

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,  
Mumbai -400021 Tel: -022-61884700

Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

**PUBLIC NOTICE FOR SALE BY E-AUCTION****Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 & 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), Mortgagor(s), Co-Borrower(s) and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2024 Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by HDFC Bank Ltd. 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 its known and unknown liabilities on **26/02/2026**.

The Authorized Officer had taken over the possession of the below described secured assets being immovable property.

The sale / auction is The details of Auction are as follows:

<b>Name of the Borrower(s), Co-Borrower(s), Guarantor(s), Mortgagor(s):</b>	<b>M/S Shree Ganesh Auto And Tyres – Proprietor – Mr Nilesh Rajaram Patil (Borrower &amp; Mortgagor) Mrs. Sunita Nilesh Patil (Guarantor)</b>
<b>Outstanding Dues for which the secured assets are being sold:</b>	<b>Rs.1,12,85,238.28/-</b> (Rupees: One Crore Twelve Lakhs Eighty Five Thousand Two Hundred Thirty Eight and Twenty Eight Paise Only) as on 31/03/2019 as per notice under section 13(2) SARFAESI Act. <b>Rs.2,64,69,658.28/-</b> (Rupees Two Crore Sixty Four Lakhs Sixty Nine Thousand Six Hundred Fifty Eight & Twenty Eight Paise Only) as on 17/09/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 18/09/2025 till the date of payment and realization.
<b>Details of Secured Asset being Immovable Property which is being sold</b>	Mortgaged by Mr Nilesh Rajaram Patil Property bearing Gat No. 78/4+5+6/2B admeasuring 316.40 Sq. mts. along with construction thereon bearing situated at Karad, Taluka – Karad, District – Satara Pin 415 110 and <b>bounded as under: East- Road, West- Residence Plot, South- Residence Apartment, North:- Open land.</b>
<b>CERSAI ID:</b>	<b>Asset ID:- 200013940876 Security Interest ID:- 400013970403</b>
<b>Reserve Price below which the Secured Asset will not be sold. (in Rs.):</b>	<b>Rs. 1,20,20,000/-</b> (Rupees One Crore Twenty Lakhs Twenty Thousand Only).
<b>Earnest Money Deposit (EMD):</b>	<b>Rs. 12,02,000/-</b> (Rupees Twelve Lakhs Two Thousand Only).
<b>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value</b>	<b>MSEB Light Bill dated 17/01/2024 - Rs.8,570/- Karad Nagar Parishad Property Tax dated 04/06/2025 - Rs.1,63,096/- Karad Nagar Parishad Water Tax dated 18/06/2025 - Rs.22,862/- Others unknown</b>
<b>Other Information</b>	<b>Smt Smita Rajaram Patil (Third party) filed Special Civil Suit No.94/2025 at Karad Court.</b>
<b>Inspection of Properties:</b>	<b>16/02/2026 between 11.00 a.m. to 1.00 p.m.</b>
<b>Contact Person and Phone No:</b>	<b>Mr. Paresh Karande 9594313111 (Authorized Officer) Mr. Vishal Kapse 7875456757</b>
<b>Last date for submission of Bid:</b>	<b>25/02/2026 till 04.00 p.m.</b>
<b>Time and Venue of Bid Opening:</b>	<b>E-Auction/Bidding through website (<a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>) on 26/02/2026 from 11.00 a.m. to 12.00 p.m.</b>

This publication is also **Fifteen (15) days'** notice to the aforementioned Borrowers / Co-Borrowers / Mortgagors/Guarantors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider **E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: +91 9265562821 & 9374519754, Email: support@auctiontiger.net** before submitting any bid.

**AUTHORISED OFFICER**Place: **KARAD, SATARA****Pegasus Assets Reconstruction Pvt. Ltd.**Date: **06.02.2026****(Trustee of Pegasus 2024 Trust 1)**





PEGASUS

# पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०० ०२९

दूरध्वनी क्र. : ०२२-६९८८४७००

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## ई-लिलावाद्वारे विक्रीची जाहीर सूचना

सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटररेस्ट अँक्ट, २००२ सहवाचन सिक्युरिटी इंटररेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ अंतर्गत स्थावर मालमत्तेची विक्री

तमाम जनतेस व विशेषतः कर्जदार, गहाणवटदार, सहकर्जदार व हमीदारांना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमत्ता ही प्रतिभूत धनको - पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड - पेगासस २०२४ ट्रस्ट १ चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत (पेगासस) - खालील निर्देशित कर्जदारांच्या खालील निर्देशित प्रतिभूतीसंदर्भातील थकबाकीचे एचडीएफसी बँक लि. यांच्याद्वारे सरफेसी कायदा, २००२ च्या तरतुदीअंतर्गत अभिहस्तांकन करार दि. ३०.०६.२०२५ अंतर्गत अभिहस्तांकित यांच्याकडे गहाण/प्रभारित आहे व सरफेसी कायद्याच्या तरतुदी व नियमांतर्गत खालील निर्देशित मालमत्तेची दि. २६.०२.२०२६ रोजी "जशी आहे जेथे आहे", "जशी आहे जी आहे" व "जी काही आहे तेथे आहे तत्वावर" सर्व ज्ञात व अज्ञात दायित्वांसहित विक्री करण्यात येत आहे.

पेगाससच्या प्राधिकृत अधिकार्यांनी खालील विवरणीत स्थावर मालमत्तांचा ताबा घेतला आहे.

