundred and Three, Paise Fifty only)** as on 18/09/2024 in CC loan together with @ 14.23% p.a. plus panel charges from 18/09/2024 till payment plus costs incurred.

Description of Mortgaged Immovable Properties

All the piece and parcel of Residential Flat No. 005, on the Ground Floor, out of "Sai Raj Apartment" situated at Survey No. 282A having extent of 495 Sq.Fts. at Dist. Ratnagiri, Village - Khed, bounded on East by: Flat No. 006, West by: Open Space, North by: Open Space, South by: Passage and Staircase.

Date: 24/03/2026. For The Federal Bank Ltd.
Place : KOLHAPUR. (Authorized Officer under SARFAESI Act)

TATA CAPITAL HOUSING FINANCE LTD.
Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013
CIN No. U67190MH2008PLC187552 Contact No. (022) 61827414

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and 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 a demand notice dated as below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No.: TCHHL0296000100141713/ TCHIN0296000100145155

Name of Obligor(s)/Legal Heir(s)/Legal Representative(s): Mrs. BHAKTI BHARAT PARAB AND Mrs. JYOTI PRAKASH TALEKAR

Amount & Date of Demand Notice: Rs. 36,70,687/- (Rupees Thirty Six Lakh Seventy Thousand Six Hundred And Eighty Seven Only), 06.01.2026

Date of Possession: 23.03.2026

Description of Secured Assets/Immovable Properties: All that premises of Flat No.503, of carpet area admeasuring 30.68 Sq. Mtrs. + 4.74 Sq. Mtrs Balcony on 5th Floor in the Building known as Priti Apartment, constructed on the property bearing Village Barave, CTS No.579 to 583, 604-A & B, within the limits of Kalyan Dombivli Municipal Corporation and within the limits of Registration District Thane and Sub Registration District Kalyan.

Loan Account No.: TCHHL0636000100402434/ TCHIN0636000100404243

Name of Obligor(s)/Legal Heir(s)/Legal Representative(s): Mr. IRSHAD AHAMAD AND Mrs. KHUSHNAJ

Amount & Date of Demand Notice: Rs. 2968084/- (Rupees Twenty Nine Lakh Sixty Eight Thousand Eighty Four Only), 02.01.2026

Date of Possession: 23.03.2026

Description of Secured Assets/Immovable Properties: Residential Flat bearing Flat No.511, Area admeasuring 505 Sq. Ft. (RERA Carpet) on the Fifth Floor, in the project known as Dwarika Valley, C-Wing, Built on Land at Mauje Neral, Taluka and Sub Division of Karjat, District Raigad.

Date: 26.03.2026
Place: Mumbai

Authorised Officer
For Tata Capital Housing Finance Limited

PUBLIC NOTICE

This is to inform all concerned that our clients are proposing to acquire the property described below from the current owners, Mrs. Chandralekha Arun Sachdev, Mr. Arunoo alias Nicholai Arun Sachdev, Mrs. Kavita Arunoo Sachdev alias Kavita Ekbahadur Chetri. Negotiations for the permanent purchase of the said property are currently underway.

DESCRIPTION OF THE PROPERTY
Property situated at Village Kihim, Taluka Alibag, District Raigad, details as follows

Survey No. & Subdivision	Area (H.R)	Assessment (Rs.Ps)
481	F.L.0-01-30 0-06-30	1-56
482	F.L.0-01-50 0-07-90	1-97

The above property is recorded in Gram Panchayat Kihim with House No. 271 and 272. The said owners claim to be the lawful owners of the property and also that the property is free from encumbrances. If any person, institution, or authority has any claim, objection, right, title, interest, inheritance, ownership claim, lien, mortgage, gift, charge, lease, easement, or right of way in respect of the above - mentioned property, they are required to submit their objections along with documentary proof within 7 (seven) days from the publication of this notice to the undersigned. If no objections are received within the stipulated period, it shall be presumed that no such claims exist, and any such claims, if made thereafter, shall be deemed to have been waived and shall not be binding upon our clients.

Sd/-
Adv. Roshani Sagar Deshmukh
F/4, Sneh Apt, Near ICICI Bank, Shreebag No.3 Alibag, Raigad. 402 201. Mobi No. 9921786343

Place: Alibag
Date: 24/03/2026

PUBLIC NOTICE

NOTICE is hereby given to the public at large that, Yogesh Sampat Jain (HUF), a Hindu Undivided Family, acting through its Karta Mr. Yogesh Sampat Jain have agreed to sell and transfer the property which is more particularly described in the **Schedule** hereunder written (hereinafter referred to as the "said Property") to the undersigned.

