

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

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of **Pegasus Group Thirty Nine Trust-2 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd vide Assignment Agreement dated 30/09/2021 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 on 04/05/2026**.

In view of the assignment agreement, The Authorized Officer of RBL Bank has handed over the physical possession of the below described secured assets being immovable property on 22/08/2023, to the Authorised officer of **PEGASUS** 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 Guarantor(s):	a) Mr. Sanjay Dhanraj Nimkar b) Mrs. Madhuri Sanjay Nimkar
Outstanding Dues for which the secured assets are being sold:	Rs.43,41,329.59 (Rupees Forty Three Lakhs Forty One Thousand Three Hundred Twenty Nine and Fifty Nine Paise Only) as on 28/04/2021 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 29/04/2021 till the date of payment and realization as per notice under Sec 13(2) of SARFAESI Act. Rs. 98,32,007.59 (Rupees Ninety eight Lakhs Thirty Two Thousand Seven and Paise Fifty Nine Only) as on 08/04/2026 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 09/04/2026 till the date of payment and realization
Details of Secured Asset being immovable Property which is being sold	Mortgaged by: Mr. Sanjay Dhanraj Nimkar - Residential property bearing Apartment No. S-1, Corporation House No. 921, on 2nd floor, admeasuring built-up area 47.895 sq. mtr. in the building known as "Guruprasad Apartment" on Plot No. 117, situated at City Survey No. 183, Ward no. 13, Division No. 2, Circle No. 3, Mouza Manewada, At Reshimbag Layout behind Gilurkar Hospital, Reshimbag road, Nagpur- 440009. Boundaries: Towards East: Plot No. 116, Towards West: Open Space, Towards North: Terrace, Towards South: Open Space
CERSAI ID:	Security Interest ID- 400017857930 Asset ID- 200017818457
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 32,15,000/- (Rupees Thirty Two Lakhs Fifteen Thousand Only)
Earnest Money Deposit (EMD):	Rs. 3,21,500/- (Rupees Three Lakhs Twenty One Thousand Five Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	On 17/04/2026 from 11.30 am to 1.30 pm.
Contact Person and Phone No:	Mr. Paresh Karande- 9029687504 Mr. Shubhodeep Banerjee- 7710042736
Last date for submission of Bid:	02/05/2026 till 5:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 04/05/2026 from 11:00 am to 12:00 pm.

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers / Mortgagors under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754; ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.



Place: Nagpur
Date: 09/04/2026

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
Trustee of Pegasus Group Thirty Nine Trust 2

SATARA WOMAN WAS INJURED IN ROAD ACCIDENT IN US
Neelam Shinde, in coma for a year, cremated in US after death; kin donate her organs

Ajay Jadhav
Pune, April 8

AFTER BATTLING for life for a year, 36-year-old Neelam Shinde of Satara was cremated in California for her five-year Master of Science course, and was in her final year. She had interned at the National Aeronautics and Space Agency (NASA). Neelam's family lives in Vadgaon Ambrai in Satara, and her father stays with her uncle after her mother passed away last year due to illness. The body was taken to a funeral home in Pune. Neelam, then 35, met with an accident after her bike was hit by a vehicle on February 14 last year, and was admitted to hospital with serious injuries to her head, hands, legs and chest. Neelam breathed her last on March 28 due to infection in her lungs. She had given her consent for organ donation after death so



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all the procedures were carried out and she was cremated on Wednesday in California, said Sanjay Zaum, maternal uncle of Neelam who lives in Solapur. She has to undergo medical autopsy for which the hospital sought consent through an email and had asked the family members to come to the US. Last year, Sanjay Shinde, her father, had obtained emergency Visa to visit his daughter with help from Union Minister Maulana Muzaffar Khan and NCI's MP Supriya Sule.