विक्री/लिलावाचा तपशील खालीलप्रमाणे आहे :

कर्जदार, सहकर्जदार, हमीदार, गहाणवटदाराचे नाव :	मे. श्री गणेश ऑटो अँड टायर्स प्रोप्रायटर - श्री. नीलेश राजाराम पाटील (कर्जदार व गहाणवटदार), श्रीमती सुनीता नीलेश पाटील (हमीदार)
थकीत देण्यांची रक्कम, ज्याकरिता प्रतिभूत संपत्तीची विक्री करण्यात येत आहे	सरफेसी कायद्याच्या अनुच्छेद १३ (२) अंतर्गत सूचनेनुसार दि. ३१.०३.२०१९ रोजीनुसार रु. १,१२,८५,२३८.२८ (रु. एक कोटी बारा लाख पंचाऐंशी हजार दोनशे अडतीस व अठ्ठवीस पैसे मात्र) दि. १७.०९.२०२५ रोजीनुसार रु. २,६४,६९,६५८.२८ (रु. दोन कोटी चौसष्ट लाख एकोणसत्तर हजार सहाशे अठ्ठावन्न व अठ्ठवीस पैसे मात्र) अधिक दि. १८.०९.२०२५ पासून प्रदान व वसुलीच्या तारखेपर्यंत कंत्राटी दराने व्याज तसेच मूल्य, प्रभार व खर्च रक्कम.
विक्री करण्यात येत असलेली स्थावर मालमत्ता म्हणून प्रतिभूत संपत्तीचे विवरण	गहाणवटदार - श्री. नीलेश राजाराम पाटील मालमत्ता विवरण - गट क्र. ७८/४+५+६/२बी, मोजमापित ३१६.४० चौ. मी., त्यावरील बांधकामासमवेत, कराड, तालुका कराड, जिल्हा सातारा, पिन-४१५ ११० येथील व सीमा पुढीलप्रमाणे : पूर्वेस - रस्ता, पश्चिमेस : निवासी भूखंड, दक्षिणेस : निवासी अपार्टमेंट, उत्तरेस : मोकळी जमीन.
सेरसाई आयडी :	असेट आयडी : २०००१३९४०८७६ सिक्युरिटी इंटररेस्ट आयडी : ४०००१३९७०४०३
राखीव मूल्य, ज्या खाली प्रतिभूत मालमत्तेची विक्री केली जाणार नाही (रु. मध्ये)	रु. १,२०,२०,००० (रु. एक कोटी वीस लाख वीस हजार मात्र)
इसारा रक्कम ठेव (इरठे)	रु. १२,०२,००० (रु. बारा लाख दोन हजार मात्र)
दावे, काही असल्यास, जे मालमत्तेकरिता करण्यात आलेले आहेत, तसेच प्रतिभूत धनकोंना ज्ञात अन्य देणी व मूल्य	एमएसईबी लाइट बिल दि. १७.०९.२०२४ - रु. ८,५७० कराड नगर परिषद मालमत्ता कर दि. ०४.०६.२०२५ - रु. १,६३,०९६ कराड नगर परिषद पाणी बिल दि. १८.०६.२०२५ - रु. २२,८६२ अन्य - माहित नाही.
अन्य माहिती	श्रीमती स्मिता राजाराम पाटील (थर्ड पार्टी) यांनी कराड न्यायालयात विशेष दिवाणी खटला क्र. १४/२०२५ दाखल केला आहे.
मालमत्तेचे परीक्षण	१६.०२.२०२६ रोजी स. ११.०० ते दु. १.००
संपर्क व्यक्ती व दूरध्वनी क्र.	श्री. परेश कारंडे - ९५९४३९३९११ (प्राधिकृत अधिकारी), श्री. विशाल कापसे - ७८७५४५६७५७
बोली सादरीकरणाची अंतिम तारीख	२५.०२.२०२६ रोजी दु. ४.०० पर्यंत
बोली उघडण्याची तारीख व ठिकाण	ई-लिलाव/बोली वेबसाइट ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) च्या माध्यमातून दि. २६.०२.२०२६ रोजी स. ११.०० ते दु. १२.०० या वेळेत

सादर सूचना ही सिक्युरिटी इंटररेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील निर्देशित कर्जदार/सहकर्जदार, गहाणवटदार, हमीदारांना पंधरा (१५) दिवसांची सूचनासुद्धा आहे.

ई-लिलावात सहभाग घेण्याकरिता आपल्या बोली सादर करण्यापूर्वी विक्रीच्या विस्तृत अटी व शर्तीकरिता कृपया प्रतिभूत धनकोंची वेबसाइट अर्थात <http://www.pegasus-arc.com/assets-to-auction.html> वर दिलेली लिंक पाहावी किंवा आमची वेबसाइट <https://sarfaesi.auctiontiger.net> वर भेट द्यावी किंवा सेवा प्रदाते ई-प्रोक्युरमेंट टेक्नॉलॉजीस लि., ऑक्शन टायगर, बोलीदार साहाय्य क्र. : + ९१ ९२६५५६२८२१ व ९३७४५९९७५४, ई-मेल : [support@auctiontiger.net](mailto:support@auctiontiger.net) येथे संपर्क साधावा.

