

**PEGASUS****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 Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Five Trust 2 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Dombivli Nagari Sahakar Bank Limited vide Assignment Agreement dated 31/12/2020 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown liabilities on 09/04/2026. The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 21/02/2023 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s):	a) Mr. Vivek Shankar Tare (Borrower and Mortgagor) b) Mr. Vivek Shankar Tare Proprietor M/s. Auto Hub (Borrower) c) Mrs. Smita Vivek Tare (Co-borrower) d) Mr. Dinesh Narayan Nakhawa (Guarantor) e) Mr. Sudarshan Ramgopal Agrawal (Guarantor) f) Mr. Puransingh Mangeshsingh Shekhawat (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Mr. Vivek Shankar Tare Rs. 9,69,675.29 (Rupees Nine Lakhs Sixty Nine Thousand Six Hundred Seventy Five & Twenty Nine Paise Only) as on 31/05/2019 per notice under section 13(2) of SARFAESI Act M/s. Auto Hub Rs. 16,65,305/- (Rupees Sixteen Lakhs Sixty Five Thousand Three Hundred Five Only) as on 31/05/2019 per notice under section 13(2) of SARFAESI Act. Mr. Vivek Shankar Tare Rs.20,56,076.12 (Rupees Twenty Lakhs Fifty Six Thousand Seventy Six & Twelve Paise Only) as on 18/12/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 19/12/2025 till the date of payment and realization.] M/s. Auto Hub Rs.44,90,995.82 (Rupees Forty Four Lakhs Ninety Thousand Nine Hundred Ninety Five & Eighty Two Paise Only) as on 18/12/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 19/12/2025 till the date of payment and realization.]
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by:- Mr. Vivek Shankar Tare All that pieces & parcels of the Flat No 203, area admeasuring 553.00 sq. ft. i.e. 51.39 sq.mtrs. (Carpet), 664.00 sq.ft. i.e. 61.71 sq. mtrs. Built Up, First Floor, 'B' wing, in the Building Known as "Lara Apartment", situated at village- Umroll, Taluka-Palghar, District-Palghar on N.A. lands bearing Bhumapan Kramank Gut Kramank 103, Plot No. 3, admeasuring area 1730.00 sq. mtrs. assessed at Rs. 173.00 and within the limits of Sub-Registrar, Palghar and Palghar-2.
CERSAI ID:	Security Interest ID -400013632553 Asset ID- 200013603720
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 13,95,000/- (Rupees Thirteen Lakhs Ninety Five Thousand Only)
Earnest Money Deposit (EMD):	Rs.1,39,500/- (Rupees One Lakh Thirty Nine 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	Society Dues of Rs 48,000 as on 05/09/2021 Property Tax Rs.16,425/- as on 30/05/2025 - Grampanchayat Umroll.
Inspection of Properties:	24/03/2026 between 11.00 am to 1.00 pm
Contact Person and Phone No:	Mr. Vishal Kapse 7875456757, Mr. Nilesh More 9004722468
Last date for submission of Bid:	08/04/2026 till 4.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 09/04/2026 from 11.00 am to 12:00 pm

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Guarantors/Mortgagors under Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website www.eauctions.co.in or contact Bidder Support Nos: Mo.: 9870099713 Email: admin@eauctions.co.in before submitting any bid.

AUTHORISED OFFICER

Place: Palghar
Date: 18/03/2026Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Five Trust 2)

PUBLIC NOTICE
 NOTICE IS HEREBY GIVEN that Late Joseph Teodolindo Gomes and Late Amy Gomez alias Aureliana Chariote Gomes, were jointly holding Flat No. A-202 situated on the 2nd Floor in the Ravali Palm Co-op. Hsg. Soc. Ltd., Near Poonam Garden, Mira Road (East), Thane-401017 and 10 shares of Rs. 50/- each bearing distinctive No. 31 to 40 (both inclusive) under Share Certificate No. 094. Late Joseph Teodolindo Gomes expired intestate on 11/11/2021 at Mumbai and Late Amy Gomez alias Aureliana Chariote Gomes expired intestate on 05/03/2025 at Goa leaving behind them (1) Mrs. Maria Assunta Josefa D'Souza (daughter), (2) Mr. Anthony John Gomes (son), (3) Mrs. Nirmala Fernandes (daughter), (4) Mrs. Frances Katerly Vaidya (daughter) and (5) Mr. Paul John Gomes (son) as their only legal heirs. (1) Mrs. Nirmala Fernandes, (2) Mrs. Frances Katerly Vaidya and (3) Mr. Paul John Gomes have transferred/released their share in the said Flat No. A-202 in (1) Mrs. Maria Assunta Josefa D'Souza and (2) Mr. Anthony John Gomes (son), only making them the joint owners of the said Flat No. A-202 vide registration of this notice. All persons having any claim, right, title and interest on the said shares of the said Flat No. A-202 by way of maintenance, charge, lien, mortgage, lease, trust, tenancy, possession, sale, exchange, gift, inheritance, succession or otherwise whatsoever are required to make the same known in writing with supporting documents within 14 days from the date of publication of this notice to the undersigned at the address mentioned hereunder or to the concerned Society, failing which it will be presumed that the said Flat No. A-202 is free of all encumbrances and the claim or objection of such persons will be deemed to have been waived and abandoned and the said Flat No. A-202 will be transferred in the name of (1) Mrs. Maria Assunta Josefa D'Souza and (2) Mr. Anthony John Gomes and they will be entitled to deal with the said Flat in any manner whatsoever. No claim shall be entertained after 14 days of publication of this notice. Dated this 10th day of March, 2026.