All person(s) or any person have any claim, right, title, interest, share, benefit, pending litigation, objection or demand of any nature in the said Property or any part(s) thereof including its FSI benefits and claims by way of sale, memorandum of understanding, power of attorney, transfer, exchange, assignment, gift, mortgage (equitable or otherwise), pledge, charge, lien, share, lease, sub-lease, tenancy, sub-tenancy, trust, covenant, maintenance, succession, inheritance, possession, devise, bequest, easement, license, guarantee, development rights, joint venture, collaboration, partnership, loans, advances, any liability or commitment, injunction or any other attachment, or under any decree, order or award passed by any court of law, tribunal, revenue or statutory authority or arbitration, right of prescription or pre-emption or encumbrance by operation of law or otherwise whatsoever, is hereby requested to make the same known in writing together with all details of the right, title, interest, claim, pending litigation or demand made together with supporting documents to the undersigned at their office, the address of which has been given below, within a period of fourteen (14) days from the date of publication hereof, otherwise the sale and/or transfer of the said Property shall be completed without any reference to such claim or interest and the same, if any, shall be deemed to have been consciously waived and abandoned for all intents and purpose.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said Property)
Village: Dhokshet, Taluka: Sudhagad, District: Raigad

Gat No.	Area (Square Meter)			Assessment Rupees
	Lagvadiyogya/ Cultivable Land (Ha-A-SQM)	Pot-Kharab/Non-Cultivable Land (Ha-A-SQM)	Total (Ha-A-SQM)	
244	0-31-00	0-10-50	0-41-50	0.12
Out of (Peki)	0-15-30	0-5-20	0-20-50	0.12

Within the limits of Grampanchayat Parali of Panchayat Samiti Sudhagad and Zilla Parishad Raigad and within the Registration District Raigad, Sub-District Sudhagad, Maharashtra-412025.

Dated this 26th day of March, 2026.

Sd/-
Aveek Roy Chaudhary,
1904-B, wing, Olivia, the Veratton, Manpada, Thane-400610; Mob: 977236183

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Phone No. : 022 - 6188 4700
Email : sys@pegasus-arc.com URL : www.pegasus-arc.com

PEGASUS

[Appendix - IV-A]
[Refer proviso to rule 8 (6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) 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 2024 Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by HDFC Bank Ltd. ("HDFC Bank") vide Assignment Agreement dated 30.06.2025 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 known and unknown liabilities on 16.04.2026

The Authorized Officer of HDFC Bank has taken possession of the below described secured assets being immovable property on 29.02.2016 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorized officer acting in its capacity as Trustee of Pegasus 2024 Trust 1 (Pegasus).

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s):
a) M/s. Shree Parivar Appliances Pvt. Ltd (Borrower)
b) Mr. Sunil S Agarkar (Guarantor)
c) Mr. Kishor Madhukar Jadhav (Guarantor)
d) Mrs. Anjali Maruti Patil (Guarantor)

Outstanding Dues for which the secured assets are being sold:
Rs. 1,30,51,570.08/- (Rupees One Crore Thirty Lakh Fifty One Thousand Five Hundred & Seventy and Eight Paise Only) as on 31.03.2013 together with further interest, cost, charges and expenses thereon w.e.f. 01.04.2013 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.

Details of Secured Asset being immovable Property which is being sold:
Mortgaged by: Mr. Sunil Agarkar & Mrs. Sheela Agarkar
Flat No 102, 1st Floor, admeasuring 680 Sq. Ft. in the building known as "Aadi Ganesh CHSL" property being at city survey No. 17 & 21 situated at Charari, village Thane, Taluka Dist. Thane Maharashtra 400601 owned by Mr. Sunil Agarkar & Mrs. Sheela Agarkar
Google Location: 19°11'51.2"N 72°58'20.1"E

CERSAI ID: CERSAI Asset ID: 20000103171 CERSAI SI ID: 400001031922

Reserve Price below which the Secured Asset will not be sold (in Rs.): Rs. 82,80,000/- (Rupees Eighty-Two Lakhs Eighty Thousand Only)

Earnest Money Deposit (EMD): Rs. 8,28,000/- (Rupees Eight Lakhs Twenty-Eight Thousand & 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 Properties: On 30/03/2026 from 3 PM to 4.00 PM

Contact Person and Phone No: Mr. Shubhdeep Banerjee, Sr. Manager, Mob No.7710042736

Last date for submission of Bid: 15/04/2026 till 4:00 pm

Time and Venue of Bid Opening: E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 16/04/2026 from 11.00 am to 12.00 pm.