CYBER FRAUD
Deepfake video of PM & FM used to cheat ex-Armyman of Rs 1 cr

Express News Service
Pune, April 8

USING DEEPFAKE videos of Prime Minister Narendra Modi and Finance Minister Nirmala Sitharaman, an Army veteran from Pune, who is in his 80s, was defrauded of Rs 1 crore in an online investment scam where he was promised high returns on forest trading. A First Information Report was registered by the chief officer of the Indian Army who lives in Kothliwara. While he was surfing the internet a few weeks ago, he came across a video of PM Modi and Sitharaman. A probe found it was a deepfake video that deceived a malicious investment platform. The video promised that for a monthly investment of Rs 22,000, the platform could give monthly returns of Rs one lakh.



He was asked to pay Rs 22,000 and the malicious app displayed a profit of Rs 1 lakh.

The deepfake video also carried links. After the complainant clicked, he was directed to a webpage where he was asked to fill up a form with his personal details and financial information. Subsequently he was given a link to the malicious phone-based app and was asked to log into it. After logging into the app, he started receiving calls from scammers posing as executives from a forest trading platform. Initially

The video promised that for a monthly investment of Rs 22,000, the platform could give monthly returns of Rs one lakh.

he was asked to pay Rs 22,000 and the malicious app displayed a profit of Rs 1 lakh. Believing the app to be legitimate, the complainant started sending larger amounts and even larger profits started getting displayed in the fake application. In a span of a month, the complainant has sent a total of Rs 101 crore and corresponding profits shown were Rs 1.51 crore. When the complainant sought to withdraw his earnings, he was asked to pay more money as tax and processing charges. It was at this point he realised he had been cheated and approached the police. Pune and Pimpri Chinchwad Cyber investigators have come across dozens of

TO REDUCE LOGISTICAL DELAYS
QR-based system for electric & gas cremation facilities

Tanushka Rathore
Pune, April 8

THE PUNE Municipal Corporation (PMC) has introduced a QR code-based system to facilitate cremation on available crematoriums, thereby reducing the burden on commonly used centres. Currently, the Vaikuntha Crematorium handles a large number of cremations daily. With the help of QR codes, the cremation of a nearby crematorium will also ease the load on Vaikuntha Crematorium and the surrounding areas from pollution.

Arounding to Shekhar, the civic body is taking an approach to reduce logistical delays and enable families to make informed choices. "The process of cremation is a joint responsibility of the deceased's family and the PMC. The QR codes are a step in further make electric and gas crematoriums accessible," said an official of the crematorium. The QR codes will be used to track cremations and ensure that the process is smooth. The QR codes will be used to track cremations and ensure that the process is smooth. The QR codes will be used to track cremations and ensure that the process is smooth.

cremation preference, the shift is remarkable.

The QR-based system is expected to streamline access to facilities by offering real-time information on available crematoriums, thereby reducing the burden on commonly used centres.

According to Shekhar, the civic body is taking an approach to reduce logistical delays and enable families to make informed choices. "The process of cremation is a joint responsibility of the deceased's family and the PMC. The QR codes are a step in further make electric and gas crematoriums accessible," said an official of the crematorium. The QR codes will be used to track cremations and ensure that the process is smooth. The QR codes will be used to track cremations and ensure that the process is smooth.

The current trend, they said, indicates a gradual but notable transition towards clearer alternatives in the city's cremation practices.

PMRDA lottery for 1,029 housing units held

Express News Service
Pune, April 8

THE COMPUTERISED lottery for a total of 1,029 housing units in the Pune Metropolitan Region Development Authority (PMRDA) housing schemes at Sector No. 12 and 10-13 was conducted on Wednesday. The results were announced via an automated, high-tech process. The long-awaited draw was conducted by PMRDA Metropolitan Zone manager Abhinav Chaudhary.

Assets Poonam Mehta, and Joint Commissioner (Administration) Rupali Avasth-Dambe. Successful beneficiaries were honoured with bouquets by the metropolitan commissioner. Chaudhary directed the PMRDA staff to provide full assistance to the beneficiaries regarding home loans and other office formalities, ensuring that no one's dream of a home remains unfulfilled due to financial or procedural hurdles.

The list of successful beneficiaries and the winning list have been published on the PMRDA website, and winners have also been notified via SMS.