MRS. SWATI S. GALU
 H.S. METVI GANI MARU
 Advocates, High Court
 Gold Coin Apts., Opp. Yakola Church, Santacruz (E), Mumbai-400055.

POSSESSION NOTICE
 Rule 6 (1)
 Possession Notice for Sale of Property in case of one borrower (For Immovable property)

Whereas
 The undersigned being the Authorized Officer of the Punjab National Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (2) read with Rule 2 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 27.11.2025 calling upon the Borrower Mr. Imran Umar Khan to repay the amount mentioned in the notice being Rs.43,37,735.44 (Rupees Forty Three Lacs Thirty Nine Thousand Seven Hundred Thirty Five and Forty Four Paise Only) as on 01.11.2025 with further interest and charges within 60 days from the date of receipt of the said notice.
 The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 5 of the Security Interest Enforcement Rules, 2002 on this 16th day of March of the year 2026.
 The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Punjab National Bank for an amount of Rs.43,37,735.44 (Rupees Forty Three Lacs Thirty Nine Thousand Seven Hundred Thirty Five and Forty Four Paise Only) as on 01.11.2025 with further interest and charges thereon.
 The borrower's/mortgagor's/mortgagee's attention is invited to the provisions of sub-section (8) of section 13 of the Act in respect of time available to redress the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY
 Flat No. 304, 3rd Floor, Wing B Side, "Sonia Apartment Co-op Hsg Soc Ltd" (Gandevi Road, New Colony, Chitpada Chowk, Khuntalvali, Ambarnath (West) Taluka Ambarnath, District Thane-421505.
 DATE: 16.03.2026
 Name & Designation: Authorized Officer
 Punjab National Bank

BANDHAN BANK
 Regional Office: Netaji Marg, N. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6, Phone: +91-79-26421671-75

SYMBOLIC POSSESSION NOTICE
 NOTICE is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(1) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular to the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redress the secured assets.

BRIHANMUMBAI MUNICIPAL CORPORATION
 K.E.M. HOSPITAL, PAREL, MUMBAI-400012
 E-PROCUREMENT Tender Notice
 KEM/26/MST/26 (E-Tender)

The Commissioner of Brihanmumbai Municipal Corporation invites the following online E-Tenders. The Tender is invited through Mahatender portal (<https://mahatenders.gov.in>) only.

Sr. No.	Description	E-Tender fee	EMD	Start Date and time of online Bid Downloading	End Date and time of online Bid Submission
1	KEM/25/MST/INJ INJ. Non Ionic Iodixanol Isoosmolar 320mg/ml 50ml bott. QTY. - 400 Bottles 2026_MCGM_1283263_1	726+ (18% GST)	10,000	18.03.2026 18:00 HRS.	25.03.2026 18:00 HRS.
2	KEM/23/MST/INJ INJ. Non Ionic contrast 350-370mg/ml 100ml Bott. QTY. - 400 Bottles 2026_MCGM_1285507_1	726+ (18% GST)	10,000	18.03.2026 18:00 HRS.	25.03.2026 18:00 HRS.
3	KEM/23/MST/BNJ INJ. Non Ionic contrast 350-370mg/ml 100ml Bott. QTY. - 400 Bottles 2026_MCGM_1285504_1	726+ (18% GST)	10,000	18.03.2026 18:00 HRS.	25.03.2026 18:00 HRS.
4	KEM/240/MST/INJ INJ. Rabies Human Monoclonal Antibodies (RDNA) 40IU/ml (2.5ml) vials QTY. - 285 Vials 2026_MCGM_1283301_1	726+ (18% GST)	10,000	18.03.2026 18:00 HRS.	25.03.2026 18:00 HRS.
5	KEM/7242/MST/INJ INJ. Non Ionic contrast 400mg/ml 100ml Bott. QTY. - 190 Bottles 2026_MCGM_1285515_1	726+ (18% GST)	10,000	18.03.2026 18:00 HRS.	25.03.2026 18:00 HRS.
6	KEM/247/MST/INJ INJ. Non Ionic contrast 400mg/ml 100ml Bott. QTY. - 190 Bottles 2026_MCGM_1285526_1	726+ (18% GST)	10,000	18.03.2026 18:00 HRS.	25.03.2026 18:00 HRS.
7	KEM/248/MST/INJ INJ. Rabies Human Monoclonal Antibodies (RDNA) 40IU/ml (2.5ml) vials QTY. - 285 Vials 2026_MCGM_1283320_1	726+ (18% GST)	10,000	18.03.2026 18:00 HRS.	25.03.2026 18:00 HRS.
8	KEM/251/MST/INJ INJ. Non Ionic contrast 300mg/ml 100ml Bott. QTY. - 425 Bottles 2026_MCGM_1285513_1	726+ (18% GST)	10,000	18.03.2026 18:00 HRS.	25.03.2026 18:00 HRS.
9	KEM/252/MST/INJ INJ. Non Ionic contrast 300mg/ml 100ml Bott. QTY. - 425 Bottles 2026_MCGM_1285509_1	726+ (18% GST)	10,000	18.03.2026 18:00 HRS.	25.03.2026 18:00 HRS.