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers /Guarantors and Mortgagors under Rule 8(6) r/w 9(1) 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 No. Mo. +91 9265562821 & 9374519754, Email: rampasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297 Email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
Acting in its capacity as the Trustee of the Pegasus 2024 Trust 1

Date: 26.03.2026

POSSESSION NOTICE
(for immovable property)

Whereas,

The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) under the Securitization and Reconstruction of Financial Assets and 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 Notice dated 26.12.2025 calling upon the Borrower(s) **ASHWINI BHUSHAN KHAMKAR and BHUSHAN RAJENDRA KHAMKAR** to repay the amount mentioned in the Notice being **Rs. 28,98,899.97 (Rupees Twenty Eight Lakhs Ninety Eight Thousand Eight Hundred Ninety Nine and Paise Ninety Seven Only)** (against loan facility no. 1) and **Rs. 1,20,584.85 (Rupees One Lakh Twenty Thousand Five Hundred Eighty Four and Paise Eighty Five Only)** (against loan facility no. 2) having total outstanding amount of **Rs. 30,19,484.82 (Rupees Thirty Lakhs Nineteen Thousand Four Hundred Eighty Four and Paise Eighty Two Only)** (against loan facilities no. 1 and 2) against Loan Account No. **HHLKAL00513378 & HHEKAL00513424** as on 19.12.2025 and interest thereon within 60 days from the date of receipt of the said Notice.

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 Symbolic Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 24.03.2026.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) for an amount of **Rs. 28,98,899.97 (Rupees Twenty Eight Lakhs Ninety Eight Thousand Eight Hundred Ninety Nine and Paise Ninety Seven Only)** (against loan facility no. 1) and **Rs. 1,20,584.85 (Rupees One Lakh Twenty Thousand Five Hundred Eighty Four and Paise Eighty Five Only)** (against loan facility no. 2) having total outstanding amount of **Rs. 30,19,484.82 (Rupees Thirty Lakhs Nineteen Thousand Four Hundred Eighty Four and Paise Eighty Two Only)** (against loan facilities no. 1 and 2) as on 19.12.2025 and interest thereon.

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT RESIDENTIAL PREMISES BEARING FLAT NO. 2-502, ON THE FIFTH FLOOR, IN BUILDING NO. 2, ADMEASURING 42.34 SQUARE METRES AND "CARPET AREA", MEANS THE NET USABLE FLOOR AREA OF FLAT, EXCLUDING THE AREA COVERED BY THE EXTERNAL WALLS, AREAS UNDER SERVICES SHAFT, CUPBOARD AREA, EXCLUSIVE BALCONY AREA 5 SQUARE METRES, APPURTENANT TO THE SAID FLAT FOR EXCLUSIVE USE OF THE ALLOTTEE(S) AND EXCLUSIVE OPEN TERRACE AREA 4.54 SQUARE METRES, APPURTENANT TO THE SAID FLAT FOR EXCLUSIVE USE OF THE ALLOTTEE(S), BUT INCLUDES THE AREA COVERED BY THE INTERNAL PARTITION WALLS OF THE FLAT OF THE BUILDINGS PROJECT TO BE KNOWN AS "SHANKHESHWAR CRYSTAL-PHASE 2", CONSTRUCTED ON SURVEY/ HISSA No. 73/5/2/1 AND 6/2, SITUATED LYING AND BEING AT VILLAGE TITWALA, TALUKAKALYAN, DISTRICT THANE MAHARASHTRA.

Date : 24.03.2026
Place : THANE

Authorised Officer
SAMMAAN CAPITAL LIMITED
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that we are investigating the development rights of **M/s. Amil Modispaces LLP, PAN: ABZFA7533Q**, a limited liability partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having their registered office at address at Ruparel, Property No. 273, Senapati Bapat Marg, Matunga Road West, Mumbai 400 016 ("Developer") to the property more particularly described in the **Schedule** hereunder written along with all incidental and consequential rights thereon ("Property").