ठिकाण : कराड, सातारा

दिनांक : ०६.०२.२०२६

प्राधिकृत अधिकारी  
पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
(पेगासस २०२४ ट्रस्ट १ चे ट्रस्टी)

पान १ वरून

पार्थ पवार प्रकरणाचा अंतिम अहवाल ८ दिवसांत मिळेल

सांगितले आहे. चंद्रपूरमध्ये भाजप महापौर पदासाठी निवडणूक लढवणार आहे. मनगुंटीवर आणि जोगेवर जे निर्णय घेतिले ते मान्य राहतील. तिथे भाजप मोठा भाऊ आहे. राजकारणात काहीही शक्य आहे, असे ते म्हणाले.

जि. प. निवडणुकीत दहा सदस्यांमध्ये एक अधिस्वीकृत सदस्य अधिस्वीकृत सदस्यांबाबत बावनकुळे म्हणाले की, यासाठी अधिनिष्ठा दुरुस्ती करावी लागेल. जिल्हा परिषद निवडणुकीत दहा सदस्यांमध्ये एक अधिस्वीकृत सदस्य अशी तरतूद करण्याबाबत चर्चा झाली आहे. येणाऱ्या सभागृहात यास मान्यता मिळण्याची शक्यता असून, ही तरतूद या निवडणुकीसाठी लागू राहिल. मात्र, मनपाबाबत बदल होईल का यावर अद्याप चर्चा झालेली नाही.

संजय राऊत लोकशाहीविरोधात बोलतात, अशी टीकाही बावनकुळे यांनी केली. आशिष जैस्वाल यांच्या पत्रावर बोलतात ते म्हणाले की, सरकारी गेस्ट हाऊसमध्ये मांसाहारावर बंदी असून खासगी ठिकाणी परवानगी आहे. मात्र, बाहेरून आणलेले मांस किंवा मांसाहार असल्यास त्याला हरकत नाही. लाडकी बहीण योजनेबाबत ते म्हणाले की, ३१ मार्चपूर्वी सर्व लाभार्थी महिलांना अनुदान मिळेल. सरकारमध्ये अडचणी असल्या तरी ही योजना बंद पडणार नाही. मुंबई-पुणे महामार्ग बंद राहिल्याच्या घटनेबाबत काय झाले याची चौकशी करून मिस मॅनेजमेंट कशांमुळे झाले याचा आढावा घेतला जाईल, असेही बावनकुळे यांनी स्पष्ट केले.

भारत जगासाठी आशेचा किरण!

सामर्थ्याचा गौरव केला. त्याचबरोबर विरोधकांवरही सडकून टीका केली. भारत जगासाठी आशेचा किरण बनून पुढे येत आहे. दुसऱ्या महायुद्धानंतर ज्योत्सामाणे एक जागतिक व्यवस्था आकाराला आली होती, त्याच धर्तीवर आज जग एक नवीन जागतिक व्यवस्थेकडे वाटचाल करत आहे. या नव्या व्यवस्थेचे नेतृत्व करण्यास भारत सक्षम असल्याचा धावा त्यांनी यावेळी केला.

मोदींच्या भाषणाच्या सुरुवातीला घोषणाबाजी करणाऱ्या विरोधकांनी काही वेळांनंतर सभात्याग केला. त्यांचाही मोदींनी समाचार घेतला. हे लोक थकून सभागृह सोडून गेले. पण देशाची काय अवस्था करून ठेवली? या प्रश्नाचे उत्तर त्यांना कधी ना कधी द्यावे लागेल, असे मोदी म्हणाले. पूर्वी कोणताही देश आपल्यासोबत करार करणाऱ्यासाठी पुढे येत नव्हता. यासाठी देशाकडे आर्थिक सामर्थ्य असणे आवश्यक असते. त्यानुसार आजघडीला भारत 'ग्लोबल साऊथ'चा आवाज बनला असून अनेक देशांसोबत 'भविष्यवेधी' करार करत असल्याचे त्यांनी नमूद केले. २१ व्या शतकाच्या दुसऱ्या चतुर्थांशाचा काळ विकसित भारताच्या उभारणीत निर्णायक असल्याचे त्यांनी म्हटले. समृद्ध देश आज वृद्ध होत असताना भारत विकासक वृत्ती नवीन उंची गाठत असून अधिक तरुण देश म्हणून पुढे येत आहे. आपल्याकडे युवा प्रतिभा, संकल्प असून ते पूर्ण करण्याचे सामर्थ्यही आहे. भारत आज जगातील तिसरी सर्वांत मोठी अर्थव्यवस्था बनण्याच्या मार्गावर आहे. अंतराळ, विज्ञान आणि क्रीडा अशा प्रत्येक क्षेत्रात भारत आत्मविश्वासने पुढे जात आहे. कोरोना महामारीनंतरच्या बदलेल्या जागतिक परिस्थितीही भारताने स्वतःला सावरले आहे, असे नमूद करत मोदींनी राष्ट्रपतींचे अभिभाषण हे मध्यमवर्ग, गरीब, शेतकरी आणि महिलांच्या सक्षमीकरणामुळे आरसा असल्याचे म्हटले.

खरगे वृद्ध, त्यांना बसून घोषणा देऊ द्या

राज्यसभेत मोदींनी भाषणाला सुरुवात केल्यानंतर विरोधकांनी जोरदार

घोषणाबाजी करत गदारोळ सुरू केला. यावर बोलताना मोदींनी काँग्रेस अध्यक्ष मल्लिकार्जुन खरगे हे वृद्ध झाल्याने त्यांना बसून घोषणा देण्याची परवानगी दिली पाहिजे, असा खोचक टोला मारला. मोदींच्या या वक्तव्यावर सत्ताध्याऱ्यांमध्ये हशा पिकल्याचे दिसून आले.

