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), Mortgagor(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 Trustee of Pegasus Group Nine Trust 3 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by the Dena Bank Ltd now Bank of Baroda ("BOB Bank"), vide Assignment Agreement dated 12.03.2019 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown dues on 18.03.2025.

The Authorized Officer of Pegasus has taken possession of the below described secured assets being immovable property on 27.11.2024 under the provisions of the SARFAESI Act and Rules

thereunder.	being immovable property on 27.11.2024 under the provisions of the SARFAESI Act and Rules			
	The details of Auction are as follows:			
Name of the	1. Monarch Multilayers Pvt. Ltd			
Borrower(s), Co-	2. Mr. Anand Murlidhar Rathi			
Borrower(s) and	3. Mr. Murlidhar Madanlal Rathi			
Mortgagor(s):	4. Mrs. Pushpa Murlidhar Rathi			
	5. Mrs. Apeksha Anand Rathi			
	6. Shri Santosh Champalal Rahti			
Outstanding Dues	Rs. 10,00,00,000.78 (Rupees Ten Crore and Paise Seventy Eight Only)			
for which the	inclusive interest up to 24/10/2016 together with further interest as applica-			
	ble from 25/10/2016 till the date of realization being the aggregate amount			
being sold:	due and payable as per notice under section 13 (2) of SARFAESI Act			
	Rs. 13,31,19,111.41/- (Rupees Thirteen Crore Thirty One Nineteen			
	Thousand One Hundred Eleven and Forty One Paise Only) as on			
	08.01.2025 plus interest at the contractual rate and costs, charges and			
	expenses till the date of payment and realization.			
	Property Owned and Mortgaged by:- Mr. Murlidhar M. Rathi			
	LOT NO. 1:-			
Immovable Property				
which is being sold	Sq. Mtr. (1500 Sq. Ft.) Khasra No. 135, P.H. No. 46, Mouza- Wanadogari,			
	Gram Panchayat – Wanadogari, Tah: Hingna, Dist. Nagpur standing in the name of Mr. Murlidhar Rathi.Bounded as follows: East - Plot No. 32;			
	West – Road; North – Plot No. 42; South – S. No 134			
	LOT NO. 2 & 3:-			
	b) ALL THAT PIECE AND PARCEL OF Plot No. 85, admeasuring 116. Sq.			
	mtr. (1250sq. ft) and Plot No. 87 admeasuring area 112 sq. Mtr (1200 sq.			
	ft.) Khasra No.135, P.H. No. 46, Mouza- Wanadogari, Tah: Hingna, Dist.			
	Nagpur belonging to the name of Mr. Murlidhar M. Rathi Bounded as fol-			
	lows: Plot No 85: East - Road; West - Plot No. 86; North - Road; South			
	- Plot No. 87			
	Plot No 87: East – Road; West – Road; North – Plot No. 85, 86; South – Plot No. 88			
CERSAI ID:	LOT NO. 1:			
OLITORI ID.	Security ID - 400008490227 Asset ID - 200008477681			
	LOT NO. 2 & 3:			
	Security ID - 400008482291 Asset ID - 200008469792			
Reserve Price	LOT NO. 1:			
below which the	Rs. 17,55,000/- (Rupees Seventeen Lakhs Fifty Five Thousand Only)			
Secured Asset will	LOT NO. 2:			
not be sold				
(in De)	Rs. 26,46,000/- (Rupees Twenty Six Lakhs Forty Six Thousand Only)			
(in Rs.):				
Earnest Money	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand			
	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only)			
Earnest Money	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand			
Earnest Money Deposit (EMD):	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand			
Earnest Money Deposit (EMD): Claims, if any, which have been	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only)			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only)			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against the property and	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only)			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against the property and any other dues	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only)			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against the property and any other dues known to Secured	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only)			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only) Not Known			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against the property and any other dues known to Secured	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only)			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value Inspection of Properties: Contact Person	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only) Not Known 05.03.2025 between 10.00 am to 11.00 am Mr. Siddhesh Pawar – 9029687504			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value Inspection of Properties: Contact Person and Phone No:	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only) Not Known 05.03.2025 between 10.00 am to 11.00 am Mr. Siddhesh Pawar – 9029687504 Ms. Heena Vichare – 9004103652 Mr. Gautam Bhalerao – 8999569572			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value Inspection of Properties: Contact Person and Phone No: Last date for submission of Bid:	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only) Not Known 05.03.2025 between 10.00 am to 11.00 am Mr. Siddhesh Pawar – 9029687504 Ms. Heena Vichare – 9004103652 Mr. Gautam Bhalerao – 8999569572 17.03.2025 till 4.00 PM			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value Inspection of Properties: Contact Person and Phone No: Last date for submission of Bid: Time and Venue of Bid Opening:	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only) Not Known 05.03.2025 between 10.00 am to 11.00 am Mr. Siddhesh Pawar – 9029687504 Ms. Heena Vichare – 9004103652 Mr. Gautam Bhalerao – 8999569572 17.03.2025 till 4.00 PM E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 18.03.2025 from 11.00 am to 12.00 noon.			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value Inspection of Properties: Contact Person and Phone No: Last date for submission of Bid: Time and Venue of Bid Opening: This publication is a	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only) Not Known 05.03.2025 between 10.00 am to 11.00 am Mr. Siddhesh Pawar – 9029687504 Ms. Heena Vichare – 9004103652 Mr. Gautam Bhalerao – 8999569572 17.03.2025 till 4.00 PM E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 18.03.2025 from 11.00 am to 12.00 noon. also a fifteen (15) days' notice to the aforementioned Borrowers/Co-			
Earnest Money Deposit (EMD): Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value Inspection of Properties: Contact Person and Phone No: Last date for submission of Bid: Time and Venue of Bid Opening: This publication is a	LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only) Not Known 05.03.2025 between 10.00 am to 11.00 am Mr. Siddhesh Pawar – 9029687504 Ms. Heena Vichare – 9004103652 Mr. Gautam Bhalerao – 8999569572 17.03.2025 till 4.00 PM E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 18.03.2025 from 11.00 am to 12.00 noon. also a fifteen (15) days' notice to the aforementioned Borrowers/Copts/ Guarantors under Rule 8 and 9 of the Security Interest			

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auctiontiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Pegasus Assets Reconstruction Private Limited Place: Nagpur Date: 28/02/2025 (Trustee of Pegasus Group Nine Trust 3) Place: Wardha

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Muthoot Homefin (India) Ltd.

POSSESSION NOTICE (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002) Whereas, the undersigned being the Authorized Officer of Muthoot Homefin (India) Ltd. (MHIL) under the Securitisation 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 3 of the Security Interest(Enforcement) Rules 2002, Demand Notice(s)issued by the Authorised Officer of the company to the Borrower(s)/ Guarantor(s) mentioned herein below to repay the amoun mentioned in the notice 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(s)/ Co-Borrower(s)/ Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Muthoot Homefin (India) Ltd. for an amount as mentioned herein under with interest thereon.

The Borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to

		eem the secured assets			
	Sr. No.	Name of the Borrower(s)/ Co-Borrower(s)/ Loan Account No./Branch	Brief details of secured assets	Date of Demand Notice & Total Outstanding Dues (Rs.)	Possession Taken Date
		Kantabai Madhukar Kate/	Part of Plot No 1, Eastern, Mauza No 143, Field Sy No Old 31/5 And New 50/1, Mauza Sindi Meghe, Wardha Pin- 442001	30-Sep-2021/Rs.5,67,968/- (Rupees Five Lakh Sixty Seven Thousand Nine Hundred Sixty Eight Only.)	25-02-2025
ı	Date	e: February 28, 2025		Sd/- Author	rized Officer

Muthoot Homefin (India) Limited

Motilal Oswal Home Finance Limited

CIN Number :- U65923MH2013PLC248741 Corporate Office : Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email : htquery@motilaloaswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 30 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Emorgement of security interest Act, 2002 read with provision to rule 8 and 9 of the Security interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagers in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilaloswalhf.com"as per the details given below:

ı	Date and time of E-Auction Date: 07-04-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)					
ı	Borrower(s)/Guarantor(s)/Loan Account	Reserve Price, EMD / Last date of EMD				
	LAN: LXMOBHANDA5523-240718571	12-12-2024	Flat No. 003 On Ground Floor	Reserve Price: Rs.1600000/-		
ı	Branch: Bhandara	For Rs: 2131731/-	'Vyankatesh Residency Wing-B Plot No.	(Rupees Sixteen Lakh Only)		
ı	Borrower: Linkesh Dilip Hingane	(Rupees Rupees Twenty	22 23 24 31 32 33 Gat No. 164/1/18 T.	EMD: Rs. 160000/- (Rupees One		
ı	Co-Borrower: Puja Linkesh Hingane		S. No. 12 At Mouza Khokarla Tah. &			
ı	Guarantor :	Thousand Seven Hundred	Dist. Bhandara 0 0 Vyanktesh Residency	Last date of EMD		
ı		Thirty One Only)	441004 Rhandara Maharachtra	Denocit:06-04-2025		

Terms and Conditions of E- Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCAEMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be applied to the secured asset by the power and the Bid Form which will be applied to the secured asset by the power and the Bid Form which will be applied to the secured asset by the power and the Bid Form which will be applied to the secured asset by the power and the Bid Form which will be applied to the secured asset by the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the secured asset by the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the power and the Bid Form which will be applied to the Bid submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Bhushar**Moreshwarrao Pawar 8657956040 & Rizwan Sheikh 9372735331., details available in the above mentioned Web Portal and may contact thei Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. Sd/-, Authorised Office

Place : Maharashtra Date : 28.02.2025 Motilal Oswal Home Finance (Earlier Known as Aspire Home Finance Corporation limited

MANAPPURAM

Name of Borrower and



MANAPPURAM HOME FINANCE LIMITED

Date of Demand

Date of

FORMERLY MANAPPURAM HOME FINANCE PVT LTD CIN: U65923KL2010PLC039179

Unit 301-315, 3rd Floor, A wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai – 400093 Contact No.: 022-68194000/022-66211000

POSSESSION NOTICE (For Immovable Property) Whereas, the undersigned being the authorised officer of Manappuram Home Finance Ltd ("MAHOFIN") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest *[Act],2002 (54 of 2002) and ir exercise of powers conferred under section 13(12) read with rule 9 of the security interest (Enforcement) Rules, 2002 issued Demand Notice calling upon the borrowers and co-borrowers to repay the amount mentioned in the notice and Interest thereo vithin 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 **Symbolic** possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said *[Act] read with rule 9 of the said rules. 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 Manappuram Home Finance Ltd as mentioned below for each of the respective properties:

Description of Secured Asset

	Account Number/Branch	has been created	Outstanding Amount	
	AASHATAI RAMESH UPADHYE, RAMESH VITTHALRAO UPADHYE/ MHL00060028027/ NAGPUR	AT Mouza- Devinagar Lohara, New Malmatta NO 1083, Ward No -1, City Survey No 24/1, Zone No 3, Amravati Road, Having total Admeasuring Area About 680.Sq Ft (I.e 63.19 Sq.Mtr) along with RCC Consturction Thereon, within the jurudiction of Nagarparishad Yavatmal, Tah & Dist - Yavatmal, P.O Lohara B.O., Yavatmal, Maharashtra, Pin: 445001. East-By Road	& Rs.326370/-	24-02-2025
		West-By House of Nimkar, South-By House of Raut, North-By House of Vakulkar		
Date	28.02.2025		Sd/- Author	ised Officer
Plac	· MΔHΔRΔSHTRΔ		Manannuram Home	Finance I td

SHRIRAM SHRIRAM FINANCE LTD.