The bid will be invited through Mahatender portal (<https://mahatenders.gov.in>). Tenderer should note that any corrigendum issued regarding this tender notice will be published on the Mahatender website only. No corrigendum will be published in the local newspapers.

Sd/-
 Deán
 KEM Hospital

KANDIVALI (W) BRANCH
 192-A, Sahyog, S.V. Road Kandivali (West) Distric- Mumbai Suburban, State-Maharashtra 400067

Appendix IV POSSESSION NOTICE (Rule-1 (1)) (For Immovable Property)
 Whereas, The undersigned being the Authorized Officer of the Central Bank of India, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (2002) and in exercise of powers conferred under Section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 29.12.2025 calling upon the Borrowers/Mortgagors/Guarantors Mr. Subodh Sandanand Patil & Mrs. Sunita Sandanand Patil to repay the aggregate amount mentioned in the said Notice being ₹ 1,63,25,735.46. One Core City Three Lacs Twenty Five Thousand Seven Hundred Sixty Three Rupees only with further interest the applicable rates of interest from the date of notice 29.12.2025 till the date of full and final payment of dues within 60 days from the date of receipt of the said Notice.
 The Borrowers/Mortgagors having failed to repay the amount, notice is hereby given to the borrower and public in general that the undersigned has taken Symbolic Possession of the movable property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with the Rule 3 of the Security Interest (Enforcement) Rules, 2002, on this 16th day of March of the year 2026.
 The Borrowers/Mortgagors in particular and the public in general are hereby cautioned not to deal with the movable property and any dealings with the movable property will be subject to the charge of Central Bank of India, Kandivali (West) Branch for an amount of ₹ 1,63,25,735.46. One Core City Three Lacs Twenty Five Thousand Seven Hundred Sixty Three Rupees only with further interest and charges thereon.
 The borrower's attention is invited to the provisions of sub-section (8) of section (13) of the Act, in respect of time available, to redress the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY
 Flat No 1922, 19th Floor - Building No. 9, Sayajidasa Enclave, Siddhanti Nagar Part-I, Village - Pahalgaon, Tah. Goregaon Dist.-Mumbai Suburban-400062

Date: 16.03.2026
 Place: Goregaon
 Authorized Officer: Central Bank of India

IN THE COURT OF MOTOR ACCIDENT CLAIMS TRIBUNAL, DISTRICT WALSAD, Dist. VAPI
 M.A.C.P. No. 66/2024.
 R/o RihyalJungal, Morchavada Faliya, Adv. B.B. Patel
 Chp, Ta. Kapradra, Dist: Valsad.

Rambaran Ramdulal Pal
 R/o C-10, Rammath, Kanhaiya Nagar, Opponent No. 1
 New Mumbai, Thane, Maharashtra State-407008.

To,
 Opponent No. 1,
 Rambaran Ramdulal Pal,
 R/o C-10, Rammath, Kanhaiya Nagar, Itanpada, Irol, New Mumbai, Thane, Maharashtra State-407008.

Whereas the applicants have instituted above application for compensation of Rs. 30,00,000/- as motor accident claim. Notice was issued to you by the Hon. Tribunal to attend the Court through the Court. But it was received back unanswered due to wrong and incorrect address. Hence this publication is now issued to you for appearance before the Tribunal in person or by advocate duly instructed and authorized on 14/03/2026 at 11:00 A.M. at 3rd Additional District Court, Vapi to give answer to the same and to file necessary documents if requiring filing which the claim petition will be disposed of in your absence as per rules. Given under my hand and the seal of the Tribunal on this 11/11/2026.

Prepared by: Comprehend By: Court Seal: Sd/- Assistant Assistant (Superintendent) 3rd Additional District Court, Valsad

SCHEDULE PROPERTY
 All those places and parcels of lands in the aggregate amounting 7,25,010 square meters equivalent to 179.15 Acres or thereabouts situate, lying and being at Village Khinadi, Taluka Shajapur and District Thane as detailed in the table below:

Sr No	Old Gata No	New Gat No	Total Area (in square meters)	Names of Owners
i.	100, 105, 107,	207/1	67,240	Sunil Gurusdas Kamat Maharoorkh G Kamat
ii.	108, 109, 110,	207/2	1,34,964	Sunil Gurusdas Kamat Maharoorkh G Kamat
iii.	67/A, 67/B,	207/3	89,976	Sunil Gurusdas Kamat Maharoorkh G Kamat
iv.	63/B, 65, 66,	207/4	3,61,209	Sunil Gurusdas Kamat Maharoorkh G Kamat
v.	72, 77, 106/A,	207/5	6,900	Sunil Gurusdas Kamat Maharoorkh G Kamat
vi.	106/B, 106/C,	207/5	19,011	Sunil Gurusdas Kamat Maharoorkh G Kamat
vii.	59/B	59/B	3,240	Sunil Gurusdas Kamat Maharoorkh G Kamat
viii.	101	101	830	Sunil Gurusdas Kamat Maharoorkh G Kamat
ix.	73	73	18,100	Sunil Gurusdas Kamat Maharoorkh G Kamat
x.	70	70	20,000	Sunil Gurusdas Kamat Maharoorkh G Kamat
xi.	62	62	7,040	Sunil Gurusdas Kamat Maharoorkh G Kamat
xii.	69	69	100	Sunil Gurusdas Kamat Maharoorkh G Kamat
xiii.	57	57	16,200	Maharoorkh G Kamat