मेघालयातील बेकायदा कोळसा खाणीत स्फोट

कोळसा खाणीत उत्खननादरम्यान स्फोट झाल्याचा संशय आहे. खाण बेकायदेशीरपणे चालवली जात होती का, असे विचारले असता, पूर्व जैतिया हिल्सचे पोलीस अधीक्षक विकास कुमार यांनी याला दुजोरा दिला आहे. मात्र, स्फोटाचे कारण अद्याप स्पष्ट झालेले नसून या प्रकरणाची सखोल चौकशी केली जाईल, असे त्यांनी म्हटले आहे.

राष्ट्रीय हरित लवादाने (एनजीटी) २०१४ मध्ये मेघालयातील 'रेंट-होल' कोळसा खाणकाम आणि इतर अशास्त्रीय खाणकाम पद्धतीवर पर्यावरणीय नुकसान आणि सुरक्षेच्या कारणास्तव बंदी घालली होती. तसेच अशा पद्धतींनी काढलेल्या कोळशाच्या बेकायदेशीर वाहतुकीवरही निर्बंध घातले होते. सर्वोच्च न्यायालयानेही ही बंदी पुढे कायम ठेवली. केवळ वैज्ञानिक व नियंत्रित कार्यपद्धतीनुसार आणि पर्यावरणीय सुरक्षेच्या उपायांसह खाणकामाला परवानगी दिली होती. 'रेंट होल' खाणकामामध्ये कामगारांना आत जाऊन कोळसा काढण्यासाठी सहसा ३-४ फूट उंचीचे अरुंद बोगदे खणले जातात. या अरुंद बोगद्यातून केवळ एकाच व्यक्तीला जाता येते. त्यामुळे आडव्या बोगद्यांना 'रेंट होल्स' (उंदराची बिळे) म्हटले जाते.

खाण मालक आणि खाण चालवणाऱ्यांविषयी माहिती गोळा करण्याचा प्रयत्न पोलिसांकडून केला जात आहे. मात्र, अद्याप या प्रकरणी कोणालाही अटक करण्यात आलेले नाही.

शरद पवारांची पुन्हा पार्थ, जय पवारांसोबत बैठक

चर्चा झाली होती. त्यामुळे राजकीय घडामोडींच्या पार्श्वभूमीवर बारामतीतील या हालचालींना विशेष महत्त्व प्राप्त झाले आहे.

गुरुवारच्या बैठकीत शरद पवार, त्यांच्या पत्नी प्रतिभा पवार, राजेंद्र पवार, पार्थ पवार, जय पवार आणि आमदार रोहित पवार यांचा सहभाग होता. सोबतच विद्या प्रतिष्ठानचे विश्वस्तदेखील उपस्थित होते. विशेष म्हणजे बुधवारच्या बैठकीला पार्थ पवार, जय पवार आणि अजित पवार यांची बहीण विजया पाटीलही उपस्थित होत्या. बैठकीबाबत सध्या राजकीय वर्तुळात चर्चा सुरू आहे. बारामतीच्या विद्या प्रतिष्ठानमध्ये अजित पवारांचे भव्य स्मारक तयार करायचे आहे. या बैठकीत या स्मारकाच्या प्राथमिक आराखड्याचा मॅप तयार करण्याबाबत चर्चा झाल्याचे समजते. अजित पवारांच्या आठवणीत संग्रहालय तयार केले जाणार आहे. संग्रहालयात अजित पवारांच्या आठवणींना उजाळा देणाऱ्या वस्तू ठेवल्या जाणार आहेत. अजित पवारांची भाषणे या ठिकाणी संग्रहालयात लोकांसाठी उपलब्ध असतील, असाही या बैठकीत निर्णय घेण्यात आला. या बैठकीत काही राजकीय चर्चा झाली का, याचा कोणताही संदर्भ बाहेर आला नाही; पण पवार कुटुंबामध्ये नक्कीच काही तरी शिजत आहे, याची चर्चा मात्र चांगलीच रंगली आहे.

मोदींसोबत काही अप्रिय घडू नये यासाठी मीच त्यांचे लोकसभेत येणे रोखले!

आसनाजवळ येऊन काही अनुचित प्रकार करण्याची शक्यता होती. मी सभागृहात हे दृश्यदेखील पाहिले. पंतप्रधान सभागृहात नसताना काही महिला खासदार कशाप्रकारे त्यांच्या आसनापर्यंत पोहोचल्या हे बुधवारी देशांने