ACTUAL POSSESSION NOTICE (For Immovable Property) Rule 8-(1)

MURTIJAPUR ROAD NEARVIDARBH HOSPITAL AKOLA -444001

Whereas, the undersigned being the Authorized Officer of (SHRIRAM FINANCE LTD.) formerly known as shriram transport finance ltd. If loan is before merger, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (Enforcement) Rules 2002, whereas Demand Notice were issued by the Authorised Officer of the company to theborrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The mentioned borrowers having failed to repay the amount, notice is hereby given to the below mentioned borrowers in particular that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him underSection 13(4) of the said Act read with Rule 8 of the said rules. The borrowers in particular and the public in general are herebycautioned not to deal with the property (Secured Asset) mentioned herein and any dealings with the such property will be subject to the charge of SHRIRAM FINANCE LTD. for an amount as mentioned herein under with interest thereon. Below mentioned property has teken the actual Prespection data 20.02.2025. actualPossession date 20-02-2025

Borrower, Co borrower (MORTGAGOR) DEMAND NOTICE DICRICPTION OF SECURED ASSET DATE OF

& Guarantor Name & Address	AMOUNT	(IMMOVEBLE PROPERTY	POSSESSION
LOAN AGREEMENT NO. AMRA12302100003 1] MR, SANDIP RAMDAS DHOBALE (MORTGAGUR) 2] MRS. SANGITA SANDIP DHOBALE (MORTGAGUR &-CO BORROWER) R/o 182 at Post Ward no 5 Shikashak colony Near Saruaai Mangal Karyalay Tiosa, Tq, Tiosa Dist. Amrawati 3] MR. PAWAN RAMDAS ZARBADE Al. Near railway station katol Nagpur PIN	12/01/2024 IRS 4857295 (FORTY EIGHTLACK FIFTY SEVEN THOUSAND TWO HUNORES NINTY FIVE ONLY)	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY OWNED BY SANGITA SANDIP DHOBALE NON-AGRICULTURAL LAND SUTUATED AT-MOUJHE TIOSA PART 4 PARGANE - NANDGAO PETH FO. TIOSA DIST. AMRAVATI F.S. NO. 376/2 FS NO. PLOT NO. 10 ADMEASURING AREA 880.80 Sq.ft. TOTAL AREA 1751 sq.ft bearing field is bounded as follow—East - berrat land West-layout road North - piot no. 11/1-A. South - piot sangita dhobale	20-02-2025 ACTUAL POSSESSION
DI AC AMPAVATI DATE LTD		AUTHORIZED DECICED SUDIDA	MEINANCE

MANAPPURAM

MANAPPURAM HOME FINANCE LIMITED FORMERLY MANAPPURAM HOME FINANCE PVT LTD CIN: U65923K12010PIC039179

Regd Office: IV/470A (OLD) W/638A (NEW) Manappuram House Valapad Thrissur, Kerala 680567 nappuram Home Finance Limited, Third Floor, Unit No. 301 to 315, A Wing, 'Kanakia Wall Street', Andheri-Kurla Road, East, Mumbai-400093, Maharashtra. Phone No.: 022-66211000, Website: www.manappuramhomefin.com POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the authorised officer of **Manappuram Home Finance Ltd ("MAHOFIN")** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest *[Act], 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 9 of the security interest (Enforcement) Rules, 2002 issued a **Demand Notice** calling upon the borrowers and co-borrowers to repay the amount mentioned in the notice and Interest thereon 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 **Symbolic** possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said *[Act] read with rule 9 of the said rules. 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 Manappuram Home Finance Ltd as mentioned below for each of the respective properties:

Si	Name of Borrower and Co-borrower/	Description Of Secured Asset In Respect	Date of Demand Notice sent	Date of
No	Loan account number/ Branch	Of Which Interest Has Been Created	& Outstanding Amount	Possession
1	Shubhangi Ravi Pagare Ravi Hiraman Pagare //MA90MHLONS000005009163/ Nagpur	Total plot area 1900 sq ft, Built ip area 840 sq ft, House No. 566, Ward No. 3, Mouza-Felkamthi, Grampanchayat Telkamthi, Tah-Kamleshwar, Dist-Nagpur, Maharashtra Pincode: 441107. East-House of Nago Gadhave, West-House of Sukhdev Chauhan, South-Grampanchayat road, Morth-Keshay bawane in onen land	30-11-2024 & Rs. 844917/-	24-02-2025

Date: 28th February 2025 Place: MAHARASHTRA Authorised Office



Notice

Minor modification to the Revised Development plan under section 37 (1) of the Maharashtra Regional and Town Planning Act, 1966

The Revised Development plan of Deoli Municipal council has been sanctioned by Govt of Maharashtra, Urban Development Deptt. Mantralaya, Bombay vide no. TPS-2615/148/ PR.86(A)/ 2015/Navi-9 Dt. 3rd May 2016 under MRTP Act.1966 Section 31 (1) The Municipal Council Deoli has proposed to make minor modification in the

aforesaid final Development plan vide Resolution No. 16 dated 12/12/2024 as below.

Description of land	Total Area		Proposed Use after modification		
Mauza Deoli, S.No. 202/2		Reservation No.28 -Primary School - 0.6 Hect and Reservation No.29 Play Ground -0.3 Hect out of 1.05 Hect.			
A man showing the proposed minor modification is been an the nation bound of					

A map showing the proposed minor modification is kept on the notice board of the Municipal council for public inspection during office hours.

In pursuance of section 37 and sub-section (1) of the Maharashtra Regional and Town planning Act 1966, suggestions/ objections from persons affected thereby with respect to the proposed modification are invited within 30 days from the date of publication of this notice in Govt. Gazette which would be considered by the Municipal council before submitting it to Government for sanction. Sd/-

Date:-27/02/2025.

(Malik Virani) Administrator Municinal council, Deoli Distt. Wardha.

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED Corporate Identify Number: U67190MH2007PLC74287 Registered Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai- 400025

Contact Person: 1. Amol Gole - 9850445889, 2. Rohan Sawant - 9833143013, 3. Yash Oza - 022 - 6224 1676 E-Auction Sale Notice - Fresh Sale That Piramal Capital and Housing Finance Ltd have assigned a pool of Loan (including below mentioned Loans) together with underlying security

interest created thereof along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") vide an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JMFARC JMI, forein referred as Assignee) acting in its capacity as trustee of JMFARC PARany a Trust to notify that PCHFL is authorized and appointed to act as Service provider / Collection agent to facilitate all operational and procedures processes vide Assignment / Service Agreement

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Secured Creditor under the SARFAESI Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:

Loan Code/ Branch/ Borrower(s)/ Co- Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address _final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (26-02-2025)
Loan Code No.: 1040003517, Aurangabad (Branch), Pralhad Bhimrao Kulal (Borrower), Pushpa Pralhad Kulal (Co Borrower 1)	Rs. 14,87,062/-, (Rs. Fourteen Lakh Eighty Seven Thousand Sixty Two Only)	All The Piece And Parcel of The Property Having An Extent:- Flat No 07, Second Floor Yash Apartment Plot No 33 Gut No 14 Pandharpur Aurangabad Maharashtra :- 431001 Boundaries As:- North: Company Shed South: Flat No. 08 East: Flat No 10 West: Open Plot	Rs. 10,15,630/- (Rs. Ten Lakh Fifteen Thousand Six Hundred Thirty Only)	Rs. 1,01,563/- (Rs. One Lakh One Thousand Five Hundred Sixty Three Only)	Rs. 23,78,391/- (Rs. Twenty Three Lakh Seventy Eight Thousand Three Hundred Ninety One Only)
Loan Code No.: 10400002394, Aurangabad (Branch), Aslam Rahim Khan (Borrower), Naziya Parvin Quadri (Co Borrower 1)	Rs. 17,78,365/- (Rs. Seventeen Lakh Seventy Eight Thousand Three Hundred	All The Piece And Parcel of The Property Having An Extent:- Flat No. 4, Impact Residency, Plot No 33, Cts No. 16314 Shahnoorwadi Aurangabad Maharashtra:- 431001 Boundaries As:- North: Row House No 01 South: Parking & Nalaeast: Road West: Row House No 02	Rs. 21,61,370/- (Rs. Twenty One Lakh Sixty One Thousand Three Hundred Seventy Only)	Rs. 2,16,137/- (Rs. Two Lakh Sixteen Thousand One Hundred Thirty Seven Only)	Rs. 25.70.800/- (Rs. Twenty Five Lakh Seventy Thousand Eight Hundred Only)
Loan Code No.: 02100007818, Nagpur (Branch), Sujit Gurudas Bansod (Borrower), Shewanta Gurudas Bansod (Co-Borrower 1)	Rs. 20,04,221/- (Rs. Twenty Lakh Four Thousand Two Hundred Twenty One Only)	All The Piece And Parcel of The Property Having An Extent:- Flat No 203, 2nd Floor, Gruhlaxmi Heights, Mouza Beltarodi, Nr Vitthal Rukhmini Mandir, Nagpur- 440026 Boundaries As:- North: Road South: Kh No 12 East: Plot No R 4 West: Rest Portino of Plot No R-5	Rs. 20,19,170/- (Rs. Twenty Lakh Nineteen Thousand One Hundred Seventy Only)	Rs. 2,01,917/- (Rs. Two Lakh One Thousand Nine Hundred Seventeen Only)	Rs. 30,29,362/- (Rs. Thirty Lakh Twenty Nine Thousand Three Hundred Sixty Two Only)

DATE OF E-AUCTION: 31-03-2025, FROM 11:00 A.M. TO 01:00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 29-03-2025, BEFORE 04:00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in https://w STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above mentioned Borrower/Guarantor are hereby noticed to pay the sum as mentioned in section 13(2) notice in full with accrued interest til date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost fron

Sd/- (Authorised Officer) (Aranya - Trust) Date: February 28, 2025, Place: Nagpur, Aurangabad



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Indlanexpress.com



Home First Finance Company India Limited

CIN: L65990MH2010PLC240703,

Website: homefirstindia.com Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

APPENDIX- IV-A [See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement)

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

Sr. No.	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADD	RESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Market Value	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Mohd Irshad, BABY NAAZ MOHD IRDHAD,	Row house no -12/22, Mouza Khairi P H NO. 16 Tehsil Nagpur Gram Panchayat Khairi Tara Nagar Sector III 128/2 Nagpur Maharashtra 441302		04-03-2024	19,62,519	08-05-2024	12,60,000	1,26,000	15-03-2025 (11am-2pm)	13-03-2025 (upto 5pm)	9689503304
E-	E-Auction Service Provider		E-Auction Website/For De Other terms & conditions	,		or depositing er amount		Brand Code	ch IFSC	Name of Beneficiary	
	mpany Name : e-Procurement	http://www.homefirstindia.co			36268117- st Finance Com	nany India	UTIE	0000395	Authorized Off	,	

Contact Person: Ram Sharma -8000023297 Limited -Company India Limited e-Mail id: ramprasad@auctiontiger.net and support@auctiontiger.net. Axis Bank Ltd., MIDC, Andheri East. Bid Increment Amount - Rs. 10,000/-. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (https://homefirst.auctiontiger.net). E-Auction Tender Document containing online e-auction bid form, declaration.