All persons/entities having or claiming to have any share, right, title, estate, interest, claim, objection and/or demand in respect of the development rights of the Developer in, to, upon or in respect of the Property or any part thereof whether by way of sale, transfer, assignment, exchange, allotment, charge, encumbrance, tenancy, sub-tenancy, lease, sub-lease, license, mortgage (equitable or otherwise), inheritance, succession, occupation, possession, share, gift, lien, outgoings, maintenance, devise, bequest, easement, trust, covenant or condition, litigation, family arrangement/ settlement, deed, document, decree or order of any Court of Law or revenue or statutory authority or arbitration award, release, relinquishment, succession, family arrangement/ settlement, development rights or FSI/TDR consumption or under lost and misplaced title deeds or otherwise whatsoever of any nature whatsoever, are hereby required to make the same known in writing along with documentary proof to the undersigned at the address mentioned below within 7 (seven) days from the date of publication hereof, failing which, it shall be presumed that no such claim, share, right, title, benefit, interest, claim, objection and/or demand exists and the same shall be deemed to have been waived and/or abandoned and not binding on our client.

THE SCHEDULE ABOVE REFERRED TO:
(Description of the Property)
10 (ten) units aggregating to approximately 8264 square feet RERA Carpet Area (details below):

Shop No.	Wing	Building	Floor	RERA Carpet Area (Sq. Ft.)
1	A	Ruparel Stardom	Gr Floor Shop No. 1	1,362.00
2	A	Ruparel Stardom	Gr Floor Shop No. 2	568.00
3	A	Ruparel Stardom	Gr Floor Shop No. 3	632.00
4	A	Ruparel Stardom	Gr Floor Shop No. 4	468.00
5	A	Ruparel Stardom	Gr Floor Shop No. 5	463.00
6	A	Ruparel Stardom	1st Podium Shop No. 1	2,915.00
7	A	Ruparel Stardom	1st Podium Shop No. 2	565.00
8	A	Ruparel Stardom	1st Podium Shop No. 3	537.00
9	A	Ruparel Stardom	1st Podium Shop No. 4	356.00
10	A	Ruparel Stardom	1st Podium Shop No. 5	398.00
Total				8,264.00

being constructed on all that piece and parcel of land admeasuring 11,502 square meters or thereabout bearing CTS Nos. 30713, 30714, 30715, Village Valnai, Taluka Borivli, in the Registration District of Mumbai City and Sub-district of Mumbai Suburban, situate, lying and being at Evershine Nagar, Khandevali Layout, Link Road, Malad (West), Mumbai 400 064 and within the limit of P/N ward of Municipal Corporation of Greater Mumbai.

Dated this 26th day of March, 2026

K.P. Mahajan
Advocate High Court
Office: 202, Ishan Building, M. Phule Road, Vishnu Nagar, Dombivli (W).

FEDERAL BANK
YOUR PERFECT BANKING PARTNER

LCRD Mumbai Division

Federal Bank Loan Collection & Recovery Department - Mumbai Division, 134, 13th Floor, Jyoti Maker Chamber II, Nariman Point, Mumbai-400021

Phone: 91-88282267291 E-mail: mlumrcd@federal.bank.in Website : www.federal.bank.in
CIN : L65191KL1931PLC000368

Sale Notice for Sale of Movable Assets Under Hypothecation

Notice is hereby given to the public in general and in particular to the borrowers and Guarantors that the below described movable properties hypothecated/charged to the Federal Bank Limited (Secured Creditor) will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 05/05/2026, for recovery of **Rs. 2,04,24,820/- (Rupees Two Crore Four Lakhs Twenty Four Thousand Eight Hundred Twenty Only)** as on 25/03/2026, along with further interest, charges and cost thereon due to The Federal Bank Limited (secured creditor) till realization From **M/s MFC and Sons**, a partnership firm, Shri. Varinder Pal Singh Harjinder Singh Chahal, Shri. Sukhvinder Singh Samra, M/s Prakash Transport Corporation and Shri. Satnam Singh.

The Reserve price for vehicle mentioned in Lot No. 1 below which the aforesaid mentioned hypothecated property will not be sold is Rs. 20,50,000/- (Rupees Twenty Lakhs and Fifty Thousand Only). The Reserve price for vehicle mentioned in Lot No. 2 below which the aforesaid mentioned hypothecated property will not be sold is Rs. 20,50,000/- (Rupees Twenty Lakhs Fifty Thousand Only). The Reserve price for vehicle mentioned in Lot No. 3 below which the aforesaid mentioned hypothecated property will not be sold is Rs. 20,42,000/- (Rupees Twenty Lakhs Forty Two Thousand Only). The Reserve price for vehicle mentioned in Lot No. 4 below which the aforesaid mentioned hypothecated property will not be sold is Rs. 20,33,000/- (Rupees Twenty Lakhs Thirty Three Thousand Only).