सद्गुरु श्री श्री साखर कारखाना लि; राजेवाडी ता. आटपाडी, जि. सांगली

दि. ०५/०२/२०२६

गाळप हंगाम बंद जाहीर निवेदन

कारखान्याचे कार्यक्षेत्रातील व कार्यक्षेत्राबाहेरील सर्व ऊस उत्पादक सभासद, अनामतधारक यांना कळविणेत येते की, आपले कारखान्याच्या गळीत हंगाम 2025-26 चा गळीत हंगाम अंतिम टप्प्यात असून साधारणपणे माहे फेब्रुवारीच्या दुसऱ्या आठवड्यामध्ये बंद होणार आहे. तरी कारखाना कार्यक्षेत्रातील सभासद व बिगर सभासदांचा कारखान्याकडील नोंद असलेला व अद्याप शिल्लक उभा ऊस कारखाना तोडणी यंत्रणेकडून तोडणी वाहतूक करून गळितास आणत आहे. तथापि नोंदीतील ज्या शेतकऱ्यांचा ऊस न्यायालयीन वाद, रस्त्याची गैरसोय किंवा अन्य कोणत्याही कारणाने गळितास येणार नसेल अशा शेतकऱ्यांनी त्वरीत शेती विभागातील कर्मचाऱ्यांशी संपर्क साधावा अथवा ऊस नियंत्रण आदेश 1966 मधील कलम 3(3) अन्वये व कारखान्याच्या अपविधीनुसार स्वतः ऊस तोडणी वाहतूक करून कारखान्याच्या गेटवर पोहोच करावा अन्यथा असा कोणताही ऊस गाळपाविना शिल्लक राहिल्यास होणाऱ्या नुकसानीस कारखाना व्यवस्थापन जबाबदार राहणार नाही याची सर्व सभासद, अनामतधारक, कारखान्याकडे ऊस नोंद केलेल्या, न केलेल्या ऊस उत्पादक शेतकऱ्यांनी नोंद घ्यावी.

सही/-  
चेअरमन तथा कार्यकारी संचालक  
सद्गुरु श्री श्री साखर कारखाना लि; राजेवाडी

पेगसस अॅसेट्स रिस्कन्व्हन्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, प्री प्रेस हाउस, नरियन पॉइंट, मुंबई-४०० ०२१  
दुरध्वनी क्र. : ०२२-२६४८२०००  
Email : sys@pegasus-arc.com, URL : www.pegasus-arc.com

ई-लिलावातरी विक्रीची जाहीर सूचना

सिखरिटाव्हेशन अॅण्ड रिस्कन्व्हन्शन ऑफ फायनान्सिअल अॅसेट्स अॅण्ड फॅक्टोर्सलॅटिड ऑफ सिखरिटाई इन्टरेस्ट अॅण्ड, २००२ सहवायन सिखरिटाई इन्टरेस्ट (एफोर्स) रुकस, २००२ च्या निमय ८ व ९ अंतर्गत स्वावर मालमतेची विक्री

तमाम जनरल व विशेषतः कर्जदार, गहाणवटदार, सहकार्यदार व हमीदाराना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमता ही प्रतिक्रम धनको - पेगसस अॅसेट्स रिस्कन्व्हन्शन प्रायव्हेट लिमिटेड - पेगसस २०२५ दृष्ट १ ९ इट्टी म्हणून आल्या बसताना कार्यरत (पेगसस) - खालील निर्देशित कर्जदारांच्या खालील निर्देशित प्रतिभूतीव्यतिरिक्त शब्दावळीचे एक्झीक्यूटिवी बँक लि. यांच्याद्वारे सरकेसी कायदा, २००२ च्या तरतुदीअंतर्गत अधिसूचनात्मक करार दि. ३०.०६.२०२५ अंतर्गत अधिसूचनात्मक यांच्याकडे मरणा/प्रसारित आहे व सरकेसी कायदाच्या तरतुदी व नियमांतर्गत खालील निर्देशित मालमतेची दि. २६.०२.२०२६ रोजी "जशी आहे जसे आहे", "जशी आहे जी आहे" व "जी काही आहे तेथे आहे तथावर" सर्व श्राव व अज्ञात यांच्यासह विक्री करण्यात येत आहे. पेगससच्या प्राधिकृत अधिकाऱ्यांनी खालील विवरणीत स्वावर मालमतांचा ताब्या घेतला आहे.