General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any thirdparty claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, In case of any discrepancy English Version of the Notice will be treated as authentic.

STATUTORY 15 days SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will

Date: 28-02-2025 Place: Nagpu Signed by Authorized Officer, Home First Finance Company India Limited





Branch-Amravati

(PHYSICAL POSSESSION) (For Immovable Property)

The undersigned being the authorized officer of the UCO Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest {Act, 2002 (54 of 2002)} and in exercise of powers conferred under sectior 13 (12) read with {Rule 3} of the Security Interest (Enforcement) Rule, 2002 issued demand notice dated 12.06.2023 calling upon the borrower Mr. Shreekant Hargovind Kalantri and Mrs. Sonal Shreekant Kalantri to repay the amount mentioned in the notice being Rs.10,72,826/- (Rupees Ten lakh Seventy Two thousand eight hundred twenty six only) plus unapplied interest, balance as on 29.05.2023 (inclusive of interest up to 28.02.2023) within 60 days from the date of eceipt of the said notice. The borrower having failed to repay the amount, notice i nereby given to the borrower and the public in general that the undersigned ha: taken **Physical possession** of the property described herein below in exercise o ower conferred on him under sub-section (4) of section 13 of act read with rule 8 of the Security Interest (Enforcement) Rule, 2002 on this the **20th day of Februar 2025.** The borrower in particular and the public in general is hereby cautioned no o deal with the property and any dealing with the property will be subject to th charge of the UCO Bank for an amount of being Rs.10,72,826/- (Rupees Ten lakh Seventy Two thousand eight hundred twenty six only) plus unapplied interest, balance as on 29.05.2023 (inclusive of interest up to 28.02.2023). The borrower attention is invited to provisions of sub-section (8) of Section 13 of the Act, in

Description of the Immovable Property All the piece and parcel of Flat No. A-110, Wing-A ,Chirag city, Survey No. 3/1, Plot

No. 1,2,3 Mouje Nimbora Khurd, Amravati-444607 having boundaries as under. On the North by: Open Space, On the South by: Flat no. A-109, On the East by Flat no. A-108, On the West by: Open Space. Date: 20.02.2025 **Authorized Office** Place: Amravati

CIN: L65910KL1992PLC006623

MANAPPURAM FINANCE LTD. Registered Office: W - 4/638A, Manappuram House,
P.O. Valapad, Thrissur - 680 567, Kerala, India

GOLD AUCTION NOTICE

The pledges,in specific and the public, in general, are hereby notified that public auction of the gold ornaments pledged in the below accounts is proposed to be conducted at the following branches on 17/03/2025 from 10.00 am onwards. We are auctioning gold ornaments defaulted customers who have failed to make payment of his/her loan amount despite being notified by registered letters. Unauctioned items shall be auctioned on any other days without further notice. Changes in venue or date (if any)will be displayed at auction centre and on website without any further notice.

AKOLA, JATHAR PETH, 111520700034394, 111520730019345, 9393, SHRIVASTAVA CHOWK AKOLA, 134750730011615, 134750780000051, VIDHYANAGAR AKOLA, 110770700027272, 7300, 7371, 110770730019033, 9044, AMRAVATI, JAISTAMBH SQUARE, 122460700041648, 1754, 1778, PARATWADA AMARAVATI, 137630750000179, RAJAPETH AMARAVATI, 123250700044328, BHANDARA, MAIN ROAD LAKNI, 128980700045236, BULDHANA, GANDHI CHOWK KHAMGAON, 134210700024749, 4873, 134210730016150, JALNA ROAD CHIKHLI, 132350700034984, 5043, 5047, CHANDRAPUR, AMBEDKAR CHOWK WARORA, 131860700032508, 131860730053189, BALLARPUR, 138940730013564, 3785, BHADRAWATI, 139050730027598, WARDHA, KARANJE SQUARE HINGANGHAT, 133230700027122, YAVATMAL, BUS STAND PUSAD, 134620700024277, PANDHARKAWADA, 134330700056233, 6246, 6301, 6314, 134330750000040, 0043, Persons wishing to participate in the above auction shall comply with the

following:- Interested Bidders should submit Rs. 10,000/- as EMD (refundable to unsuccessful bidders)by way of Cash on the same day of auction. Bidders should carry valid ID card/PAN card. For more details please contact 8089292353 **Authorised Officer**

For Manappuram Finance Ltd

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 55-56,5th Floor Free Press House Nariman Point, Mumbai -400021 Tel: -022-61884700 PEGASUS PUBLIC NOTICE FOR SALE BY E-AUCTION

Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 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), Mortgagor(s) and Guarantor(s) that the below described secured assets being

nmovable property mortgaged of an obtaination, in the the because declared assection a (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by the **Dena Bank Ltd now Bank of Baroda ("BOB Bank")**, vide Assignment Agreement dated 12.03.2019 under the provisions of the SARFAESI Act, 2002, are being sold under he provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown dues on 18.03.2025.

The Authorized Officer of Pegasus has taken possession of the below described secured assets being immovable property on 27.11.2024 under the provisions of the SARFAESI Act and Rules

The details of Auction are as follows: Name of the Monarch Multilayers Pvt. Ltd

2. Mr. Anand Murlidhar Rathi Borrower(s) and Mr. Murlidhar Madanlal Rathi 4. Mrs. Pushpa Murlidhar Rathi 5. Mrs. Apeksha Anand Rathi Shri Santosh Champalal Rahti Outstanding Dues for which the

secured assets ar

Rs. 10,00,00,000.78 (Rupees Ten Crore and Paise Seventy Eight Only inclusive interest up to 24/10/2016 together with further interest as applica ble from 25/10/2016 till the date of realization being the aggregate amount due and payable as per notice under section 13 (2) of SARFAESI Act

Rs. 13,31,19,111.41/- (Rupees Thirteen Crore Thirty One Nineteen
Thousand One Hundred Eleven and Forty One Paise Only) as on 08.01.2025 plus interest at the contractual rate and costs, charges and expenses till the date of payment and realization.

Property Owned and Mortgaged by:- Mr. Murlidhar M. Rathi being LOT NO. 1:-

nnovable Property a) ALL THAT PIECE AND PARCEL OF Plot No. 43, admeasuring 139.35 hich is being sold Sq. Mtr. (1500 Sq. Ft.) Khasra No. 135, P.H. No. 46, Mouza- Wanadogari, Gram Panchayat – Wanadogari, Tah: Hingna, Dist. Nagpur standing in the name of Mr. Murlidhar Rathi. Bounded as follows: East - Plot No. 32

West – Road; North – Plot No. 42; South – S. No 134 LOT NO. 2 & 3:b) ALL THAT PIECE AND PARCEL OF Plot No. 85 , admeasuring 116. Sq. ntr. (1250sq. ft) and Plot No. 87 admeasuring area 112 sq. Mtr (1200 sq. ft.) Khasra No.135, P.H. No. 46, Mouza-Wanadogari, Tah: Hingna, Dist. Nagpur belonging to the name of Mr. Murlidhar M. Rathi Bounded as follows: Plot No 85: East - Road; West - Plot No. 86; North - Road; South Plot No 87: Fast - Road: West - Road: North - Plot No. 85, 86: South

LOT NO. 1: Security ID - 400008490227 Asset ID - 200008477681 LOT NO. 2 & 3:

Security ID - 400008482291 Asset ID - 200008469792 Reserve Price LOT NO. 1: elow which the . 17,55,000/- (Rupees Seventeen Lakhs Fifty Five Thousand Only Secured Asset wi

Rs. 26.46.000/- (Rupees Twenty Six Lakhs Forty Six Thousand Only) not be sold (in Rs.): LOT NO. 1: Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand

Earnest Money Deposit (EMD): Five Hundred Only) LOT NO. 2: Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only) Claims, if any, Not Known

vhich have been ut forward aga the property and

CERSAI ID:

creditor and value

nspection of

05.03.2025 between 10.00 am to 11.00 am Properties: Contact Person Mr. Siddhesh Pawar - 9029687504 and Phone No: Ms. Heena Vichare - 9004103652 Mr. Gautam Bhalerao - 8999569572

Last date for submission of Bid Time and Venue of

E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) Bid Opening: on 18.03.2025 from 11.00 am to 12.00 noon. This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co Borrowers/Mortgagors/ Guarantors under Rule 8 and 9 of the Security Interes

17.03.2025 till 4.00 PM

For the detailed terms and conditions of the sale, please refer to Secured Creditor's rebsite i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sar faesi.auctiontiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before sub-

lace: Nagpur Pegasus Assets Reconstruction Private Limited Date: 28/02/2025 (Trustee of Pegasus Group Nine Trust 3)

NAGPUR

AUTHORISED OFFICER

PEGASUS

पेगासस ॲसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड 55-56,5 वा मजला फ्री प्रेस हाऊस नरिमन पॉइंट,

मुंबई -400021 दुरध्वनी: -022-61884700 ईमेलः २८२@pegasus-arc.com युआरएलः www.pegasus-arc.com

ई-लिलावाद्वारे विक्रीकरिता जाहीर सूचना

सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) नियम, 2002 च्या नियम 8 आणि 9 सहवाचता सिक्युरिटीझेशन ॲण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेट्स ॲण्ड इनफोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, 2002 अंतर्गत स्थावर मालमत्तेची विक्री

सर्वसाधारणपणे जनतेला आणि विशेषतः खाली नमूद केलेल्या कर्जदाराला, सह-कर्जदाराला, गहाण ठेवणारयांना आणि जामीनदाराला सुचना देण्यात येत आहे की, खाली वर्णन केलेली सुरक्षित मालमत्ता ही सुरक्षित धनकोकडे गहाण ठेवलेली/ आकारलेली स्थावर मालमत्ता आहे, पेगासस ॲसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, पेगासस ग्रुप नाइन ट्रस्ट 3 (पेगासस) यांच्या विश्वस्त म्हणून काम करत आहे, देना बँक लिमिटेड आता बँक ऑफ बडोदा ("**बीओबी बँक**") याद्वारे 12.03.2019 रोजीच्या असाइनमेंट करारानुसार, खालील कर्जदाराची कर्जे आणि अंतर्निहित सिक्युरिटीज व्याज दिले गेले आहेत, सरफेसी कायदा, 2002 च्या तरतुर्दीनुसार, सरफेसी कायदा आणि त्याअंतर्गत नियमांच्या तरतुर्दीनुसार, "जसे आहे तिथे आहे", "जसे आहे जे आहे" आणि "जे काही आहे ते आहे" या आधारावर, दि. 18.03.2025 रोजी त्यांच्या सर्व ज्ञात आणि अज्ञात देयकेसह विक्री करण्यात येत आहेत. पेगाससच्या अधिकृत अधिकारयाने दि. 27.11.2024 रोजी सरफेसी कायदा आणि त्याअंतर्गत नियमांच्या तरतुर्दीनुसार खाली वर्णन केलेल्या सुरक्षित मालमत्तेचा ताबा घेतला आहे.