Dated this 18th day of March 2026
 For Khatat & Co
 Amruta Joshi
 Counsel

PUBLIC NOTICE
 NOTICE is hereby given to the public at large that our clients is intending to purchase the undermentioned premises from Mr. NITIN PUNAMCHAND SHAI (alias Nibhau Punamchand Shah) and is investigating his title to the undermentioned premises.
 Any person/s or Financial Institution having any claim to the undermentioned Premises as more particularly referred to in Schedule and/or any part thereof either by way of Sale Agreement, Contract, Gift, Lease, Mortgage, Charge, Lien, legal heirship and/or possession/ownership of Original Agreements and/or Share Certificate/s etc., or in any other manner whatsoever, please be made the same known in writing, along with certified true and correct copies of the said documents, to the undersigned at the office of Mr. N. N. 201, 2nd Floor, 2nd Dargah Building, Rajghat Dargah Street, Fort, Mumbai - 400 011, as well as by sending scanned copies of the same by email to richard@gladiuslaw.com, within 15 (fifteen) days from the date hereof, failing which the right, title, benefit, interest, claim, and/or demand of any nature whatsoever, shall be deemed to have been waived and abandoned, and the undermentioned Premises shall be deemed to be clear and unencumbered.

THE SCHEDULE ABOVE REFERRED TO:
 10 (Ten) fully paid-up shares of Rs.50/- each bearing share distinctive No. 531 to 540 (both inclusive) under Share Certificate No. 052 dated 27th September, 2015 issued by the Registrar of Companies (1240) M/s. Co-operative Housing Society Ltd. (CHS) having its office at Office No. 201, 2nd Floor, 2nd Dargah Building, Rajghat Dargah Street, Fort, Mumbai - 400 011, as well as by sending scanned copies of the same by email to richard@gladiuslaw.com, within 15 (fifteen) days from the date hereof, failing which the right, title, benefit, interest, claim, and/or demand of any nature whatsoever, shall be deemed to have been waived and abandoned, and the undermentioned Premises shall be deemed to be clear and unencumbered.

PUBLIC NOTICE
 Notice is hereby given to the public at large, that we are investigating the ownership right, title and interest of the holders, the "Owners" in relation to the following immovable property: (1) 200 Sq. ft. residential house, situated at the herewith written (the "Schedule Property"), as our client is negotiating to purchase the Schedule Property from the Owners free from encumbrances and all taxes/assessments.

All person/s having any direct or indirect, written or oral, claim and /or demand and /or objection and/or share and/or benefit arising upon / in respect of the right, title, interest, benefit, claim, demand or any part thereof, in relation to the Schedule Property, (hereafter as the "Schedule Property"), as our client is negotiating to purchase the Schedule Property from the Owners free from encumbrances and all taxes/assessments, are hereby requested to make the same known in writing to the undersigned, along with certified true and correct copies of the said documents, to the undersigned at the office of Mr. N. N. 201, 2nd Floor, 2nd Dargah Building, Rajghat Dargah Street, Fort, Mumbai - 400 011, as well as by sending scanned copies of the same by email to richard@gladiuslaw.com, within 15 (fifteen) days from the date of publication hereof, failing which the right, title, benefit, interest, claim, and/or demand of any nature whatsoever, shall be deemed to have been waived and abandoned, and the undermentioned Premises shall be deemed to be clear and unencumbered.

SCHEDULE PROPERTY
 All those places and parcels of lands in the aggregate amounting 7,25,010 square meters equivalent to 179.15 Acres or thereabouts situate, lying and being at Village Khinadi, Taluka Shajapur and District Thane as detailed in the table below:

Sr No	Old Gata No	New Gat No	Total Area (in square meters)	Names of Owners
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ii.	108, 109, 110,	207/2	1,34,964	Sunil Gurusdas Kamat Maharoorkh G Kamat
iii.	67/A, 67/B,	207/3	89,976	Sunil Gurusdas Kamat Maharoorkh G Kamat
iv.	63/B, 65, 66,	207/4	3,61,209	Sunil Gurusdas Kamat Maharoorkh G Kamat
v.	72, 77, 106/A,	207/5	6,900	Sunil Gurusdas Kamat Maharoorkh G Kamat
vi.	106/B, 106/C,	207/5	19,011	Sunil Gurusdas Kamat Maharoorkh G Kamat
vii.	59/B	59/B	3,240	Sunil Gurusdas Kamat Maharoorkh G Kamat
viii.	101	101	830	Sunil Gurusdas Kamat Maharoorkh G Kamat
ix.	73	73	18,100	Sunil Gurusdas Kamat Maharoorkh G Kamat
x.	70	70	20,000	Sunil Gurusdas Kamat Maharoorkh G Kamat
xi.	62	62	7,040	Sunil Gurusdas Kamat Maharoorkh G Kamat
xii.	69	69	100	Sunil Gurusdas Kamat Maharoorkh G Kamat
xiii.	57	57	16,200	Maharoorkh G Kamat