विक्री/सिल्लावाचा तपशील खालीलप्रमाणे आहे:		
कर्जदार, सहकार्यदार, हमीदार, गहाणवटदारचे नाव:	मे. श्री गणेश अंटी अॅण्ड टायर्स प्रोप्रायटरी - श्री. नीलेश राजाराम पाटील (कर्जदार व गहाणवटदार), श्रीमती सुनीता नीलेश पाटील (हमीदार)	
धकीत देण्याची रक्कम, व्याजकारिता प्रतिभूत संपत्तीची विक्री करण्यात येत आहे	सरकेसी कायदाच्या अनुच्छेद १३ (२) अंतर्गत सूचनेनुसार दि. ३१.०३.२०१९ रोजीनुसार रु. १,९२,८५,२३८.२८ (एक कोटी नव्या लाख पंचाशती हजार दोनशे अठराशे व अठराशे पैसे मात्र) दि. १०.०९.२०२५ रोजीनुसार रु. २,६४,६९,६५८.२८ (दोन कोटी चौरस लाख एकोणसत्तर हजार साहशे अठराशे व अठराशे पैसे मात्र) अधिक दि. १८.०९.२०२५ पासून प्रदान व वसुलीच्या तारखेपर्यंत केवळी दप्तरे व्याज तसेच मूल्य, प्रभार व खर्च रक्कम.	
विक्री करण्यात येत असलेली स्वावर मालमताचा मूल्य प्रतिभूत संपत्तीचे विवरण	गहाणवटदार - श्री. नीलेश राजाराम पाटील मालमता विवरण - वट क्र. ४८/५५५५५/२४, मोडगाना पंचरा (१५) विसांची सुचनासुद्धा आहे. त्यावरील बांधकामसामगरी, कपडे, तातुका कपडे, विलास सातार, पिन-४१५ ११० येथील व सीमा पुढीलप्रमाणे: पूर्वे - रस्ता, पश्चिमे - निवासी भूखंड, दक्षिणे - निवासी अपार्टमेंट, उत्तरे - नोकीली जमीन.	
सेरसाई आयडी:	अॅसेट आयडी: २०००१३१४०८९६ सिखरिटाई इन्टरेस्ट आयडी: ४०००१३१४०८०३	
राखीव मूल्य, ज्या खाली प्रतिभूत मालमतेची विक्री केली जाणार नाही (रु. मध्ये)	रु. १,२०,२०,००० (रु. एक कोटी वीस लाख वीस हजार मात्र)	
इसारा रक्कम ठेव (इच्छे)	रु. १२,०२,००० (रु. बारा लाख दोन हजार मात्र)	
व्याडे, काही असल्यास, जे मालमतेकरिता करण्यात आलेले आहेत, तसेच प्रतिभूत धनकोंना श्राव अन्य वेगळी व मूल्य	एम्प्लॉयी लाइव्ह विल दि. १०.०९.२०२४ - रु. ८,५७० कराड नगर परिषद मालमता कर दि. ०४.०६.२०२५ - रु. १,६३,०९६ कराड नगर परिषद पाणी विल दि. १८.०६.२०२५ - रु. २२,६२२ अन्य - माहिती नाही	
अन्य माहिती	श्रीमती शिवराज राजाराम पाटील (बर्द पॉटी) यांनी कराड न्यायालयात विशेष दिवाणी खटला क्र. १४/२०२५ दाखल केला आहे. १६.०२.२०२६ रोजी स. ११.०० ते उ. १.००	
मालमतेचे परीक्षण	श्री. निवेश कारंजे - १५१९३३१९१९ (प्रधिकृत अधिकारी), श्री. शिवराज कारंजे - ४८७५४७५७	
संपर्क व्यक्ती व दूरध्वनी क्र.	२५.०२.२०२६ रोजी उ. ४.०० पर्यंत	
बोली सादरीकरणची अंतिम तारीख	ई-लिलाव/बोली वेबसाइट (https://sarfaesi.auctiontiger.net) च्या माध्यमातून दि. २६.०२.२०२६ रोजी स. ११.०० ते उ. १२.०० वा वेळेत	

संरद सूचना ही सिखरिटाई इन्टरेस्ट (एफोर्स) रुकस, २००२ च्या निमय ८ व ९ अंतर्गत वरील निर्देशित कर्जदार/सहकार्यदार, गहाणवटदार, हमीदाराना पंचरा (१५) विसांची सुचनासुद्धा आहे. ई-लिलावात तमाम जनरल व विशेषतः कर्जदार, गहाणवटदार, सहकार्यदार व हमीदाराना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमता ही प्रतिक्रम धनको - पेगसस अॅसेट्स रिस्कन्व्हन्शन प्रायव्हेट लिमिटेड - पेगसस २०२५ दृष्ट १ ९ इट्टी म्हणून आल्या बसताना कार्यरत (पेगसस) - खालील निर्देशित कर्जदारांच्या खालील निर्देशित प्रतिभूतीव्यतिरिक्त शब्दावळीचे एक्झीक्यूटिवी बँक लि. यांच्याद्वारे सरकेसी कायदा, २००२ च्या तरतुदीअंतर्गत अधिसूचनात्मक करार दि. ३०.०६.२०२५ अंतर्गत अधिसूचनात्मक यांच्याकडे मरणा/प्रसारित आहे व सरकेसी कायदाच्या तरतुदी व नियमांतर्गत खालील निर्देशित मालमतेची दि. २६.०२.२०२६ रोजी "जशी आहे जसे आहे", "जशी आहे जी आहे" व "जी काही आहे तेथे आहे तथावर" सर्व श्राव व अज्ञात यांच्यासह विक्री करण्यात येत आहे. पेगससच्या प्राधिकृत अधिकाऱ्यांनी खालील विवरणीत स्वावर मालमतांचा ताब्या घेतला आहे.

प्राधिकृत अधिकारी  
पेगसस अॅसेट्स रिस्कन्व्हन्शन प्रायव्हेट लिमिटेड  
(पेगसस २०२४ दृष्ट १ ९ इट्टी)

**SRM E-Tender Notice**  
Date: 04.02.2026  
MSETCL invites online bids (SRM E-Tender) from registered contractors / agencies on Mahatransco E-Tendering website <https://srmetender.mahatransco.in>. All eligible interested contractors are mandated to get enrolled on E-Tendering portal for following works,

Tender No.	SRM RFX No.	Work Description	Amount	Bid submission period
EE/400kV/RS/Div/Lonikand-II/SRM/E-Tender 13/2025-26	7000038757	AMC of AC including providing, fixing & repairing of 2T AC at 400kV Lonikand-II S/stn under 4 0 0 kV R .S . Division, Lonikand-II	Rs. 5,14,996/- (Including GST)	05.02.2026 at 00:00 Hrs. to 20.02.2026 at 23:59 Hrs.

Note :- Contact Person : The Executive Engineer mob no 8208454909  
1. Relevant portions of the E-Tender which the tenders have to fill online would be available on aforesaid website.