List & Description of Hypothecated Movable Properties for e-auction sale

Lot No.	Description
1	Ashok Leyland NA5525N/34 TT CC, White Colour, having Chassis No. MB1TZVLD7NPDT2185, Engine No. NDPZ505353, 2022 Model, Diesel, Registration No. MH 43 BX 9367 (Engineering Trailer bodyhaving Chassis No. MB1TZVLD7NPDT2185, Engine No. NDPZ505353)
2	Ashok Leyland NA5525N/34 TT CC, White Colour, having Chassis No. MB1TZVLD7NPDT2185, Engine No. NFEZ702203, 2022 Model, Diesel, Registration No. MH 43 BX 9364 (Engineering Trailer bodyhaving Chassis No. MB1TZVLD7NPDT2185, Engine No. NFEZ702203)
3	Ashok Leyland NA5525N/34 TT CC, White Colour, having Chassis No. MB1TZVLD7NPDT0830, Engine No. NEPZ505010, 2022 Model, Diesel, Registration No. MH 43 BX 9368 (Engineering Trailer bodyhaving Chassis No. MB1TZVLD7NPDT0830, Engine No. NEPZ505010)
4	Ashok Leyland NA5525N/34 TT CC, White Colour, having Chassis No. MB1TZVLD1NRGY9799, Engine No. NGEZ701757, 2022 Model, Diesel, Registration No. MH 43 BX 9371 (Engineering Trailer bodyhaving Chassis No. MB1TZVLD1NRGY9799, Engine No. NGEZ701757)

For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd. i.e. https://www.federalbank.co.in/web/guest/tender-notices.

For, The Federal Bank Ltd.
Rajeshkumar P
Assistant Vice President
Authorised Signatory

Date : 25.03.2026

Form No. 3 [See Regulation-13 (1)(a)]

DEBT'S RECOVERY TRIBUNAL MUMBAI (DRT 1)
2nd Floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400 005
(5th Floor, Scindia House, Ballard, Maharashtra-410001)

Case No. OA/667/2023

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993. Exh. No. 38

UNION BANK OF INDIA (CORPORATION BANK)
V/s
ABDUL MAJID MOHAMED

To,
(1) Abdul Majid Mohamed, 102, A/2, Hill Park Tower, Captain Swant Marg, Jogheshwar West, Mumbai-400102, Mumbai (suburban), Maharashtra-400102
(3) M/s. Groyv Developers (Builder), & Quot; Divya Darshan & Quot; Cts No. 279/280, Sarojini Noyad Road, Kandivali West Mumbai, Maharashtra-400066.

SUMMONS

WHEREAS, TA/667/2023 was listed before Hon'ble Presiding Officer/Registrar on 11/06/2025.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs. 15,91,023/-** (application along with copies of documents etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as follows:

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

(ii) to disclose particulars of properties or assets other than those and assets specified by the applicant under serial number 3A of the original application;

(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, depending hearing and disposal of the application for attachment of properties;

(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and depending hearing and disposal of the application for attachment of properties;

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 26.03.2026 at 12:15 P.M. failing which the application shall be heard and decided in your absence.

For Paper Book follow the following URL:
https://cis.drt.gov.in/drive/paperbook.php?n=202557890625

Given under my hand and the seal of this Tribunal on this date: **25.06.2025**.

Note: Strike out whichever is not applicable.

Signature of the Officer Authorised to issue summons.
Sd/-
Registrar
Mumbai D.R.T.-1, Mumbai

PHYSICAL POSSESSION NOTICE

ICICI Bank
Branch office: ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFIT Park, Waggle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Mohammad Shabbir Mansoor Buhadale & Sayama Mohamad Shabbir Buhadale/ LBSL00005768464	Flat No. 308, 3rd Floor, S.B, Paradise, Old Survey No. 961 / 1A / 1B / 1, City Survey No. 10319/ 1, Taluka Miraj And Kupwad, Near By Government Polytechnic College, Vidya Nagar, Sangli- 414161/ March 23, 2026	November 27, 2024 Rs. 22,78,029.06/-	Sangli

The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: March 26, 2026
Place: Sangli

Sincerely Authorised Officer
For ICICI Bank Ltd.