GICH GATT THE GOOD TO	लिलावाचे तपशील पुढीलप्रमाणे आहेत.
कर्जदार, सहकर्जदार आणि	1. मोनार्क मल्टीलेयर्स प्रा. लि
गहाण ठेवणारे यांचे नावः	2. श्री.आनंद मुरलीधर राठी
गहाण ठवणार बाच नावः	2. श्री.मुरलीधर मदनलाल राठी
	अ. भुरतावर मदनलाल राठाअ. श्रीमती पुष्पा मुख्लीधर राठी
	4. श्रामता पुष्पा मुरलावर राठा 5. श्रीमती अपेक्षा आनंद राठी
	6. श्री.संतोष चंपालाल राहटी
थकबाकी ज्यासाठी सुरक्षित	रु. 10,00,00,000.78 (रुपये दहा कोटी आणि अठ्ठ्याहत्तर पैसे फक्त) दि.
मालमत्ता विकली जात	24/10/2016 रेजीपर्यंत व्याजासह दि. 25/10/2016 रेजीपासून वसुलीच्या
आहे:	तारखेपर्यंत लागू असलेले अतिरिक्त व्याज हे सरफेसी कायद्याच्या कलम 13 (2) अंतर्गत सूचनेनुसार देय आणि देय असलेली एकुण रक्कम आहे.
	रु. 13,31,19,111.41/- (रुपये तेरा कोटी एकतीस लाख एकोणीस हजार एकशे
	अकरा आणि एकेचाळीस पैसे फक्त) दि. 08.01.2025 रोजीनुसार करारानुसार
	व्याज आणि देयक आणि वसुलीच्या तास्खेपर्यंतचे खर्च, शुल्क आणि खर्च.
विकली जात असलेली	मालकीची आणि गहाण ठेवलेली मालमत्ता:- श्री. मुख्तिधर एम. राठी
स्थावर मालमत्ता म्हणन	लॉट क्र. 1:-
सुरक्षित मालमत्तेची माहिती	अ) प्लॉट क्र. 43, मोजमापे 139.35 चौ. मीटर (1500 चौ. फूट) खसरा क्र.
पुराकता नारानताचा नाहता	135, पी.एच. क्र. 46, मौजा- वानाडोगरी, ग्रामपंचायत - वानाडोगरी, ताः हिंगणा,
	जिल्हा नागपूर यांचे ते सर्व तुकडे आणि पार्सल; श्री. मुरलीधर राठी यांच्या नावाने उभा
	आहे. सीमा खालीलप्रमाणे: पूर्व - प्लॉट क्रमांक 32; पश्चिम- रस्ता; उत्तर - प्लॉट
	क्रमांक 42; दक्षिण - अ. क्र. 134
	लॉट क्रमांक 2 आणि 3:-
	ब) प्लॉट क्र. 85, मोजमापे 116. चौ. मीटर (1250 चौ. फूट) आणि प्लॉट क्र.
	87 मोजमापे क्षेत्रफळ 112 चौ. मीटर (1250 चौ. फूट) खारा प्लाट क्र.
	क. 46, मौजा- वानाडोगरी, तहः हिंगणा, जिल्हा नागपूर श्री. मुस्लीधर एम. राठी यांच्या
	नावाने संबंधित खालीलप्रमाणे सीमाबद्धः प्लॉट क्रमांक ८५ : पूर्व - रस्ता; पश्चिम
	- प्लॉट क्र. 86; उत्तर - स्स्ता; दक्षिण - प्लॉट क्र.87
	प्लॉट क्रमांक 87: पूर्व - स्स्ता; पश्चिम - स्स्ता; उत्तर - प्लॉट क्र. 85, 86; दक्षिण - प्लॉट क्र. 88
सीईआरएसएआय आयडी	न प्लाट क्र. ४४ लॉट क्रमांक 1:
साइआरएसएआय आयडा	सुरक्षा आयडी - 400008490227 मालमत्ता आयडी - 200008477681
	लॉट क्रमांक 2 आणि 3:
आरक्षित किंमत ज्याच्या	सुरक्षा आयडी - 400008482291 मालमत्ता आयडी - 200008469792 लॉट क्रमांक 1:
खाली सुरक्षित मालमत्ता	रा. 17,55,000/- (रुपये सतरा लाख पंचावन्न हजार फक्त)
विकली जाणार नाही (रु.	लॉट क्रमांक 2:
मध्ये):	रा. 26,46,000/- (रुपये सव्वीस लाख सेहेचाळीस हजार फक्त)
इसारा ठेव अनामत	लॉट क्रमांक 1: रु. 1,75,500/- (रुपये एक लाख पंच्याहत्तर हजार पाचशे फक्त)
इसारा ठव अनामत (ईएमडी):	लॉट क्रमांक 1: रु. 1,75,500/- (रुपये एक लाख पच्याहरार हजार पायश फक्त)
(इएमडा): मालमत्तेविरुद्ध आणि	माहित नाही
मालमतावरुद्ध आणि सुरक्षित धनकोला ज्ञात	andr indi
असलेल्या इतर कोणत्याही	
देणी आणि मूल्याविरुद्ध	
दावे, जर असतील तर,	
सादर केले आहेत.	
मालमत्तेची तपासणीः	05.03.2025 सकाळी 10.00 वा. ते 11.00 वाजेपर्यंत
संपर्क व्यक्ती आणि	श्री सिद्धेश पवार - 9029687504, सुश्री हिना विचारे - 9004103652
फोन नंबरः	श्री. गौतम भालेराव - 8999569572
बोली सादर करण्याची	दि. 17.03.2025 ते दुपारी 4.00 वा. पर्यंत
अंतिम तारीखः	The state of the s
बोली उघडण्याची वेळ	वेबसाइट (https://sarfaesi.auctiontiger.net) द्वारे ई-
आणि ठिकाणः	लिलाव/बोली दि. 18.03.2025 सकाळी 11.00 ते 12.00 वाजेपर्यंत.
3111-113-11-11	

सदर हे प्रकाशन सिक्युरिटी इंटरेस्ट (अंमलबजावणी) नियम, 2002 च्या नियम 8 आणि 9 अंतर्गत वरील कर्जदार/सह-कर्जदार/गहाण ठेवणारे/जामीनदारांना पंधरा (15) दिवसांची सूचना देखील आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तींसाठी, कृपया कोणतीही बोली सादर करण्यापूर्वी सुरक्षित धनकोची वेबसाइट म्हणजेच http://www.pegasus-arc.com/assets-to-auction.html किंवा https://sarfaesi.auctiontiger.net वेबसाइट पहा किंवा सेवा प्रदात्या ई-प्रोक्योरमेंट टेक्नॉलॉजीज लिमिटेड यांच्याशी लिलाव टायगर बिडर सपोर्ट नंबर: +91 9265562821 आणि 9374519754, ईमेल vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, श्री. रामप्रसाद मोबाईल नंबरः +91 8000023297, ईमेलः support@auctiontiger.net यावर संपर्क साधा.

ठिकाणः नागपूर दिनांक: 28/02/2025 अधिकत अधिकारी

पेगासस ॲसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगासस ग्रुप नाइन ट्रस्ट 3 चे विश्वस्त)



MAVIM/Garment Cluster/Raigad/2025/05/ Date of Issue: 27.02.2025 नहिला आर्थिक विकास महामंडेळ (माविम) जिल्हा कार्यालय - रायगड (महाराष्ट्र शासन अंगीकृत)

REQUEST FOR PROPOSAL

महिला आर्थिक विकास महामंडळ (माविम) जिल्हा कार्यालय रायगड यांच्या वतीने नवतेजस्विन गारमेंट युनिट रोहा, तालुका रोहा, जिल्हा रायगड करीता Selection of Agency Setting up and run a garment for supplementing income to empower women by arranging alternate occupation for economic upliftment in Roha Taluke of Raigad District साठी ई निविदा मागविण्यात येत आहेत.

दिनांक २७.०२.२०२५ रोजी <u>www.mahatender.gov.in</u> या संकेतस्थळावर ऑनलाईन ई निविदा प्रसिद्ध करण्यात आली आहे. सदर ई निविदा भरण्याची अंतिम मुदत दिनांक ०७.०३.२०२५ रोजी सायंकाळी ५.३० वाजेपर्यंत आहे. ई निविदेबाबत सविस्तर सूचना व त्या संबंधित ई निविदेच्या अटीं व शर्ती वरील नमद केलेल्या संकेत स्थळावर पहावयास मिळतील.

महिला आर्थिक विकास महामंडळ (माविम) जि. रायगड



सिटी युनियन बॅक लिमिटेड

पत वसुली आणि व्यवस्थापन शाखा प्रशासकीय कार्यालयः क्र. 24-ब, गांधी नगर, कुंभकोणम-612001. ई-मेल आयडी: crmd@cityunionbank.in.फोन: 0435-2432322. फॅक्स: 0435-2431746

सर्फेसी अधिनियम 2002 अंतर्गत पुनः निविदा-नि-लिलाव विक्री सूचना कर्जदार/जामीनदार 1) मे. स्लीपकॉन इंजिनिअरिंग प्रा.लि., न्यु बीना, खापरखेडा, तहसील सावनेर, नागपूर - 441102. क्र. 2) श्री सय्यद कादिर (तसेच दिवंगत सय्यद युसुफ यां कायदेशीर वारस), वडिलांचे नाव सय्यद युसुफ, दुर्गा मंदिराच्या मागे, न्यू बीना, खापरखेडा नागपूर 441102. तसेच येथे, श्री सय्यद कादिर (तसेच दिवंगत सय्यद युसुफ यांचे कायदेशी वारस), वडिलांचे नाव सय्यद युसुफ, 26ए, नवीन बीना, भानेगाव, सावनेर, नागपूर 441102. क्र. 3) श्रीमती आबेदाँ सय्यद युसुफ (दिवंगत सय्यद युसुफ यांच्या कायदेशी वारस), पतीचे नाव सय्यद युसुफ, दुर्गा मंदिराच्या मागे, न्यू बीना, खापरखेडा, नागपू 441102. तसेच येथे, श्रीमती आबेदा सय्यद युसुफ (तसेच दिवंगत सय्यद युसुफ यांच्या कायदेशीर वारस), पतीचे नाव सय्यद युसुफ, 26ए, नवीन बीना, भानेगाव, सावनेर, नागपूर 441102 यांचेकडून दि. 23-02-2025 रोजी घेणे असलेल्या रु. 13,55,419/- (रुपये तेर **लक्ष पंचावन्न हजार चारशे एकोणवीस फक्त)** अधिक **दि. 24-02-202**5 पासूनचे व्याज व खन् आणि बँकेस घेणे असलेल्या इतर शुल्कांच्या वसुलीसाठी सफेंसी अधिनियम, 2002 अंतर्गत सिक्युरिटी इंटरेस्ट (एनफोर्समेन्ट) रुल्स, 2002 मधील नियम 8(6) व 9 अंतर्गत बँकेच्या प्राधिकृत अधिकाऱ्याद्वारे निविदा-नि-जाहीर लिलावाद्वारे **सिटी युनियन बँक लिमिटेड** यांचेकडे तारण अ खालील मालमत्तांची विक्री करण्यात येईल.