Sd/-  
Executive Engineer  
400KV R.S. Division Lonikand II

Government of Maharashtra  
Directorate of Archaeology and Museums  
Divisional office, Nagpur Division, Nagpur  
INVITING NOTICE

Online E-tenders / Tenders are invited by the Directorate of Archaeology and Museums Nagpur Division form eligible, experienced Contractors, the Assistant Director Dept. of Archaeology, Govt. Press Opposite, Zero Mile Square, Civil Line, Nagpur - 440001 (Phone No. 0712-2561188, Email- [nagpurada0712@gmail.com](mailto:nagpurada0712@gmail.com) who are having working experience with Directorate of Archaeology and Museums, conservation and restoration of historic, ancient and heritage structure under the cultural or similar ministry Govt. of Maharashtra.  
And Expression of interest through online E-tenders/ Tenders and invited from eligible, experienced Contractor firms for following works.

Tender ID	Name of Work	Earnest Money Rs.	Last Date	Amount
2026_TCADM_1274201_1	CONSERVATION & DEVELOPMENT WORK FOR LAKHUJIRAO JADHAV RAJWAJA AT. SINKHED RAJA DIST. BULDHANA (PART 3)	1,50,000/-	Dt. 04/02/2026 to 20/02/2026	2,68,97,145/-
2026_TCADM_1274347_1	CONSERVATION & DEVELOPMENT WORK FOR PAPAMIYA TEKDI, CHANDRAPUR, TAL. & DIST. CHANDRAPUR	84,032/-	Dt. 04/02/2026 to 20/02/2026	84,03,193/-

The details of E-tender Displayed on website of <http://mahatenders.gov.in>  
Assistant Director of Archaeology, Directorate of Archaeology Nagpur Division reverses the right to select or reject any all tenders and to increase/decrease terms & conditions. The bidder or an person will have no right ask why the tenders is accepted/rejected.

Sd/-  
(Mayuresh Khadke)  
Assistant Director  
Department of Archaeology Nagpur

द्वितीय/उपदान/२०२५-२०२६/क्र.५/८-५५९७

छत्रपती संभाजीनगर महानगरपालिका,  
छत्रपती संभाजीनगर  
(उद्यान व वृक्ष प्राधिकरण विभाग)

जा.क्र.मनपा/उद्यान/२०२६/८२४

अंदाजपत्रकासाठी दरपत्रक सूचना

महाराष्ट्र नागरी क्षेत्र झाडांचे संरक्षण व जतन अधिनियम 1975 तसेच पर्यावरण व वातावरणीय बदल विभाग, शासन परिपत्रक क्रमांक : वृक्ष अ 2022/अ.क्र.19/ती.क.4 दि. 06 ऑगस्ट 2021 युसार महानगरपालिका हद्दीतील सर्व विद्यमान झाडांचा गणना करण्याचे काम प्रस्तावित आहे.

प्रस्तुत कामी सार्वजनिक बांधकाम खात्याची उद्याननिष्पन्न दर सूची किंवा इतर विभागाच्या दर सूचीमध्ये दर उपलब्ध नाही. त्यामुळे सरकारी/निमसरकारी कार्यालय/संस्थेमध्ये वृक्ष गणना केल्याचा अनुभव असलेल्या व्यक्ती/संस्था/एजन्सी यांचेकडून कोटेशन मागविण्यात येत आहे.

वृक्ष गणनेचे काम खालील कार्यपद्धतीचा अवलंब करून करण्याचे नियोजन महानगरपालिकेतर्फे आखण्यात आले आहे. तरी तशी सुविधा पुरविणे/पूर्वतन करू वृक्ष गणनेचे काम करू शकणारे, व्यक्ती/संस्था/एजन्सी यांनी खालील पत्त्यावर प्रत्यक्ष किंवा पोस्टाने दरपत्रक सादर करावेत किंवा कार्यालयाचा ई-मेल [mcgardendepartment@gmail.com](mailto:mcgardendepartment@gmail.com) वर दिनांक 13.02.2026 पर्यंत पाठविण्याचे करावे. जेणेकरून प्राप्त दरपत्रकातील सर्वात कमी दर प्रस्तुत कामाचे अंदाजपत्रक तयार करताना विचारत घेतले जातील.

Sr.No.	Scope of work	Description
1.	Non-Heritage Tree Census	<ul style="list-style-type: none"> <li>सर्व प्रकारच्या वृक्षांची मोजणी करण्यासाठी Android Mobile Application तयार करणे आणि त्यांचे संरक्षण करणे.</li> <li>Mobile Application च्या सहाय्याने मनुष्यवळ वापरून महानगरपालिकेच्या कार्यक्षेत्रातील Non-Heritage वृक्षांची गणना करणे.</li> <li>वृक्षांची पुढील माहिती घेणे आणि ऑनलेशनमध्ये नोंद करणे : UID for Trees, Girth / Circumference Measurement, Height (Approx), Tree Name (Local/Botanical/Scientific Name), Age of the Tree (Approx), GPS Location, Canopy Measurement, Health status of the tree, Ownership, Concern Person, Uses</li> </ul>
2.	Heritage Tree Census	<ul style="list-style-type: none"> <li>सर्व प्रकारच्या 'Heritage Tree' वृक्षांची मोजणी Android Mobile Application च्या सहाय्याने करणे आणि त्यांचे संरक्षण करणे.</li> <li>अ.क्र. 1 मध्ये नमूदप्रमाणे वृक्षांची माहिती घेऊन, वृक्षांचे फोटोसह, Mobile Application मध्ये नोंद करणे.</li> </ul>
3.	Web Based Portal For MS Reports & Survey Details	<ul style="list-style-type: none"> <li>Ward wise Count, Tree Species Wise Count, Girth Wise Count, Age wise Count, Heritage Trees Count, Pocket wise Count, Ownership Wise Count, GPS Location Wise Count, Dominant Trees Wise Count, Rare Tree Count, Scope Of Plantation Area.</li> </ul>
4.	Web Based Portal For Tree Cutting & Tree Adoption	<ul style="list-style-type: none"> <li>Facility for citizen to log in their request for tree cutting.</li> <li>Facility for citizen to log in their request for tree adoption.</li> </ul>
5.	Report	Report shall have detailed observations and suggestions.