PUBLIC NOTICE

Issued for General Information

This is to inform the general public at large through this public notice that vide registered sale deed dated 11th March 1991 between Rima Ajit Jethwaney on one part and Premdas Anandao Naware and Malathi Premdas Naware on the second part, the parties of Second part became owner of the immovable property being Flat No. 62 BHS Ltd, J.V.L.R, Anderhi East, Mumbai 400093. The said Mrs. Malathi Premdas Naware expired on 21st February 2013 and Mr. Premdas Anandao Naware expired on 9th September 2014. The said owners are succeeded by four children namely Shri. Deepak Premdas Naware, Mrs. Jyoti Sur nee Jyoti Premdas Naware, Charlotte Sen nee Charlotte Premdas Naware and Miss Cheryl Premdas Naware.

It is stated that after the death of both the owners, membership of the said flat was transferred in the names of all four children in Share Certificate bearing Share Certificate No.018 pertains to the said society. It is stated that the said children namely Shri. Deepak Premdas Naware, Mrs. Jyoti Sur nee Jyoti Premdas Naware, Charlotte Sen nee Charlotte Premdas Naware and Miss Cheryl Premdas Naware intend to create third party rights by way of selling the said flat.

Considering the above mentioned facts, any person(s) having any claim, interest, or objection in respect of the aforesaid subject/property are hereby advised to submit their claims, objections, or representations in writing, along with relevant supporting documents, to the undersigned at the address mentioned below within 15 (fifteen) days from the date of publication of this notice.

Please note that if no claim or objection is received within the stipulated period, it shall be presumed that no such claim, interest, or objection exists, and the matter will be processed further without reference to any such claims.

For further information or clarification, kindly contact:
Name: Siddhans S. Borulkar (Advocate High Court)
Office Address: B7, 2nd floor, Tamaraid House, Tamaraid Lane Opposite Poomina Home, Fort, Mumbai 400028
Email- borulkarsiddhans@outlook.com
Date: 26.03.2026 Place: Mumbai.

OFFICE OF THE EXECUTIVE ENGINEER
Drinking Water and Sanitation Mechanical Division, Dhanbad

Short Notice Inviting e



Pegasus Assets Reconstruction Pvt. Ltd.
55-56, 5th Floor, Free Press House,
Nariman Point, Mumbai - 400 021
Ph. : 022-6188 4700
email : sys@pegasus-arc.com
URL : www.pegasus-arc.com

Account: M/s. Shree Parivar Appliances Pvt. Ltd
Trust: Pegasus 2024 Trust 1

PROPERTY DESCRIPTION

Flat No 102, 1st Floor, admeasuring 680 Sq. Ft. in the building known as Aadi Ganesh CHSL property being at city survey no 17 & 21 situated at Charai, village Thane, Taluka Dist. Thane Maharashtra 400601 owned by Mr. Sunil Agarkar & Mrs. Sheela Agarkar

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website <https://sarfaesi.auctiontiger.net> on **16.04.2026** for the mortgaged property mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am. to 12:00 pm.** In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.



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Ph. : 022-6188 4700
email : sys@pegasus-arc.com
URL : www.pegasus-arc.com

7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property: Other unknown
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application/Email to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **15.04.2026** till **04.00 p.m.** Email address: shubhodeep@pegasus-arc.com to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.



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URL : www.pegasus-arc.com

15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction property is as follows: - Rs. 82,80,000/- (Rupees Eighty-Two Lakhs Eighty Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 8,28,000/- (Rupees Eight Lakhs Twenty-Eight Thousand & Only)**
18. Last date for submission of bid is **15.04.2026** before **04:00 pm** and the Auction is scheduled on **16.04.2026 from 11.00 am. to 12.00 pm**. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
19. **Prospective 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/RTGS drawn in favor of Pegasus 2024 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. 2101011000000019, A/c Name: Pegasus 2024 Trust 1, Bank Name: Karur Vysya Bank, Branch Address- Fort, Mumbai IFSC Code: KVBL0002101.**
20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs.1,00,000/- (Rupees One Lakh Only)**.
21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. 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**



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the name of the successful bidder.