Dated this 18th day of March 2026
 For Khatat & Co
 Amruta Joshi
 Counsel

Aadhar Housing Finance Ltd.
 Corporate Office: Unit No.812, Naitraj Rustomjee, Western Express Highway & V.K. Road, Andheri (East), Mumbai-400069
 Parval Branch: Shop No. 10, 4th Ground Floor, Shree Bhagwati Heritage, Sector-21, Marvath, Navi Mumbai - 410209 (MH).

E-AUCTION - SALE NOTICE
 E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (b) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property/mortgage assets, which have been taken by the Secured Creditor, Pegasus Assets Reconstruction Private Limited, will be sold on "As is Where is" basis. The intending bidders should register with no known encumbrances/Particulars of which are given below:

S. No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (Rs.)	Estimate Price (Rs.) (10% of RP)	Nature of possession
1	(1) Loan Code No. 07910000663 (Parval Branch) Shakeel Khan (Borrower) Akeel Khan (Co-borrower)	12-05-2025 ₹ 20,82,600/-	All that part & parcel of Property bearing, 302 3 rd Floor Manglamurti Complex Kadav Road Kadav Karjal Nerl (CT) Rajgad Maharashtra & 410101. Boundaries: East : Shree Vivek Koshle Hus, West : Road North : Chhagan Dewghare Hus, South : Karjal Murbad Road	Rs. 20,82,600/-	Rs. 2,08,260/-	Physical

1. Last Date of Submission of Bid of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is 21-04-2026 within 5:00 PM at Ahrefs Inc. <https://www.auctions.com>. Tender documents received before said date will be considered as late and will not be entertained. No interest shall be paid on the EMD. 2. Date of Opening of the Bid/Offer (Action Date) for Property is 22-04-2026 between 11:00 AM to 04:00 PM at Ahrefs Inc. It is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on "As is Where is Basis", "As to What is Basis" and "Whatever is Basis". 3. The Demand Draft/Should be made in favour of Aadhar Housing Finance Limited Only. 4. Auction/bidding shall be only through "Online Electronic Bidding" through the website www.auctions.com. Bids are advised to go through the website for detailed terms before taking part in the auction sale proceedings. 5. The intending bidders should register their name at portal M/C INDIA PVT LTD through the link <https://www.auctions.com/registration> and get their User ID and password free of cost. Prospective bidder may also online training on e-auction from the service provider M/C INDIA PVT LTD through the website <https://www.auctions.com>. 6. For further details contact Authorized Officer of Aadhar Housing Finance Limited. Area: Sahakar Parval, Marvath, Sector-21, Marvath, Navi Mumbai. Mobile No: +91-74162-81706. E-mail: info@ahf.com & support@ahf.com. 7. The Property shall be sold on "As is Where is" basis. 8. For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL) section 10 of the Prospectus available at www.aadharhousing.com. 9. The bid submission period is from 18/03/2026 to 18/03/2026. 10. This newspaper publication is intended for general public dissemination. Any reproduction, distribution, transmission, or publication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic or otherwise, without the prior written consent of the undersigned is strictly prohibited. Any unauthorized use of the above content through any mode is invited in appropriate legal proceedings.

Place: Maharashtra, Date: 16/03/2026
 (Authorized Officer)
 For Aadhar Housing Finance Limited

OFFICE OF THE EXECUTIVE ENGINEER PWD DIVISION MANDSAUR (M.P.)
 Address - Near ID Nagar Police Station, Mhow Neemuch Road, Mandsaur, Distt. Mandsaour (MP)-485001
 E-Mail ID - ee@mandsaour.gov.in, Phone No. 07422-255211

NIT No. 19/2025-26

Tender Notice
 Online Tender for the work mentioned below are being invited The Tender has been updated on the e-Procurement system of Public Works Department on the Portal mptenders.gov.in. Tender details are as below :

S.No.	Tender Ref. No.	District	Nature of work	Name of work	Call No	Cost of Project (PAC in Lacs)
1	2026_PWDDB_489800_1	MDS	Road Work	Construction of Chhangari to Kherkheda Road Length 3.25 km including PUL shifting work.	Third	261.46
2	2026_PWDDB_489800_1	MDS	Road Work	Construction of Khedo to Takrawad Road Length 3.00 km including PUL shifting work.	Third	301.83
3	2026_PWDDB_489800_3	MDS	Road Work	Construction of Dhani to Bhuraji Mandir Road Length 2.66 km including PUL shifting work.	Third	238.01
4	2026_PWDDB_489800_4	MDS	Road Work	Construction of Kaisoda to Awali Rajasthan Boarder Road Length 3.00 km including PUL shifting work.	Third	292.03
5	2026_PWDDB_489800_1	MDS	Road Work	Construction of Sultapur Approach Road Length 1.95 km including PUL shifting work.	Fourth	279.38
6	2026_PWDDB_489800_1	MDS	Road Work	Preparation of DPR For Constructing of verandah PWD Division Mandsaour	Second	19.50
Total						₹ 1,392.21