पत्त्या : उद्यान व वृक्ष प्राधिकरण विभाग, सिद्धार्थ उद्यान, मध्यवर्ती बसस्थानक रोजीनार, छत्रपती संभाजीनगर-431002.

मो. 79724 09453



स्वाक्षरित/अधिकारी  
महानगरपालिका, छत्रपती संभाजीनगर.

**Account: M/S Shree Ganesh Auto And Tyres - Proprietor - Mr Nilesh Rajaram Patil**

**Trust: Pegasus 2024 Trust 1**

₹ 2401 019700

**PROPERTY DESCRIPTION**

Property bearing Gat No. 78/4+5+6/2B admeasuring 316.40 Sq. mts. along with construction thereon bearing situated at Karad, Taluka - Karad, District - Satara Pin 415 110 and bounded as under: East- Road, West -Residence Plot, South - Residence Apartment, North:- Open land.

**Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **26/02/2026** for the mortgaged property 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: Other unknown
  - MSEB Light Bill dated 17/01/2024 - Rs.8,570/-
  - Karad Nagar Parishad Property Tax dated 04/06/2025 - Rs.1,63,096/-
  - Karad Nagar Parishad Water Tax dated 18/06/2025 - Rs.22,862/-



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, 5<sup>th</sup> floor, Free Press House, Nariman Point, Mumbai-400021. Bids should be submitted on or before **25/02/2026** till 04.00 p.m. Email address: [vishalk@pegasus-arc.com](mailto:vishalk@pegasus-arc.com), [paresh@pegasus-arc.com](mailto: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. 1,20,20,000/- (Rupees One Crore Twenty Lakhs Twenty Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 12,02,000/- (Twelve Lakhs Two Thousand Only)**
18. Last date for submission of bid is 25/02/2026 before 04:00 pm and the Auction is scheduled on 26/02/2026 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 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- Ground Floor, Noble Chambers, S A Brelvi Road, Mumbai 400001 IFSC Code: KVBL0002101.**

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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 shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**

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. Paresh Karande 9594313111, Mr. Vishal Kapse – 7875456757.
31. This publication is also 15 (fifteen) days' notice to the aforementioned borrowers/co-borrowers/mortgagors under Rule 8 & 9 of The Security Interest (Enforcement) Rules, 2002.

**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: Mumbai**  
**Date: 06/02/2026**

  
  
**AUTHORISED OFFICER**

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



Whether connected to any political party: Yes

No

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


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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**

**ANNEXURE-III**  
**DECLARATION BY BIDDER(S)**

To,  
Authorized Officer

Bank Name : \_\_\_\_\_,

Date : \_\_\_\_/\_\_\_\_/\_\_\_\_

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

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

eMail ID: \_\_\_\_\_

On Rs. 500/- Stamp paper and notarised

**ANNEXURE-III**  
**DECLARATION BY BIDDER(S)**

**Date:** \_\_\_/\_\_\_/\_\_\_

**Borrower: M/S Shree Ganesh Auto and Tyres – Proprietor – Mr Nilesh Rajaram Patil.**

**Property Description:**

Property bearing Gat No. 78/4+5+6/2B admeasuring 316.40 Sq. mts. along with construction thereon bearing situated at Karad, Taluka – Karad, District – Satara Pin 415 110 and bounded as under:

East- Road, West -Residence Plot, South – Residence Apartment, North:- Open land

**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 offerer/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.

On Rs. 500/- Stamp paper and notarised

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 **26/02/2026** in the matter of **M/S Shree Ganesh Auto and Tyres – Proprietor – Mr Nilesh Rajaram Patil & Others** 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"):***

Property bearing Gat No. 78/4+5+6/2B admeasuring 316.40 Sq. mts. along with construction thereon bearing situated at Karad, Taluka – Karad, District – Satara Pin 415 110 and bounded as under:

East- Road, West -Residence Plot, South – Residence Apartment, North:- Open land

***Mortgagor of the Property ("Mortgagor"):***

Mr Nilesh Rajaram Patil.

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

- a) M/S Shree Ganesh Auto And Tyres – Proprietor – Mr Nilesh Rajaram Patil (Borrower & Mortgagor)
- b) Mrs. Sunita Nilesh Patil (Guarantor)

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 2024 Trust 1** ("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.

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*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

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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*<sup>5</sup>[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)

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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 \_\_\_\_\_ 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.

Deponent

Verification

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

Deponent

Date: / /2025

From

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To,  
Pegasus Assets Reconstruction Private Limited  
55-56, 5<sup>th</sup> 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: \_\_\_\_\_

## **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	

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: \_\_\_\_\_