INSULTING NATIONAL FLAG
Complaint against Hardik Pandya sent to Ahmedabad police

Express News Service
Pune, April 8

A MONTH after a Pune lawyer filed a criminal complaint against cricketer Hardik Pandya alleging he insulted the national flag during celebrations following the Indian team's victory in the International Cricket Council (ICC) Men's T20 World Cup final 2026 in Ahmedabad, the Pune city police forwarded it to the Ahmedabad police.

Wajid Khan Brikar filed the complaint at Pune's Shivajinagar police station on March 10 alleging that Pandya, with the national flag wrapped around his body, indulged in objectionable acts in the stadium during winning the T20 World Cup final on March 8 at the Narendra Modi Stadium in Ahmedabad. Brikar claimed that Pandya's actions violated the Prevention of Insults to National Honour Act 1971 and said the

cricketer was seen dancing with his girlfriend while the national flag was wrapped around him. An officer from the city police said, "After examining the complaint, it was clear that the probe into the allegations must be conducted by the Ahmedabad police. Accordingly, the complaint has been forwarded to the Ahmedabad police for further investigation." India won the 2026 ICC Men's T20 World Cup against New Zealand by 96 runs.

Pune warms up again as summer tightens grip

Dipantia Nath
Pune, April 8

WHEN PUNE woke up to 20.1 degrees Celsius on Wednesday morning, it was a sharp change from the cool 12.2 degrees Celsius it had experienced on Monday in the aftermath of thunderstorms and intense spells of rains. The maximum temperature climbed to 35 degrees Celsius Wednesday as 31 degrees Celsius 48 hours ago.

The lowest daytime temperature on Wednesday was 13 degrees Celsius recorded in NDA and Chinchwad, the highest was from Cohegan at 36 degrees Celsius. Maharashtra and Karnataka were 34 degrees Celsius. According to the weather office, pleasant days have receded for now from Shivajinagar and Jambhulkar to Laxminagar and Magaratta. The daytime temperatures are expected to hit 36 degrees Celsius around April 10 and the maximum 37 degrees Celsius by April 14.

Since the sky will remain mainly clear for the next few days, the minimum temperature might be in the 20s in certain areas. Pleasant, Laxminagar and NDA might register a morning temperature up to 36 degrees Celsius, but subsequently the minimum temperature is expected to increase to the range of 20 and 24 degrees Celsius.

PEASADU ASSETS RECONSTRUCTION PRIVATE LIMITED
PUBLIC NOTICE FOR SALE BY AUCTION
Notice regarding the sale of immovable property under the Administration and Enforcement of Financial Assets and Enforcement of Security Interest Act, 2002.

SECURITY NOTICE
Notice regarding the security interest of the company over the assets of the borrower.

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
DEMAND NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND ENFORCEMENT OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
DEMAND NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND ENFORCEMENT OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

RENTAL NOTICE
Notice regarding the rental of a property.

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Yashwantrao Chavan Maharashtra Open University, Nashik
Notice regarding the admission process for the year 2026-27.

MAS FINANCIAL SERVICES LIMITED
Notice regarding the liquidation of the company.

MAS FINANCIAL SERVICES LIMITED
Notice regarding the liquidation of the company.

DIRECTORATE OF ENERGY, GOVERNMENT OF HIMACHAL PRADESH
Notice regarding the tender for the supply of coal.



पेगॅसस अॅसेट्स् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

55-56, पाचवा मजला, फ्री प्रेस हाउस, नरीमन पॉइन्ट, मुंबई-400 021.

फोन क्र.: 022-6188 4700.

ईमेल: sys@pegasus-arc.com, यूआरएल: www.pegasus-arc.com

ई-लिलावासाठी जाहीर सूचना

सिक््युरिटी इंटेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8 व 9 सह वाचण्यात येणारया सिक््युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शअल अॅसेट्स् अँड एनफोर्समेंट ऑफ सिक््युरिटी इंटेस्ट अॅक्ट, 2002 अंतर्गत अचल मालमत्तांची विक्री