The document can only be purchased online from the above website after making online payment. The last date & time for purchase of document and Submit online is dated 26/03/2026 up to 17:30 PM. Detailed NIT and other details can be viewed on the above mentioned portal. Amendments to NIT if any will be published on website only and not in newspaper. (EMD only RTGS/NETFT)

Sd/-
 Executive Engineer
 PWD Division Mandsaour

PUBLIC NOTICE
 This is to inform public at large that my client, Mr. JOHN MAXIE FERNANDES, M. Mrs. OLINDA MASCELINA FERNANDES, intends to purchase the Flat No. 702, measuring 688 square feet carpet area on the 7th floor in B Wing, Mary Ellen Co-operative Housing Society Ltd., Matipatada Road, Amboli, Andheri (West), Mumbai-400058, along with Five (05) fully paid up shares of Rs. 50/- each bearing distinctive Nos. 136 to 140 (both inclusive) under Share Certificate No. 028 along with one 481 car parking Space C-3 (East Flat) more particularly described in the schedule hereunder, from Mr. Dhiraj Ramkrishna Khanna, the Owner of the said Flat.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:
 All that Flat No. 702, measuring 688 square feet carpet area on the 7th floor in B Wing, Mary Ellen Co-operative Housing Society Ltd., Matipatada Road, Amboli, Andheri (West) Mumbai-400058, along with Five (05) car parking Space C-3, together with Five (05) fully paid up shares of Rs. 50/- each bearing distinctive Nos. 136 to 140 (both inclusive) under Share Certificate No. 028, on property bearing C.T. Nos. 268, and 268 (1 to 11), 264/B, and 278, in Mumbai City, Taluka Andheri, in the Registration District and Sub District of Village City and Mumbai Suburban.

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
 55-56, 4th Floor Free Press House Nariman Point, Mumbai - 400021 Tel: 022-61884700
 Email: info@pegasus.com, www.pegasus.com

PUBLIC NOTICE FOR SALE BY AUCTION
 Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002.
 Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagee(s) that the below described secured assets being immovable property mortgage/loaned to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Three (33) Pegasus, having been assigned the date of the below mentioned Borrower along with underlying securities interest by Dombivli Nagar Sahakari Bank Limited vide Assignment Agreement dated 31/12/2021 under the provisions of the SARFAESI Act, 2002, are being sold on "As is Where is" basis along with all its known and unknown liabilities on 09/04/2026. The Authorized Officer of Pegasus Assets Reconstruction Private Limited is hereby giving notice to the public in general and in particular to the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagee(s) that the below described secured assets being immovable property, 21/20/2022 under the provisions of the SARFAESI Act, 2002 are as follows:

Name of the Borrower(s), Co-Borrower(s) and Mortgagee(s):	Details of Secured Assets which is being sold:
a) Mr. Vivek Shankar Tara (Borrower and Mortgagee) b) Mr. Vivek Shankar Tara Proprietor, M/s. Auto Hub (Borrower and Mortgagee) c) Mr. Smita Vivek Tara (Borrower and Mortgagee) d) Mr. Dinesh Narayan Khairnar (Guarantor) e) Mr. Suresh Ramnagopal Agrawal (Guarantor) f) Mr. Parasuraj Mangaldeo Bhambhani (Guarantor)	Mr. Vivek Shankar Tara Rs. 8,69,675.29 (Rupees Nine Lacs Fifty Nine Thousand Six Hundred Seventy Five and Twenty Nine Paise Only) as on 11/05/2025 or not less than the amount of Rs. 8,69,675.29 (Rupees Nine Lacs Fifty Nine Thousand Six Hundred Seventy Five and Twenty Nine Paise Only) as on 11/05/2025 plus interest at the contractual rate of costs and charges and expenses thereon as on



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नॉर्मन पॉईंट,

मुंबई-४०००२९, दूर. : ०२२-६९८८४७००

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

ई-लिलाच द्वारे विक्री करिता जाहीर सूचना

सिक्चुरिटी इंटरेस्ट (एन्फोर्समेंट) क्लस, २००२ च्या नियम ८ आणि ९ ला परंतुकासह वाचत सिक्चुरिटायझेसन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्चुरिटी इंटरेस्ट अॅक्ट, २००२ अंतर्गत स्थावर मिल्कलीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व जामीनदार, गहाणदार यांना वाढते सूचना देवात येते की, खालील नमूद स्थावर मिल्कली ह्या सरफैसी अॅक्टच्या तरतुदींन्वये दिनांक ३१/१२/२०२० रोजीच्या अभिहस्तांकन कराराद्वारे डोंबिवली नागरी सहकारी बँक लिमिटेड द्वारे त्वरीत तारण हितसंबंधासह खालील नमूद कर्जदाराची धक्याची अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप बर्टी फाईव्ह ट्रस्ट २ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोकडे गहाण/प्रभारित आहेत. जे सरफैसी कायदाच्या तरतुदी आणि त्या निकमानुसार ०९/०४/२०२६ रोजी सर्व ज्ञात आणि अज्ञात दावित्व सह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्त्वाने विक्रमपाल देणार आहे.