> आमच्या बँकेकडे तारण असलेल्या अचल मालमत्तेचा तपशील (मालमत्ता दिवंगत सय्यद युसुफ यांचे मालकीची आहे)

(आता सय्यद कादिर आणि आबेदा सय्यद युसुफ हे प्रतिनिधी आहेत) लॉट क्र. 7 व 7अ, क्षेत्रफळ अनुक्रमे सुमारे 1800 चौ.फू. आणि 513 चौ.फू., मौजा भानेगाव ख.क्र. 113/1, प.ह.न. 54, तहसील सावनेर आणि जिल्हा नागपूर, ग्रामपंचायत सावनेर च्या हद्दीत

नागपूर, **चतुःसीमाः** पूर्वेस- प्लॉट क्र. ८, पश्चिमेस-रस्ता, उत्तरेस-प्लॉट क्र. ७, दक्षिणेस- प्लॉट क्र. २२ आरक्षित किंमतः रु. 27,00,000/- (रुपये सत्तावीस लक्ष फक्त)

लिलावाचा तपशील			
निविदा-नि-लिलाव विक्रीचा दिनांक	स्थान		
	सिटी युनियन बँक लि्मिटेड, नागपूर शाखा,		
19-03-2025	46, तळ मजला, आमेना पटेल मंजिल, सेवासदन चौक, सेन्ट्रल अव्हेन्यू रोड, नागपुर- 440018.		
	फो.क्र.0712-2720033, मोबा.क्र. 9371094699.		

निविदा-नि-लिलाव विक्रीच्या अटी व शर्ती: 1) इच्छुक बोलीदारांनी लिलावासाठी स्वतः हज गहुन पत्यक्ष सहभाग घ्यावा आणि तो/ती स्वतःसाठी बोली लावत असल्याचे लेखी घोषणापत्र पस्त करावे. 2) इच्छक बोलीदार व्यवस्थापक, सिटी युनियन बँक लिमिटेड, नागपुर शाखा, 46, तळ मजला, आमेना पटेल मंजिल, सेवासदन चौक, सेन्ट्रल अव्हेन्यू रोड, नागपूर- 440018 यांचेकडून निविदा प्रपत्रे प्राप्त करू शकतात. 3) इच्छुक बोलीदारांनी आपल्या बोली प्राधिकृत अधिकारी, सिटी युनियन बँक लिमिटेड यांना संबोधित केलेल्या मोहरबंद लिफापयामधील निविद प्रपत्रासह ''**सिटी युनियन बँक लिमिटेड**'' यांचे नावे काढलेल्या आरक्षित मूल्याच्या **10%** एव**द्** रुपर्यंत्र प्रतिद्धं कुर्यंत्रम् वस्त्र गामिन्द्रः नाम् नाम्य कार्यः । जारविका पूर्वास्त्रा प्रतिद्धार प्रस्ति रक्तमेच्या पे ऑर्डेश्रिडमांड ड्राफ्टसह वर नमूद निविदा-नि-लिलाव विक्रीच्या दिनांकास दु. 12.00 वाजेपर्यंत प्रस्तुत कराव्यात. 4) मालमत्तेची पाहणी व इतर तपशीलासाठी इच्छुक बोलीदारांनी 0712-**2720033, मोबा. क्र. 9371094699** या क्रमांकावर संपर्क साधावा. 5) सदर मालमत्तांची विर्क्र 'जुशी आहे जेथे आहे'' व ''जुशी आहे जे काही आहे'' तत्त्वावर करण्यात येत आहे. 6) सद मोहरबंद निविदा वर नमूद निविदा-नि-लिलाव विक्रीच्या दिनांकास दु. 1.00 वाजता इच्छुक बोलीदारांच्या उपस्थितीत उघडण्यात येतील. सामान्यपणे, विक्री ही बंद निविदांद्वारे करण्यात येणार असल तरीही प्राधिकृत अधिकारी सदर बंद निविदा प्रक्रियेद्वारे प्राप्त होणाऱ्या बोलींपेक्षा उच्च बोली लावण्याच इच्छा असणाऱ्या बोलीदारांदरम्यान खुला लिलाव करू शकतात आणि असे केल्यास अशा परिस्थिती सर्वोच्च बोली बोलणाऱ्यास विक्री करण्यात येईल. परंतु विक्रीची निश्चिती ही **सिटी युनियन बँक लिमिटेड**च्या मंजुरीवर निर्भर असेल. **7)** यशस्वी बोलीदारास विक्री पूर्ण झाल्यावर लगेच विक्री किमतीच्या **25% रक्कम (बयाणा रक्कम समाविष्ट करून)** भरावी लागेल व उर्वरित **75%** रक्कम विक्रीची निश्चिती होण्याच्या दिनांकापासून **15 दिवसांचे आत** भरावी लागेल. तसे न केल्यास जम केलेली 25% रक्कम जप्त करण्यात येईल. 8) आखुन दिलेल्या कालमर्यादेच्या आत संपूर्ण विक्री रक्कम प्राप्त झाल्यानंतरच प्राधिकृत अधिकारी यशस्वी खरेदीदाराचे नावे विक्री प्रमाणपत्र देतील. 9) कायद्या . आवश्यक असलेला मुद्रांक शुल्क, नोंदणी शुल्क, जाण्या-येण्याचा खर्च इ. सर्व खर्च खरेदीदारास कराव लागेल. 10) शासन, शासनाचे उपक्रम व स्थानिक संस्थांची वैधानिक देणी असल्यास (कायदेशी घरपट्टी, वीज देयक व इतर थकबाकी), टीडीएस, जीएसटी इ. चा भरणा करण्याची जबाबदारी यशर्स्व बोलीदाराची असेल. 11) कुठलेही कारण न देता बोली स्वीकारण्याचा किंवा फेटाळण्याचा तसेच विक्री पुढे ढकलण्याचा किंवा रद्द करण्याचा अधिकार प्राधिकृत अधिकाऱ्यांना असेल.

थानः कुंभकोणम्, दिनांकः 26-02-2025 **नोंद.कार्यालयः** 149, टी.एस.आर. (बिग) स्ट्रीट, कुंभकोणम, तंजावूर जिल्हा, तामिळनाडू-612001

CIN: L65110TN1904PLC001287,

टेलीफोनः 0435-2402322. फॅक्सः 0435-2431746, वेबसाईटः www.cityunionbank.com



पेगासस ॲसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लि<u>मिटेड</u> 55-56,5 वा मजला फ्री प्रेस हाऊस नरिमन पॉइंट, मुंबई -400021 दूरध्वनी: -022-61884700

ईमेलः २८२@pegasus-arc.com युआरएलः www.pegasus-arc.con

ई-लिलावाद्वारे विक्रीकरिता जाहीर सूचना सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) नियम, 2002 च्या नियम 8 आणि 9 सहवाचता सिक्युरिटीझेशन ॲण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेट्स ॲण्ड इनफोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, 2002

अंतर्गत स्थावर मालमत्तेची विकी ार्वसाधारणपणे जनतेला आणि विशेषतः खाली नमूद केलेल्या कर्जदाराला, सह-कर्जदाराला, गहाण ठेवणारयांना आणि नामीनदाराला सूचना देण्यात येत आहे की, खाली वर्णन केलेली सुरक्षित मालमत्ता ही सुरक्षित धनकोकडे गहा ठेवलेली/ आकारलेली स्थावर मालमत्ता आहे, **पेगासस ॲसेट्स रिकन्स्ट्रव्शन प्रायव्हेट लिमिटेड, पेगासस ग्रु**प नाइन टस्ट 3 (पेगासस) यांच्या विश्वस्त म्हणून काम करत आहे. देना बँक लिमिटेड आता बँक ऑफ बडोटा "**बीओबी बँक**") याद्रारे 12.03.2019 राजीच्या असाइनमेंट करारानसार, खालील कर्जदाराची कर्जे आणि . अंतर्निहित सिक्यरिटीज व्याज दिले गेले आहेत. सरफेसी कायदा. 2002 च्या तरतदीनसार. सरफेसी कायदा आणि त्याअंतर्गत नियमांच्या तरतुर्दीनुसार, "जसे आहे तिथे आहे", "जसे आहे जे आहे" आणि "जे काही आहे ते आहे' या आधारवर, दि. 18.03.2025 रोजी त्यांच्या सर्व ज्ञात आणि अज्ञात देयकेसह विक्री करण्यात येत आहेत. पेगाससच्या अधिकत अधिकारयाने दि. 27.11.2024 रोजी सरफेसी कायदा आणि त्याअंतर्गत नियमांच्या तरतर्दीनर

खाली वर्णन केलेल्या सुरक्षित मालमत्तेचा ताबा घेतला आहे.

	ाललावाच तपशाल पुढालप्रमाण आहत.
कर्जदार, सहकर्जदार आणि	1. मोनार्क मल्टीलेयर्स प्रा. लि
गहाण ठेवणारे यांचे नावः	2. श्री.आनंद मुरलीधर राठी
	3. श्री.मुरलीधर मदनलाल राठी
	4. श्रीमती पुष्पा मुरलीधर राठी
	5. श्रीमती अपेक्षा आनंद राठी
	6. श्री.संतोष चंपालाल राहटी
थकबाकी ज्यासाठी सुरक्षित	रु. 10,00,00,000.78 (रुपये दहा कोटी आणि अठ्ठ्याहत्तर पैसे फक्त)
मालमत्ता विकली जात	24/10/2016 रोजीपर्यंत व्याजासह दि. 25/10/2016 रोजीपासून वसुली
आहे:	तारखेपर्यंत लागू असलेले अतिरिक्त व्याज हे सरफेसी कायद्याच्या कलम 13 (
	अंतर्गत सूचनेनुसार देय आणि देय असलेली एकूण स्क्रम आहे.
	रु. 13,31,19,111.41/- (रुपये तेरा कोटी एकतीस लाख एकोणीस हजार एव
	अकरा आणि एकेचाळीस पैसे फक्त) दि. 08.01.2025 रोजीनुसार करारानु
	व्याज आणि देयक आणि वसुलीच्या तारखेपर्यंतचे खर्च, शुल्क आणि खर्च.
विकली जात असलेली	मालकीची आणि गहाण ठेवलेली मालमत्ता:- श्री. मुरलीधर एम. राठी

स्थावर मालमत्ता म्हणून सरक्षित मालमत्तेची माहिती

इसारा ठेव अनामत

(ईएमडी):

देणी आणि मृल्याविरुद्ध दावे, जर असतील तर,

लॉट क्र. 1:-अ) प्लॉट क्र. 43, मोजमापे 139.35 चौ. मीटर (1500 चौ. फट) खसरा क्र 135, पी.एच. क्र. 46, मौजा- वानाडोगरी, ग्रामपंचायत - वानाडोगरी, ताः हिंगणा जिल्हा नागपूर यांचे ते सर्व तुकडे आणि पार्सल; श्री. मुरलीधर राठी यांच्या नावाने उभा आहे. सीमा खालीलप्रमाणे: पूर्व - प्लॉट क्रमांक 32; पश्चिम- रस्ता; उत्तर - प्लॉट