25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
 - Notarized copy on Rs.500 stamp paper to be provided for Compliances of Sec. 29A-Declaration under Insolvency and Bankruptcy Code, 2016.
 - Notarized copy on Rs.500 stamp paper to be provided for Source of fund declaration by bidders.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
 - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.
27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Shubhdeep Banerjee, Sr. Manager, Mob No.7710042736.
31. This publication is also 15 (thirty) days' notice to the aforementioned borrowers/co-borrowers/mortgagors under Rule 8 & 9 of The Security Interest (Enforcement) Rules, 2002.



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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 situations, 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

**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus 2024 Trust 1)**

**Place: Mumbai
Date: 26.03.2026**

Whether connected to any political party: Yes

No

If Yes, please provide the name of the political party and the connection:

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website <https://.auctiontiger.net> and shall abide by them.

Name & Signature

On Rs. 500/- Stamp paper and notarized

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/2026

Borrower: M/s. Shree Parivar Appliances Pvt. Ltd.

Property Description: Flat No 102, 1st Floor, admeasuring 680 Sq. Ft. in the building known as Aadi Ganesh CHSL property being at city survey no 17 & 21 situated at Charai, village Thane, Taluka Dist. Thane Maharashtra 400601 owned by Mr. Sunil Agarkar & Mrs. Sheela Agarkar

To,

Authorized Officer

Bank Name: Pegasus Assets Reconstruction Pvt. Ltd.

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 fulfil 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 offeror/bidders shall be retained by the Authorised Officer 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.

On Rs. 500/- Stamp paper and notarized

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.

9. Source of Funds

I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **16.04.2026** in the matter of **Shree Parivar Appliances Pvt. Ltd**

- a. are from genuine personal/business sources.
- b. I/we hereby declare that the funds that will be remitted in future for making payment of bid amount, in event of being declared as highest/ successful bidder, shall be from genuine personal/ business sources.
- c. I/we hereby further declare that the said funds do not / shall not originate from any unlawful source and are / shall be in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.
- d. I/we 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.

1.Signature: _____

2.Signature: _____

Name:

Name:

Add:_____

Add:_____

E-Mail ID: _____

E-Mail ID: _____

3.Signature: _____

4.Signature: _____

Name:

Name:

Add:_____

Add:_____

E-Mail ID: _____

E-Mail ID: _____

On Rs. 500/- Stamp paper and notarized

Affidavit cum Declaration

Property for which bid submitted ("Property"): Flat No 102, 1st Floor, admeasuring 680 Sq. Ft. in the building known as Aadi Ganesh CHSL property being at city survey no 17 & 21 situated at Charai, village Thane, Taluka Dist. Thane Maharashtra 400601 owned by Mr. Sunil Agarkar & Mrs. Sheela Agarkar

Mortgagor of the Property ("Mortgagor"): Shree Parivar Appliances Pvt. Ltd

Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"):

a) **M/s. Shree Parivar Appliances Pvt. Ltd (Borrower)**

b) **Mr. Sunil S Agharkar (Guarantor)**

c) **Mr. Kishor Madhukar Jadhav (Guarantor)**

d) **Mrs. Anjali Maruti Patil (Guarantor)**

1) I/We, _____ S/o _____, R/o: C/o, _____

2) I/We, _____ S/o _____, R/o: C/o, _____

3) I/We, _____ S/o _____, R/o: C/o, _____

4) I/We, _____ S/o _____, R/o: C/o, _____

have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus 2023 Trust 10 ("Pegasus")**.

1) I/We, _____ S/o _____, R/o: C/o, _____

2) I/We, _____ S/o _____, R/o: C/o, _____

3) I/We, _____ S/o _____, R/o: C/o, _____

4) I/We, _____ S/o _____, R/o: C/o, _____

do hereby solemnly swear and affirm:

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):

On Rs. 500/- Stamp paper and notarized

- (1) if such person, or any other person acting jointly or in concert with such person –
- (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
 - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

Provided that the person shall be eligible to submit the bid if such person makes payment of all overdue amounts with interest thereon and charges relating to non-performing asset accounts before submission of the bid:

Provided further that nothing in this clause shall apply to a bidder where such bidder is a financial entity and is not a related party to the Mortgagor.

Explanation I. - For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid.

Explanation II.— For the purposes of this clause, where a bidder has an account, or an account of any Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under Insolvency & Bankruptcy Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC;

- (d) has been convicted for any offence punishable with imprisonment –
 - (i) for two years or more under any Act specified under the Twelfth Schedule of IBC; or
 - (ii) for seven years or more under any law for the time being in force:Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

Provided further that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*.