पेगासस ची प्राधिकृत अधिका-यांनी सरफैसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदींन्वये २१/०२/२०२३ रोजी स्थावर मिल्कल असलेल्या खालील नमूद तारण मतेच्या प्रत्यक्ष कच्चा घेतला.

लिलाचाची तपशिल पुढील प्रमाणे :

कर्जदार, सह-कर्जदार, जामीनदार आणि गहाणदारांचे नावे	ए) श्री. विवेक शंकर तरे, (कर्जदार आणि गहाणदार) बी) श्री. विवेक शंकर तरे, मालक मे. ऑटो हब (कर्जदार) सी) सी. स्मिता विवेक तरे (सह-कर्जदार) डी) श्री. दिनेश नारायण नाखटा (हमीदार) ई) श्री. सुदर्शन रामनोपाल अगरवाल (हमीदार) एक) श्री. पुरणसिंग मंगेशसिंग शेखावत (हमीदार)
जिच्या करिता तारण मतेची विक्री होणार आहे त्यासाठी धकीत देय होणार आहे.	श्री. विवेक शंकर तारे रु. ९,६९,६७५.२९/- (रुपये नऊ लाख एकोणसतर हजार सहाशे पंच्याहतर आणि एकोणतीस मात्र) ३१/०५/२०१९ रोजीस सरफैसी अॅक्टच्या अंतर्गत कलम १३(२) च्या सूचने प्रमाणे. मे. ऑटो हब रु. १६,६५,३०५/- (रु. सोळा लाख पानसह हजार तीनशे पाच मात्र) ३१/०५/२०१९ रोजीस सरफैसी अॅक्टच्या अंतर्गत कलम १३(२) च्या सूचने प्रमाणे. श्री. विवेक शंकर तारे रु. २०,५६,०७६.१२/- (रुपये बीस लाख छप्पन हजार शहातर आणि चार पैसे मात्र) १८/१२/२०२५ रोजीस सह प्रदान आणि वसुलीच्या तारखेपर्यंत १९/१२/२०२५ पासून त्वारीत सांपादिक दाने व्याज आणि परिव्यय, प्रभार आणि खर्च. मे. ऑटो हब रु. ४४,९०,९९५.८२/- (रुपये चवथेचाळीस लाख नव्वद हजार नऊशे पंच्याषण्णव आणि ब्याण्टी पैसे मात्र) १८/१२/२०२५ रोजीस सह प्रदान आणि वसुलीच्या तारखेपर्यंत १९/१२/२०२५ पासून त्वारीत सांपादिक दाने व्याज आणि परिव्यय, प्रभार आणि खर्च.
जिच्या करिता तारण मतेची विक्री होणार आहे त्या तारण मतेची तपशिल	गहाण द्वारे: श्री. विवेक शंकर तारे उप प्रबंधक, पालघर आणि पालघर २ च्या हद्दीत आणि एन ए जमीन धारक मुनाफन क्र. गट क्र. १०३, प्लॉट क्र. ३, मोबमाफिल क्षेत्र १७३०.०० चौ.मीटर्स मुल्यांकित रु. १७३.०० येथील गाव उमरोली, तालुका पालघर येथे स्थित लारा अपार्टमेंट नावे ज्ञात इमारतीमध्ये बी विंग, पहिला मजला, प्लॉट क्र. २०३, क्षेत्र मोबमाफिल ५५३.०० चौ. फू. म्हणजेच ५१.३९ चौ.मीटर्स (घटई), ६६४.०० चौ.फू. म्हणजेच ६१.७१ चौ. मीटर्स विल्टअप चे सर्व ते भाग आणि विभाग.
सीईआरएसए आयडी	सिक्चुरिटी इंटरेस्ट आयडी- ४०००१३६३२५५३ असेट आयडी- २०००१३६०३७२०
ज्या खालील तारण मता विकलेली जाणार नाही राष्ट्रीय किंमत (रु. घात)	रु. १३,९५,०००/- (रुपये तेरा लाख पंच्याषण्णव हजार मात्र)
इसारा अनामत रकम (इएमडी) :	रु. १,३९,५००/- (रुपये एक लाख एकोणचाळीस हजार पाचशे मात्र)
मिल्कलीवर करण्यात आलेले कोणतीही दावे आणि तारणी धनकोना ज्ञात असलेली अन्य कोणतीही धक्याची व मूल्य	०५/०९/२०२१ रोजीस रु. ४८,००० चे सोसायटी धकीत ३०/०५/२०२५ रोजीस रु. १६,४२५/- चा मिल्कल कर-ग्रामपंचायत उमरोली.
मिल्कलीचे निरीक्षण	२४/०३/२०२६ रोजी स. ११.०० ते दु. १.०० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. विशाल कापसे ७८७५४५६७५७, श्री. निलेश मोरे ९००४७२२४६८
बोली सादर करण्यासाठी अंतिम तारीख	०८/०४/२०२६ रोजी दु. ४.०० पर्यंत
बोली उपडण्याचे ठिकाण आणि वेळ	ई-लिलाच/बोली वेबसाईट (www.auctions.co.in) मार्फत ०९/०४/२०२६ रोजी स. ११.०० पासून दु. १२.०० पर्यंत

सदर प्रकाशन हे सिक्चुरिटी इंटरेस्ट (एन्फोर्समेंट) क्लस, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कोणतीही बोली सादर करण्यापूर्वी कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट www.auctions.co.in किंवा बोलीदार मदत मो. क्र. ९८७००९९७९३, ईमेल: admin@sauctions.co.in येथे संपर्क साधावा.