कमांक 42: **दक्षिण-** अ क 134 लॉट क्रमांक 2 आणि 3:-

ब) प्लॉट क्र. 85, मोजमापे 116. चौ. मीटर (1250 चौ. फूट) आणि प्लॉट क्र 87 मोजमापे क्षेत्रफळ 112 चौ. मीटर (1200 चौ. फूट) खसरा क्र. 135, पी.एच. क्र. 46, मौजा- वानाडोगरी, तहः हिंगणा, जिल्हा नागपूर श्री. मुस्लीधर एम. राठी यांच्या नावाने संबंधित **खालीलप्रमाणे सीमाबद्धः** प्लॉट क्रमांक 85 : **पूर्व -** रस्ता; पश्चिम · प्लॉट क्र. 86: **उत्तर -** स्स्ता: **दक्षिण -** प्लॉट क्र.87

प्लॉट क्रमांक 87: पूर्व - रस्ता; पश्चिम - रस्ता; उत्तर - प्लॉट क्र. 85, 86; दक्षिण

प्लॉट क्र. 88 सीईआरएसएआय आयडी

सुरक्षा आयडी - 400008490227 मालमत्ता आयडी - 200008477681

लॉट क्रमांक 2 आणि 3: सुरक्षा आयडी - 400008482291 मालमत्ता आयडी - 200008469792

आरक्षित किंमत ज्याच्य खाली सरक्षित मालमत्ता रु. 17.55.000/- (रुपये सतरा लाख पंचावन्न हजार फक्त)

विकली जाणार नाही (रु. लॉट क्रमांक 2: रु. 26,46,000/- (रुपये सव्वीस लाख सेहेचाळीस हजार फक्त)

> लॉट क्रमांक 1: रु. 1,75,500/- (रुपये एक लाख पंच्याहत्तर हजार पाचशे फक्त) लॉट क्रमांक 2: रु. 2,64,600/- (रुपये दोन लाख चौसष्ट हजार सहाशे फक्त)

मालमत्तेविरुद्ध आणि सुरक्षित धनकोला ज्ञात असलेल्या दतर कोणत्याई

सादर केले आहेत. 05.03.2025 सकाळी 10.00 वा. ते 11.00 वाजेपर्यंत मालमत्तेची तपासणीः श्री सिद्धेश पवार - 9029687504, सुश्री हिना विचारे - 9004103652 संपर्क व्यक्ती आणि फोन नंबरः श्री. गौतम भालेराव - 8999569572

बोली सादर करण्याची दि. 17.03.2025 ते दुपारी 4.00 वा. पर्यंत अंतिम तारीखः वेबसाइट (https://sarfaesi.auctiontiger.net) द्वारे ई-आणि ठिकाणः लिलाव/बोली दि. 18.03.2025 सकाळी 11.00 ते 12.00 वाजेपर्यंत

कर्जदार/सह-कर्जदार/गहाण ठेवणारे/जामीनदारांना पंधरा (15) दिवसांची सूचना देखील आहे. विक्रीच्या तपशीलवार अटी आणि शर्तीसाठी, कृपया कोणतीही बोली सादर करण्यापूर्वी सुरक्षित धनकोची वेबसा न्हणजेच http://www.pegasus-arc.com/assets-to-auction.html किंवा https://sar faesi.auctiontiger.net वेबसाइट पहा किंवा सेवा प्रदात्या ई-प्रोक्योरमेंट टेक्नॉलॉजीज लिमिटे

नदर हे प्रकाशन सिक्युरिटी इंटरेस्ट (अंमलबजावणी) नियम, 2002 च्या नियम 8 आणि 9

यांच्याशी लिलाव टायगर बिडर सपोर्ट नंबर: +91 9265562821 आणि 9374519754, ईमेल vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, श्री. रामप्रसा मोबाईल नंबरः +91 8000023297, ईमेलः support@auctiontiger.net यावर संपर्क साधा. अधिकृत अधिकारी

दिनांक: 28/02/2025

पेगासस ॲसेटस रिकन्स्टक्शन पायव्हेट लिमिटेड (पेगासस ग्रुप नाइन ट्रस्ट 3 चे विश्वस्त)

मुथूट होमफिन (इंडिया) लि. (Pd) Muthoot Homefin कॉपोरेट कार्यालयः युनिट क्र. 19-एनई, 19 वा मजला, रुबी, सेनापती वापट मार्ग, रुपारेल कॉलेजजवळ, दादर (पश्चिम), मुंबई, महाराष्ट्र- 400 028

ताबा सूचना (सिक्य्रिटी इंटरेस्ट अंमलबजावणी नियम, 2002 च्या नियम 8(1) सहवाचता परिशिष्ट 4 यानुसार

न्याअर्थी, निम्नस्वाक्षरीकार हे मुथूट होमफिन (इंडिया) लिमिटेड (एमएचआयएल) यांचा अधिकृत अधिकारी आहे, यांनी सिक्यस्टिवेझेशन ॲण्ड रिकन्स्टक्शन ऑफ क्रायनान्शिअल ॲसेट्स ॲण्ड इनफोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट,2002 अंतर्गत आणि सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियम 2002 च्या नियम 3 सहवाचता कल 13(२) अंतर्गत दिलेल्या अधिकारांचा वापर करून सचनेत नमद केलेली रक्कम सदर सचना मिळाल्याच्या तारखेपासन ६० दिवसांच्या आत परत करण्यासादी कंपनीच्या अधिकत अधिकारयाने खाली नमद केलेल्या कर्जदाराला/जामीनदाराला मागणी सचना जारी केली. कर्जदाराने रक्कम परतफेड करण्यात अयशस्वी झाल्यास. कर्जदार/सह-कर्जदार/जामीनदा आणि सर्वसाधारण जनतेला सचना देण्यात येत आहे की. निम्नस्वाक्षरीकाराने वरील निर्देशित कायद्याच्या कलम 13(4) आणि नियम 8 अंतर्गत त्याला दिलेल्या अधिकारांच वापर करून येथे वर्णन केलेल्या मालमत्तेचा ताबा घेतला आहे. विशेषतः कर्जदाराला आणि सर्वसाधारणपणे जनतेला याद्वारे मालमत्तेचा व्यवहार न करण्याची खबरदारी देण्यात आली आहे आणि मालमत्तेचा कोणताही व्यवहार हा येथे नमुद केल्याप्रमाणे त्यावरील व्याजासह रक्कम यासाठी मृथुट होमफिन (इंडिया) लिमिटेड यांच्या शुल्काच्या विषयाधीन असेल. सुरक्षित मालमत्तेची पुर्तता करण्यासाठी उपलब्ध वेळेच्या संदर्भात, कायद्याच्या कलम 13 च्या उपकलम (8) च्या तरतुर्दीकडे कर्जदाराचे लक्ष वेधले जात आहे.

	3		,	
अ.	कर्जदाराचे/सह-कर्जदाराचे	सुरक्षित मालमत्तेचा संक्षिप्त तपशील	मागणी सूचनेची तारीख आणि	ताबा घेतल्याची
क्र.	नाव/कर्ज खाते क्र./शाखा		एकूण थकबाकी (रु.)	तारीख
1	अशोक मधुकर काटे/	प्लॉट क्र. 1, पूर्व, मौजा क्र. 143 चा भाग, फील्ड सर्व्हे क्र. जुना	30-सप्टेंबर-2021/ रु.	25-02-2025
ı	कांताबाई मधुकर काटे/	31/5 आणि नवीन 50/1, मौजा सिंदी मेघे, वर्धा पिन- 442001	5,67,968/- (रुपये पाच लाख	
l	010-01001000 / नागपूर		सदुसष्ठ हजार नऊशे अडुसष्ठ फक्त.)	
ਗਸੀ	प्रवः २९ फेलवारी २०२६		ਜ਼ਰੀ/_ 3	मधिकत अधिकामे

मथट होमफिन (इंडिया) लिमिटेड ठिकाण: वर्धा मोतीलाल ओस्वाल होम फायनान्स लिमिटेड CIN क्रमंक: U65923MH2013PLC248741) कॉपॉंट कार्यालय: मोतीलाल ओस्वाल टॉवर, रहिमतु: त्वानी मार्ग, परळ एसटी डेपोसमोर, प्रभादेवी, मुंबई-400 025. **ईमेल:** hfquery@motilaloswal.com motilal al

ई-लिलाव नि विक्रीसाठी जाहीर सूचना क्यूरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8 व 9 च्या तरतुरिसाह वाचणवात वेणाऱ्या सिक्युरीटायझेणन अँड किक्स्ट्रक्शन ऑफ वर्मित्यअल अंसेट्स अँड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट अंस्ट, 2002 अंतर्गत अचल महांच्या विक्रीसाढी 30 विवसांची इं-लिलाव विक्री सूचना. इंट कर्जवार/जामीनदार/गहाणकार आणि आम जनतेस सूचित करणवात येते की मोतीलाल ऑस्वाल होम फायनास्त्र लिमिटेड (पूर्वीची अस्पायर होम विकास कॉर्पियान लिमिटेड) कडे तारण असलेल्या खालील वर्णनाच्या मालमरोची सिक्युटिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8 9 सह वाचण्यात येणाऱ्या सफेसी अधिनयमातील तरतुरीच्या अनुषंगाने खाली दिल्यानुसार थकवाकी आणि पुढील व्याज, शुल्के व खर्च इ. च्या युलीसाठी 'जायित अर्थी आहे', 'जायुरी आहे के कहाडि आहे' आणि 'तेथे जे काही आहे', 'तत्वावर motilaloswalhf.com या समाईट्या माध्यमातृत खाली विलेल्या तपशिलानुसार विक्री करण्यात येईल.