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;

- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of Mortgagor by the bidder as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

*Explanation*⁵[I]. — For the purposes of this clause, the expression "connected person" means—

- (i) any person who is the promoter or in the management or control of the Mortgagor; or
- (ii) any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or
- (iii) the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii):

Provided that nothing in clause (iii) of *Explanation I* shall apply to a bidder where such bidder is a financial entity and is not a related party of any of the Mortgagor:

Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid;

On Rs. 500/- Stamp paper and notarized

Explanation II— For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely:

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;
- (c) any investment vehicle, registered foreign in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
- (f) such categories of persons as may be notified by the Central Government.

2. I/We _____ S/o _____
I/We _____ S/o _____
I/We _____ S/o _____
I/We _____ S/o _____

is/are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus 2024 Trust 1 ("Pegasus")**.

3. That no insolvency under the IBC is contemplated or pending against me/us before any of the NCLT/NCLAT or any other court.

1. Signature: _____

Name:

Deponent

2. Signature: _____

Name:

Deponent

On Rs. 500/- Stamp paper and notarized

1. Signature: _____

Name:

Deponent

2. Signature: _____

Name:

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-3 of this affidavit to be true and correct.

1. Signature: _____

Name:

Deponent

2. Signature: _____

Name:

Deponent

1. Signature: _____

Name:

Deponent

2. Signature: _____

Name:

Deponent

From:

Mr. _____,

Add: _____,

Date: _____

To,

Pegasus Assets Reconstruction Private Limited

Add: 55-56, 5th Floor, Free Press House,

Nariman Point,

Mumbai – 400 021

Sub: Consent for KYC Verification

Dear Sir,

I / we had bid for the property put on sale by you under SARFAESI Act. At the time of bidding / purchase, I / we had submitted my / our KYC documents.

I / We understand that as per the applicable laws you are required to do KYC Verification.

1. In view of the above, for entering into any transaction:

a) I voluntarily opt to share my KYC Identifier details with Pegasus Assets Reconstruction Private Limited (“Pegasus”) as part of the customer due diligence (“CDD”) procedure, and provide my explicit consent to Pegasus to download the necessary information from the Central KYC Records Registry; **OR**

b) I voluntarily opt for Aadhaar based KYC due diligence, or e-KYC or offline verification, and submit to Pegasus, my Aadhaar number, Virtual ID, e-Aadhaar, XML, Masked Aadhaar, Aadhaar details, demographic information, identity information, Aadhaar registered mobile number, face authentication details and/or biometric information; **OR**

c) I voluntarily opt to provide my consent and furnish my Officially Valid Document (“OVD”), more specifically, my passport, driving licence, proof of possession of Aadhaar number, the Voter's Identity Card issued by the Election Commission of India, job card issued by NREGA duly signed by an officer of the State Government and letter issued by the National Population Register containing details of name and address; and where the OVD furnished by me does not have the updated address, the documents or the equivalent e-documents shall be OVDs for a limited purpose:

(i) utility bill not older than two months; or (ii) property or municipal tax receipt; or (iii) applicable pension or family pension payment orders issued by government or public sector undertaking

(PSU); (iv) letter of allotment of accommodation issued by government, regulatory bodies, PSUs, scheduled commercial banks financial institutions and listed companies or leave and licence agreements with such employers allotting official accommodation.

2. I am informed by Pegasus and understand that:

- a) submission of Aadhaar is not mandatory, and there are alternative options for KYC due diligence and establishing identity including by way of physical KYC with OVD other than Aadhaar and all these options were given to me;
- b) where the Permanent Account Number (PAN) is obtained, Pegasus shall verify the PAN using the verification facility of the Income Tax Department;
- c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;
- d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.

3. I authorise and give my consent to Pegasus (and its service providers), for following informed purposes:

- a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);
- b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;
- c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;
- d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.

4. I / We understand that the Aadhaar number will not be stored/ shared except as per law and regulations. I / We will not hold Pegasus or its officials responsible in the event this document submitted by me / us is not found to be in order or in case of any incorrect information provided by me / us.
5. In case of offline KYC, I hereby confirm that I have downloaded the e-Aadhaar myself using the OTP received on my Aadhaar registered mobile number.

The above consent and purpose of collecting Information has been explained to me in my local language.

Name: _____,

Signature: _____

Date: _____