याद्वारे खाली नमूद कर्जदार, सह-कर्जदार व गहाणकार आणि सर्व लोकांना सूचित करण्यात येते की सर्फेसी अधिनियम, 2002 मधील तरतुदींतर्गत दि. 30/09/2021 रोजीच्या अभिहस्तांकन करारान्वये आरबीएल बँक लि. द्वारे अंतर्निहित अनामत हितांसह खाली नमूद कर्जदाराची कर्जे पेगॅसस ग्रुप थर्टी नाईन ट्रस्ट-2 (पेगॅसस) चे विश्वस्त म्हणून काम पाहणारया सुरक्षित धनको पेगॅसस अॅसेट्स् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड यांचेकडे तारण / भारग्रस्त असून त्यांची दि. 04/05/2026 रोजी सर्फेसी अधिनियम आणि त्याअंतर्गत नियमांतर्गत “जशी आहे जेथे आहे”, “जशी आहे जे काही आहे”, आणि “जेथे जे काही आहे” तत्वावर विक्री करण्यात येईल.

सदर अभिहस्तांकन करार लक्षात घेता, आरबीएल बँकेच्या प्राधिकृत अधिकार्यांनी खाली नमूद अचल मालमत्ता असलेल्या अनामत मत्तेचा प्रत्यक्ष ताबा सर्फेसी अधिनियम आणि त्याअंतर्गत नियमांमधील तरतुदींतर्गत दि. 22/08/2023 रोजी सुपूर्द केला.

लिलावाचे तपशील पुढीलप्रमाणे आहेत:

कर्जदार, सह-कर्जदार आणि जामीनदाराचे नाव	अ) श्री संजय धनराज निमकर ब) श्रीमती माधुरी संजय निमकर
ज्या थकबाकीच्या वसुलीसाठी अनामत मत्तांची विक्री करण्यात येत आहे ती रक्कम	सर्फेसी अधिनियमातील अनु. 13(2) सूचनेनुसार 28/04/2021 रोजी रु. 43,41,329.59 (रुपये त्रेचाळीस लक्ष एकेचाळीस हजार तीनशे एकेणतीस आणि एकेणसाठ पैसे फक्त) अधिक दि. 29/04/2021 पासून ते भरणा व वसुलीच्या दिनांक पर्यंतचे करारातील दराने पुढील व्याज, खर्च व शुल्के. दि. 08/04/2026 रोजी रु. 98,32,007.59 (रुपये अट्टयाण्णव लक्ष बत्तीस हजार सात आणि एकोणसाठ पैसे फक्त) अधिक दि. 09/04/2026 पासून ते भरणा व वसुलीच्या दिनांकापर्यंतचे करारातील दराने व्याज, खर्च, शुल्के व आधेभार.
विक्री करण्यात येणारी अचल मालमत्ता असलेल्या अनामत मत्तेचे तपशील	गहाणकार: श्री संजय धनराज निमकर निवासी मालमत्ता असलेली सदनिका क्र. एम-1, महापालिका घर क्र. 921, दुसरा मजला, बिल्ट-अप क्षेत्रफळ सुमारे 47.895 चौ.मी., “गुरुप्रसाद अपार्टमेंट”, प्लॉट क्र. 117, सिटी सर्वे क्र. 183, वॉर्ड क्र. 13, विभाग क्र. 2, सर्कल क्र. 3, मौजा मानेवाडा, रेशीमबाग लेआउट, गिळूरकर हॉस्पिटलच्या मागे, रेशीमबाग रोड, नागपूर-440009. चतुःसीमा: पूर्वेस-प्लॉट क्र. 116, पश्चिमेस- मोकळी जागा, उत्तरेस-टॅरेस, दक्षिणेस- मोकळी जागा.
CERSAI ID-	अनामत हित ID-400017857930 मत्ता ID-200017818457
या आरक्षित किमतीपेक्षा कमी रकमेस अनामत मत्तेची विक्री करण्यात येणार नाही (रु. मध्ये)	रु. 32,15,000/- (रुपये बत्तीस लक्ष पंधरा हजार फक्त)
बयाणा रक्कम	रु. 3,21,500/- (रुपये तीन लक्ष एकवीस हजार पाचशे फक्त)
मालमत्तेवरील दावे आणि सुरक्षित धनकोस ज्ञात असलेली इतर थकबाकी व मूल्य	ज्ञात नाही
मालमत्तांची पाहणी	दि. 17/04/2026 रोजी स. 11.30 ते दु. 1.30 वाजेपर्यंत
संपर्क व्यक्ती आणि फोन क्र.	श्री परेश करंडे-9029687504 श्री शुभोदीप बॅनर्जी-7710042736
बोली सादरीकरणाचा शेवटचा दिनांक बोली उघडण्याचा दिनांक व वेळ	दि. 02/05/2026 रोजी सायं. 5.00 वा. दि. 04/05/2026 रोजी स. 11.00 ते दु. 12.00 वाजेपर्यंत वेबसाईटच्या (https://sarfaesi.auction.tiger.net) च्या माध्यमातून ई-लिलाव / बोली