ई-लिलाव दिनांक व वेळ: 07-04-2025 रोजी स. 11.00 ते सायं 02:00 वाजेपर्यंत (प्रत्येकी 5 मिनिटांच्या अमर्याद कालविस्तारांसह)										
कर्जदार / जामीनदार / कर्ज खाते	मागणी सूचना दिनांक व रक्कम	अचल मालमत्तेचे वर्णन	आरक्षित किंमत, बयाणा रक्कम/बयाणा रक्कम जमा करण्याचा शेवटचा दिनांक							
कर्ज खाते क्र.: LXMOBHANDA5523- 240718571 शाखाः भंडाग कर्जवारः लिकेश दिलीप हिंगणे सह-कर्जवारः पूजा लिकेश हिंगणे जामीनदारः	रु. 2131731/- (रुपये एकवीस लक्ष एकतीस हजार	सदिनिका क्र. 003, तळ मजला, व्यंकटेश रेसिडेंसी, विग-बी, प्लॉट क्र. 22,23,24,31,32,33, गट क्र. 164/1/18, टी.एस.क्र. 12, मौजा खोकलां, तह. आणि जिल्हा भंडाय, 0 0, व्यंकटेश रेसिडेंसी, 441904, भंडाय, महायष्ट्र	(रुपये सोळा लक्ष फक्त) बयाणा रक्कमः रु. 160000/- (रुपये एक लक्ष साठ हजार फक्त) बयाणा रक्कम जमा करण्याचा शेवटचा							

है-लिलावाच्या अटी व शर्ती: सदर लिलाव हा बोली दस्तावेजामधील अटी व शर्तीनुसार आणि तेथे दिलेल्या प्रक्रियेनुसार गबिण्यात येईल. बोलीविषयब माहिती व साहाय्य, ई-लिलावात काढण्यात आलेल्या अनामत मलेचे तपशील आणि ऑनलाईन सादर कगवयाच्या बोली प्रपत्रासाठी बोलीदार आमच्या ई-लिलाव सेवा पुरवजदार में. अर्का ईमार्ट प्रायच्हेट लिमिटेड यांच्या वेव पोटेलला https://www.auctionbazaar.com/ येथे भेट देऊ शकतात इन्कुक बोलीदार त्याच पोटेलवरील लिलावाच्या अटी व शर्ती आणि प्रक्रिया पाहू शकतात आणि भूषण मोर्रेश्वर पवार 865.7956040 आणि रिजवा-शेख 9372735331 यांचेशी संपर्क साधू शकतात, तपशील वर नमूद वेव पोटेलवर उपलब्ध आहे आणि ते केंद्रीयकृत हेल्प डेस्कशी +91 83705 69696,ई-मेल आयडी: contact@auctionbazaar.com येथे भेट देऊ शकतात. स्वा/- प्राधिकृत अधिकारी मोतीलाल ओस्वाल होम फायनान्स लिमिटेड थानः महाराष्ट (पर्वीची अस्पायर होम फायनान्स कॉर्पोरेशन लिमिटेड

ल्यास इंग्रजी मजकर गाह्य धरण्यात येईल

HOME FINANCE LTD. **†** MANAPPURAM

मनप्पुरम होम फायनान्स लिमिटेड पूर्वीची मनप्पुरम होम फायनान्स प्रा. लि.

ČIN: U65923K12010PLC039179 युनिट क्र. 301 ते 315, तिसरा मजला, ए विंग, कनिकया वॉल स्ट्रीट, अंधेरी-कुर्ला रोड, अंधेरी पूर्व, मुंबई 400093 संपर्क क्र. 022-68194000 / 022-66211000

ताबा सूचना (अचल मालमत्तेसाठी)

त्याअर्थी, निम्नस्वाक्षरीकार हे **मनप्पुरम होम फायनान्स लि. (''महोफिन'')** चे प्राधिकृत अधिकारी असून त्यांनी सिक्युरीटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शिअल ॲसेट्स अँड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट *[ॲक्ट], 2002 (2002 चा 54) अंतर्गत ऑण सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स. 2002 मधील नियम 9 सह वाचण्यात येणाऱ्या अनच्छेद 13(12) अंतर्गत बहाल करण्यात आलेल्या अधिकारांचा वापर करीत एक **मागणी सचन** गठवली ज्यात कर्जदार व सह-कर्जदारांना सदर सूचनेत नमूद रक्कम आणि तीवरील व्याजाचा सदर सूचना प्राप्त होण्याच्या दिनांकापासून 60 दिवसांचे आत भरणा करण्याचे आवाहन करण्यात आले होते. कर्जदार सदर रकमेचा भरणा करू न शकल्याने याद्वारे कर्जदार व सर्व लोकांना सचित करण्यात येते की सदर नेयमांमधील नियम 9 सह वाचण्यात येणाऱ्या सदर *[अधिनियमा]तील अनुच्छेद 13(4) अंतर्गत बहाल करण्यात आलेल्या अधिकारांचा वापर करीत खाली वर्णन केलेल्या मालमत्तेचा **सांकेतिक ताबा** घेतलेला आहे. कर्जदार व सर्व लोकांना याद्वारे सावधिगरीची सचना देण्यात येते की त्यांनी सदर मालमत्तेच्या संदर्भात कोणताही व्यवहार करू नये आणि असा कोणताही व्यवहार केल्यास तो **मनप्परम होम फायनान्म लिमिटेड** च्या प्रत्येक संबंधित मालमत्तेसाठी खाली नमद केल्यानसार भाराधीन असेल

अ.	कर्जदार व सह-कर्जदाराचे नाव		मागणी सूचना पाठविण्याचा	ताबा दिनांक			
क्र.	/ कर्ज खाते क्रमांक	करण्यात आले आहे तिचे वर्णन	दिनांक आणि थकबाकी रक्कम				
	आशाताई स्मेश उपाध्ये, स्मेश विञ्ठलयन उपाध्ये / MHL00060028027 / नागपूर	मौजा देवीनगर लोहारा, नवा मालमत्ता क्र. 1083, वॉर्ड क्र. 1, सिटी सर्वे क्र. 24/1, झोन क्र. 3, अमरावती रोड, एकूण क्षेत्रफळ सुमारे 680 चौ.फू. (म्हणजे 63.19 चौ.मी.) सोबत तेथील आरसीसी बांधकाम, नगरपरिषद यवतमाळ च्या अधिकार-क्षेत्रात, तह. व जि. यवतमाळ, पो.ऑ. लोहारा, बी.ओ. यवतमाळ, महाराष्ट्र, पिन - 445001. पूर्वेस - रस्ता, पश्चिमेस - निमकर यांचे घर, दिक्षणेस - राजत यांचे घर, दिक्षणेस - राजत यांचे घर, उत्तरेस - वाकुलकर यांचे घर,	09-12-2024 आणि रु. 326370/-	24-02-2025			
दिन	दिनांकः 28-02-2025 स्वा/- प्राधिकृत						

स्थानः महाराष्ट्र

नगर परिषद, गडचांदूर

ता. कोरपना, जिल्हा- चंद्रपूर (442908) ई-मेल आयडी: cogadchandur@gmail.com

प्रकरण क्र. 01/ नरवि / गुंठेवा/119/2025

कार्यालय संपर्कः 07173-46840

मनप्परम होम फायनान्स लि

दिनांक २७/2/2025

जाहीर सुचना

या द्वारे सर्व इच्छुक निविदाधारकास कळविण्यात येते कि, गडचांदूर नगर परिषदेचे हद्दीत महाराष्ट्र गंठेवारी विकास (नियमाधीन करणे. श्रेणी वाढ व नियंत्रण) अधिनियम 2001 (सधारणा 2021) अंतर्गत अनिधकृत भूखंड नियमाकुल करण्यासाठीचे सविस्तर प्रस्ताव तयार करण्यासाठी एजन्सी नेमणुक करावयाँची असून इच्छुक निविदा धारकाने online ई-निविदा mahatender.gov.in या वेबसाईटवर दर सादर करावयाचे आहे.

कामाचा तपशील खालील प्रमाणे

अ.क्र	कामाचे नाव	अनामत खकम	प्रपत्र किमत
	गडचांदूर नगर परिषद हद्दीतील महाराष्ट्र गुंठेवारी विकास (नियमाधीन करणे, श्रेणी वाढ व नियंत्रण) अधिनियम 2001 (सुधारणा 2021) अंतर्गत अनधिकृत भूखंडाचे नियमितीकरणाचे प्रस्ताव तयार करणेकरिता वास्तुविशारद नेमणूक करणे.	5000	1000
निविद	इ. तपशील		

online निविदा विक्री व स्विकृती दिनांक 28/2/2025 रोजी सकाळी 9.00 वाजेपासून ते 8/3/2025 रोजीचे सायंकाळी 5.00 वाजेपर्यत दिनांक 10/3/2025 रोजी दुपारी 12 वाजता शक्य असल्यास online निविदा उघडणे

> (येमाजी धुमाळ) मुख्याधिकारी तथा नियोजन प्राधिकारी नगर परिषद गडचांदुर

नगरपंचायत बिडगाव तरोडी (खु) पांदुर्णा, ता. कामठी, जि नागपूर

याद्वारे सचित करण्यात येते की. खालील मालमत्ता धारकांनी/ अर्जदारांनी या कार्यालयात मालमत्ता रेकोर्डवरून नावात फेरफार करणेकिरः विक्रीपत्रानुसार / दस्ताऐवजानुसार अर्ज सादर केलेला आहे. नगरपंचायत अंतर्गत करण्यात येत असलेल्या खालील फेरफारवर काही आक्षेप किंवा हरकत घ्यावयाच्या असतील त्यांनी प्रसिद्धी दिनांकापासुन 7 दिवसाचे आत आपल्या हरकती मूळ दस्ताऐवजासह लेखी स्वरुपात नगरपंचायत बिडगाव तरोडी(ख़ु) पांढुर्णा कार्यालयात सादर कराव्यात. मुदतीनंतर येणारे आक्षेप /अर्जाचा विचार करण्यात येणार नाही, यांची नोंद घ्यावी.

विक्रीपत्र / आममुखत्यार पत्र / विशेष मुखत्यार पत्र फेरफार बाबत जाहीरनामा

		3/ "3 "		3,				
अ.	एरिया	मालमत्ता	प्लॉट	सोसायटीच नाव व ख.क्र.	रेकॉर्डवरून खारीज	रेकॉर्डला दाखल	सादर केलेले	
क्रं		क्रं.	क्रं.		करावयाचे नाव	करावयाचे नाव	दस्ताऐवज	(चौ.फुट)
1	बिडगाव	5467	52	प्रवीण रामभाऊ ठोंबरे	1) पुरुषोत्तम नारायण शर्मा	संजय छबीलाल वर्मा	विक्रीपत्र	750
					2) बिपीन नारायण शर्मा			
2	बिडगाव	7319	17	1) रंजीतलाल शालीकराम गौतम	1) छाया संतोषजी बेनिबागाडे	आयुष गुलाबराव बावीस्कर	विक्रीपत्र	1250
2				2) डालीराम उदयलाल शरणागत	2) मनोज संतोषजी बेनिबागडे	ļ		
	'	·			3) सचिन संतोषजी बेनिबागडे			
Ц					4) दामिनी हुकुमचंद कनोजे			
3	बिडगाव	420.1	100	1) रंजीतलाल शालीकराम गौतम	दिपक रामचंद्रजी बहेकार	उरकुड माणिकराव हनवते	विक्रीपत्र	800
		4384	183	2) डालीराम उदयलाल शरणागत				
4	तरोडी खुर्द	9648	225	राजु मुरलीधर चिंचाळकर	नंदलाल राजीराम खोब्रागडे	राहुल लखनदास खोब्रागडे	विक्रीपत्र	1267
5	तरोडी खुर्द	5767	82	बळीराम दौलत भुते	राजु मोहनसिंग कोईराला	हरीश भिकुलाल धृव	विक्रीपत्र	1000
6	बिडगाव	8389	57	पवनसिंग सरजुसिह राजपुत	राहुल अयोध्याप्रसाद शाहू	राहुल अयोध्याप्रसाद गुप्ता	विक्रीपत्र	1200
7	बिडगाव		8 व 9	मंसाराम महादेव पडोळे	चित्राबाई बाळकृष्ण वासनिक	सरोज आनंद खटटर	विक्रीपत्र	1200
8	त्रोडी खुर्द	7404	15	श्रीराम नारायण तिडके	गजेंद्र रामदास वाटमोडे	नोमिता अनिल बान्ते	विक्रीपत्र	1500
9	बिडगाव	9938	3	उदाराम फागोजी शेंदरे	देवेंद्र वासुदेवराव घरपेंडे	नवाज नाजीम शेख	विक्रीपत्र	2310
10	बिडगाव	12682	5	1) अरुण वल्द कान्हा शेंदरे	सुषमा दिलीपराव भिल	ज्योती ताराचंद पारधी	विक्रीपत्र	1800
				2) दिलीप मोडक् उर्फ मोतीराम भिल				
11	बिडगाव	65	43	दयाराम जागो तलमले	दयाराम जागो तलमले	1) छायाबाई विष्णु तलमले	वारसानपत्र	361
' '			7.5		ļ į	2) दिनेश विष्णु तलमले	NET III// II-	30,
	'				1	3) सिमा कृष्णाजी बरडे		
	'	·			1	4) सुषमा रवि तुप्पट		
						निलिमा जितुजी डोलारे		
12	पांढुर्णा	283	5	प्रेमराज तुळशिराम बडोले	संजीव शिवाजी खंडाईत	संगीता पुरुषोत्तम आकरे	विक्रीपत्र	1275.5
13	बिडगाव	6940	165	रामलाल बिसराम कटरे	जसबीर कौर महेंद्रसिंग घुमण	आशिष गणेश ठाकरे	विक्रीपत्र	915
14	तरोडी खुर्द	6612	79	1) केदारनाथ श्रीराम शर्मा		1) रोहीत अशोक सदावरती	विक्रीपत्र	800
	,	·		2) गिरीष यादवराव साखरकर	राजेन्द्र भंगरुजी झाडे	2) उषा अशोक सदावरती		
	'	·		3) पुष्पाबाई रविन्द्र गायधने	1	ļ		
	'	·		4) पुष्यादेवी मोतीलाल पालीवाल	1			
				5) करणीदास गणपतराव पवार				
15	तरोडी खुर्द	7015	50	निशांत कृष्णराव साखरकर	विलास शंकर चकोले	योगराज सुकराम भोयर	विक्रीपत्र	1200
_						स्वा/- मुख्यार्	- धेकारी	