प्राधिकृत अधिकारी

ठिकाण : पालघर पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
दिनांक : १८/०३/२०२६ (पेगासस ग्रुप बर्टी फाईव्ह ट्रस्ट २ चे ट्रस्टी)

Account: Mr Vivek Shankar Tare and M/s. Auto Hub Through Mr. Vivek Shankar Tare
Proprietor

Trust: Pegasus Group Thirty Five Trust 2

PROPERTY DESCRIPTION

Flat No 203, area admeasuring 553.00 sq. ft. i.e. 51.39 sq.mtrs. (Carpet), 664.00 sq.ft. i.e. 61.71 sq. mtrs. Built Up, First Floor, 'B' wing, in the Building Known as "Lara Apartment", situated at village- Umroli, Taluka-Palghar, District-Palghar on N.A. lands bearing Bhumapan Kramank Gut Kramank 103, Plot No. 3, admeasuring area 1730.00 sq. mtrs. assessed at Rs. 173.00 and within the limits of Sub-Registrar, Palghar and Palghar-2.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (www.eauctions.co.in) on **09/04/2026** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 12:00 pm**. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.



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:
 - Property Tax (Umroli Grampanchayat) of Rs.16,425/- dated 30/05/2025.
 - Society dues of Rs. 48,000/- dated 05/09/2021.
 - Others unknown
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application 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 **08/04/2026** till 04.00 p.m. Email address: nilesh@pegasus-arc.com , vishalk@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. 13,95,000/- (Rupees Thirteen Lakhs Ninety Five Thousand Only)**



17. **The Earnest Money Deposit of the auction property is as follows: - Rs.1,39,500/- (Rupees One Lakhs Thirty Nine Thousand Five Hundred Only)**
18. Last date for submission of bid is 08/04/2026 before 04:00 pm and the Auction is scheduled on 09/04/2026 from 11.00 am to 12.00 pm. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
19. **Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty Five Trust 2, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 016011101645657 A/c. Name: - Pegasus Group Thirty Five Trust 2, Bank name: Dombivli Nagari Sahakari Bank Limited., Branch: 5/8, Sambhava Chambers, Sir P.M. Road, Fort, Mumbai-400001, IFSC Code: DNSB0000016.**
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. 15,000/- (Rupees Fifteen 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.



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- 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. Mr. Nilesh More 9004722468, Mr. Vishal Kapse- 7875456757
31. 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.

Special Instructions:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situations, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.



AUTHORISED OFFICER

Place: Mumbai
Date: 18/03/2026

Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Thirty Five 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

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: _____

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ___/___/___

Borrower: Mr Vivek Shankar Tare and M/s. Auto Hub Through Mr. Vivek Shankar Tare Proprietor

Property Description:

Flat No 203, area admeasuring 553.00 sq. ft. i.e. 51.39 sq.mtrs. (Carpet), 664.00 sq.ft. i.e. 61.71 sq. mtrs. Built Up, First Floor, 'B' wing, in the Building Known as "Lara Apartment", situated at village- Umroli, Taluka-Palghar, District-Palghar on N.A. lands bearing Bhumapan Kramank Gut Kramank 103, Plot No. 3, admeasuring area 1730.00 sq. mtrs. assessed at Rs. 173.00 and within the limits of Sub-Registrar, Palghar and Palghar-2

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.

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 **09/04/2026** in the matter of **Mr Vivek Shankar Tare and M/s. Auto Hub Through Mr. Vivek Shankar Tare Proprietor & 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: _____

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Flat No 203, area admeasuring 553.00 sq. ft. i.e. 51.39 sq.mtrs. (Carpet), 664.00 sq.ft. i.e. 61.71 sq. mtrs. Built Up, First Floor, 'B' wing, in the Building Known as "Lara Apartment", situated at village-Umroli, Taluka-Palghar, District-Palghar on N.A. lands bearing Bhumapan Kramank Gut Kramank 103, Plot No. 3, admeasuring area 1730.00 sq. mtrs. assessed at Rs. 173.00 and within the limits of Sub-Registrar, Palghar and Palghar-2

Mortgagor of the Property ("Mortgagor"):

Mr Vivek Shankar Tare.

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

- a) **Mr Vivek Shankar Tare (Borrower & Mortgagor)**
- b) **Mr Vivek Shankar Tare Proprietor of M/s. Auto Hub (Borrower)**
- c) **Mrs Smita Vivek Tare (Co-borrower)**
- d) **Mr. Dinesh Narayan Nakhawa (Guarantor)**
- e) **Mr. Sudarshan Ramgopal Agrawal (Guarantor)**
- f) **Mr. Puransingh Mangeshsingh Shekhawat (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 Group Thirty Five Trust 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 _____ 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 Five Trust 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

Date: / /2025

From

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: _____

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: _____