हे प्रकाशन वर नमूद कर्जदार/सह-कर्जदार/ गहाणकारांसाठी सिक््युरिटी इंटेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8 व 9 अंतर्गत पंधरा (15) दिवसांची सूचनादेखील आहे.

कोणतीही बोली सादर करण्याअगोदर विक्रीच्या अटी व शर्तीच्या तपशीलासाठी कृपया सुरक्षित धनकोच्या वेबसाईटला <http://www.pegasus-arc.com/assets-to-aucton.html> येथे किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> येथे भेट द्यावी किंवा सेवा पुरवठादार मे. ई-प्रोक््युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बोलीदार सहायता क्रमांक: मो. +91 9265562821 आणि 9374519754, ramprasad@auctiontiger.net. श्री रामप्रसाद मोबाईल क्र. +91 8000023297, ईमेल: support@auctiontiger.net येथे संपर्क साधावा.

स्थान: नागपूर

दिनांक: 09/04/2026

प्राधिकृत अधिकारी

पेगॅसस अॅसेट्स् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगॅसस ग्रुप थर्टी नाईन ट्रस्ट 2 चे ट्रस्टी)



Account: Mr. Sanjay Dhanraj Nimkar

Trust: Pegasus Group Thirty-Nine-2

PROPERTY DESCRIPTION

Residential property bearing Apartment No. S-1, Corporation House No. 921, on 2nd floor, admeasuring built-up area 47.895 sq. mtr. in the building known as "Guruprasad Apartment" on Plot No. 117, situated at City Survey No. 183, Ward no. 13, Division No. 2, Circle No. 3, Mouza Manewada, At Reshimbag Layout behind Gilurkar Hospital, Reshimbag road, Nagpur- 440009.

Boundaries:

Towards East: Plot No. 116

Towards West: Open Space

Towards North: Terrace

Towards South: Open Space

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **04/05/2026** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 12:00 noon**. 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.



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: Not Known

NOTE: Prospective Buyers should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction before submitting bid(s).

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 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 **02/05/2026** till 05.00 p.m. Email address: paresh@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.
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. 32,15,000/- (Rupees Thirty-Two Lakhs Fifteen Thousand Only)**



17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 3,21,500/- (Rupees Three Lakhs Twenty-One Thousand Five Hundred Only)**
18. Last date for submission of bid is 02/05/2026 before 05:00 pm and the Auction is scheduled on 04/05/2026 from 11.00 am to 12.00 noon. 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 Group Thirty-Nine Trust -2, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 409819116155 A/c. Name: Pegasus Group Thirty Nine Trust 2, Bank name: RBL Bank Limited, Branch: Office No. 1/A. Ground Floor, Mittal Court, 224 Nariman Point, Mumbai – 400 021 IFSC Code: RATN0000155.**
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. 50,000/- (Rupees Fifty Thousand 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 has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
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.
- Affidavit cum Declaration to be provided on Rs. 500 Stamp along with notarization for Compliances of Sec. 29A under Insolvency and Bankruptcy Code, 2016
 - Declaration by Bidder for source of fund to be provided on Rs. 500 Stamp along with notarization
 - 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).

Handwritten signature/initials



- 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.

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. Paresh Karande - 9594313111 or Mr. Shubhodeep Banerjee - 7710042736.

30. This publication is also Fifteen days notice to the aforementioned borrowers/co-borrowers under Rules 8 and 9 of The Security Interest (Enforcement) Rules, 2002.

31. 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. Paresh Karande-9594313111 or Mr. Shubhodeep Banerjee - 7710042736.

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.

Place: Nagpur
Date: 09/04/2026

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Pegasus Group Thirty Nine Trust - 2)



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 notarised

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ___/___/___

Borrower: Mr. Sanjay Dhanraj Nimkar

Property Description:

Residential property bearing Apartment No. S-1, Corporation House No. 921, on 2nd floor, admeasuring built-up area 47.895 sq. mtr. in the building known as "Guruprasad Apartment" on Plot No. 117, situated at City Survey No. 183, Ward no. 13, Division No. 2, Circle No. 3, Mouza Manewada, At Reshimbag Layout behind Gilurkar Hospital, Reshimbag road, Nagpur- 440009.

Boundaries:

Towards East: Plot No. 116

Towards West: Open Space

Towards North: Terrace

Towards South: Open Space

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.
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

- a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **04/05/2026** in the matter of **Mr. Sanjay Dhanraj Nimkar** 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.

Signature: _____

Name: _____

Address: _____

E-Mail ID: _____

On Rs. 500/- Stamp paper and notarised

Affidavit cum Declaration

Property for which bid submitted ("Property"): Residential property bearing Apartment No. S-1, Corporation House No. 921, on 2nd floor, admeasuring built-up area 47.895 sq. mtr. in the building known as "Guruprasad Apartment" on Plot No. 117, situated at City Survey No. 183, Ward no. 13, Division No. 2, Circle No. 3, Mouza Manewada, At Reshimbag Layout behind Gilurkar Hospital, Reshimbag road, Nagpur- 440009.

Boundaries:

Towards East: Plot No. 116

Towards West: Open Space

Towards North: Terrace

Towards South: Open Space

Mortgagor of the Property ("Mortgagor"): Mr. Sanjay Dhanraj Nimkar

Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"): Mr. Sanjay Nimkar and Mrs. Madhuri Sanjay Nimkar

I/We, _____, R/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 Group Thirty-Nine-2 ("Pegasus")**.

I/We, _____, R/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):
 - (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;

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 _____ 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 Group Thirty-Nine-2 ("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.

Deponent

Verification

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

Deponent

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

(Applicable to Pvt Ltd. Company/Public Ltd. Company/Foreign Ltd. Company/OBC)

1. Name of Company: _____

2. Registered Number: _____

3. Registered Address: _____

The Company as stated above hereby confirms and declares that on the below date:

(Please tick the correct box)

The following **natural person(s)** (listed in Table below) exercise control or ultimately have a controlling ownership interest in the Company i.e., having ownership/entitlement of **more than 10%** of shares/capital/profits or controlling through voting rights, agreement, arrangement, etc.

Or

There are **no natural person(s)** who exercise control or ultimately have a controlling ownership interest in the Company as stated above, therefore details of natural person(s) holding the position of directors/senior management in the Company are given in the Table.

(*If you have ticked any of the above, please complete Table below before signing the declaration)

Sr No.	Full Name of Beneficial owner/controlling natural person(s)	Date of Birth	Nationality	Address	Type of KYC Documents		Controlling ownership Interest (%)
					Identity	Address	

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The Company is listed on _____ (Name of the Stock Exchange) or is a majority owned subsidiary of _____ (Name of the listed Company) listed on (Name of the Stock Exchange).

The Company undertakes that the facts stated above are true and correct.

The Company undertakes and agrees that it will notify **Pegasus** without delay or any changes to the controlling shareholders, person exercising control or having controlling ownership interest in the Company, as declared in **the table above**.

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

(to be signed by the official authorised to sign the Board Resolution)

Full name of the authorised official: _____

Designation/Position: _____

Date: _____

To,

Pegasus Assets Reconstruction Private Limited

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

Nariman Point,

Mumbai – 400 020

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: _____