नगरपंचायत बिडगाव - तरोडी (खु) पांदुर्णा

यात्रा विशेष

यात्रासहल

प्रवासी दूर्स (मुंबई)

युनिटसह... *दार्जिलिंग-

कलकत्तासह... १२ मे (१३

स्वस्त/मस्त किचन

सिक्कीम गंगटोक-

नामची- आसाम-

चेरापुंजी- हावडा-

दिवस.) २३५००/-

*चारधाम- गंगोत्री-

यमुनोत्री- उत्तरकाशी-

केदारनाथ- बद्रीनाथ-

जून (१३ दिवस.)

*9322022096/

दोस्तीटूर * भूतान *

परिक्रमा * नेपाळ-

उत्तरवााहना पारक्रम

काश्मीर * सिक्कीम-

दार्जिलिंग * आसाम-

म्हैसूर- उटी * दुबई.

पूर्वांचल * चारधामयात्रा *

मक्तिनाथसह *

शिमला- मनाली * नर्मदा

9082588511.

२३५००/-

हरिद्वार- ऋषीकेशसह... २७

0070949012-1



विवाहविषयक

मरेज ब्यरो

जागा पाहिजे

इगतपुरी, पुणे -आंबेगाव,

धुळे -साक्री, शिरपूर,

जळगाव-चोपडा,रावेर,

नंदुरबार-शहादा,नंदुरबार

संपर्कः 8356907290 /

8433981185

जुन्नर, अहमदनगर-अकोले,

BUSINESS PREMISES

0050261778-2

सुप्रसिद्ध सौ. कुळकर्णी भाइयाने टेबल स्पेस विवाहसंस्थेत नाव नोंदवा. आवश्यक! पालघर -सर्व जातींची उच्चशिक्षित पालघर,वसई, ठाणे -भिवंडी, स्थळे उपलब्ध. ४२ वर्षांची मुखाड, नाशिक -दिंडोरी, विश्वसनीय परंपरा. लाखो नाशिक,बागलान, येवला, विवाह जुळविण्याचा

9892625606.

जागासंबंधी

GENERAL

अनुभव. 8369692734/

जागाविषयक

खरेदीविक्री, रेन्टवर ०% ब्रोकरेजने, पेईंगगेस्ट, मुंबईत, नवी मुंबई, पालघर, ठाणे, पुण्यात पाँश ऑफिसेस, प्लॉट, शॉप, इंडस्टाईल शेड तसेच

मुंबईबाहेर फार्महाऊस, जमिनीसाठी-9545325129/

8208357748. 0070952928-1 महत्त्वपूर्ण निवेदन

नाहिरतदार कंग्रन्ता. सहयोगी संस्था अथवा व्यक्तींबरेबर व्यवहार केल्यामळे कोणत्याही स्वरूपाचे नकसान वा हानी झाल्यास त्यासाठी

. १थवा संबंधित जाहिरातीतील आशवासाठी द इंडियन एक्स्प्रेस (प्रा.) लिमिटेडला जबाबदार ठरविता वेगार नाही. त्यामुळे वाचकांना आर्म्ह

असा सल्ला देतो की, जाहिरतदारंना कोणतीही सक्कम प्रेषित करण्याण्वी अथवा त्यांच्याबरोबर कोणत्वाही स्वरूपाचे संगतिपत्र कार्यसिद्ध

रप्पापूर्वी अथवा एखाद्या जाहिरतीवर आधारित कोणतीही कृती करप्पापूर्वी त्यांनी आवश्वक ती चौकशी करप्याची खबरदारी घ्यावी.

टायटल क्लिअर, माणगाव शहराच्या हाकेवर

जमीन विकणे आहे

वैयक्तिक कारणास्तव वीस लाख प्रति एकरची जमीन चौदा लाखात दिवेगार बीच लागत अडिचलाख प्रति गुंठ्यात प्लॉट विक्रीस उपलब्ध 9373080511/ 9545325129

हरपत्रमध्ये प्रसिद्ध होणाऱ्या जाहियतीचा मजबून (ॲडक्टर्यहर्जिंग क्वेंसी) स्वीकारण्यपूर्वी काळजी घेतली जात असली तरी त्य भारत्वाची (कन्टेन्ट) पडताळणी करणे राक्त होत नाही. तरी, आएला कुत्तरांग्रमध्ये अक्तवा प्रकारानंगरणे प्रसिद्ध होणाऱ्या जाहितती

9594880123/ 9702251584. 0070915287-14

> जाहिरात छोटी, प्रतिसाद मोठा संपर्क-२७०६९०४, २७०६९०३



Home First Finance Company India Limited

CIN: L65990MH2010PLC240703,

Website: homefirstindia.com Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

परिशिष्ट - IV - A [नियम 8(6) मधील तरतद पाहावी]

अचल मालमत्तांच्या विक्रीसाठी विक्री सुचना

सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8(6) मधील तरतुर्दीसह वाचण्यात येणाऱ्या सिक्युरीटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शिअल ॲसेट्स अँड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, 2002 अचल मत्तांच्या विक्रीसाठी ई-लिलाव विक्री सचना.

याद्वारे स्तंभ (ii) मधील कर्जदार व सह-कर्जदार आणि सर्व लोकांना सूचित करण्यात येते की सुरक्षित धनकोकडे तारण/भारग्रस्त असलेल्या स्तंभ (iii) मध्ये वर्णन करण्यात आलेल्या अचल मालमत्तांचा होम फर्स्ट फायनान्स कंपनी इंडिया लिमिटेड च्या प्राधिकत अधिकाऱ्यांनी खाली नमुद थकबाकी अधिक व्याजाच्या वसलीसाठी प्रत्यक्ष ताबा घेतलेला आहे आणि ज्याअर्थी, थकबाकीची वसली करण्यात असमर्थ ठरल्याने निम्नस्वाक्षरीकारांचा सदर अधिनियमातील अनच्छेद 13(2) अंतर्गत बहाल करण्यात आलेल्या अधिकारांचाँ वापर करीत सदर मालमत्तांची विक्री करून थकबाकीची वसूली करण्याचा विचार असून या मत्तांची खाली नमूद केल्यानुसार ''जशी आहे जेथे आहे'', ''जशी आहे जे काही आहे'' आणि ''तेथे जे काही आहे'' तत्त्वावर विक्री करण्यात येईल. होम फर्स्ट फायनान्स कंपनी इंडिया लिमिटेड यांना स्तंभ (i) नुसार कर्जदार व सह-कर्जदार यांचेकडून घेणे असलेल्या थकबाकी रकमेच्या वसुलीसाठी ''ऑनलाईन'' लिलाव राबविण्यात येईल.

	अ.	कर्जदार व सह-	मालमत्तेचा पत्ता		मागणी सूचनेचा	मागणी सूचनेतील	ताबा दिनांक	बाजार मूल्य	बयाणा रक्कम	लिलावाचा दिनांव	वयाणा रक्कम आ	णे प्राधिकृत
1	क्र.	कर्जदाराचे नाव			दिनांक	रक्कम				व वेळ	दस्तावेज सादर करण	याचा अधिकाऱ्याचा क्रमांक
											शेवटचा दिनांक व	वेळ
Г			ऊस क्र. 12/22, मौजा खैरी, प.ह.क्र. 16, तह		04-03-2024	19,62,519	08-05-2024	12,60,000	1.26.000	15-03-2025	13-03-202	5 9689503304
	-	नाज मोह. इरशाद खैरी,	तारा नगर, सेक्टर III, 128/2, नागपूर, म	हाराष्ट्र, 441302				12,00,000	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(11am-2pm)	(upto 5pm	
ľ		ई-लि	ालाव सेवा पुरवठादार	तपशील, इतर अटी	व शर्तींसाठी ई	-लिलाव वेबसाईट	वयाणा रक्क	म/इतर रक्कम जम	ा करण्यासाठी	खाते क्र. शाखेच	। आयएफएससी कोड	लाभार्थ्याचे नाव
les les	हेल्प संपर्व ई-मे	। लाईन क्र.: 079-350 र्क व्यक्तीः राम शर्मा - 80	ad@auctiontiger.net आणि	http://www.hon https://homefirs			होम फर्स्ट प	36268117 नायनान्स कंपनी क लि., एमआर	इंडिया लिमि	टेंड,	1B0000395	प्राधिकृत अधिकारी, होम फर्स्ट फायनान्स कंपनी इंडिया लिमिटेड

बोली वृद्धी रक्कमः रु. 10,000/-. सदर विक्री निम्नस्वाक्षरीकारांद्वारे (https://homefirst.auctiontiger.net) या वेब पोर्टलवर उपलब्ध करून देण्यात आलेल्या ई-लिलाव मंचाच्या माध्यमातून घेण्यात येईल. पोर्टल साईटवर ऑनलाईन ई-लिलाव बोली प्रपत्र, जाहीरनामा, ऑनलाईन लिलाव विक्रीच्या सामान्य अटी व शर्ती असलेले ई-लिलाव निविदा दस्तावेज उपलब्ध आहे. प्राधिकृत अधिकाऱ्यांच्या माहितीप्रमाणे मालमत्तांवर कोणतेही बोजे नाहीत. परंतु, इच्छुक बोलीदारांनी आपली बोली सादर करण्यापूर्वी लिलावात काढलेल्या मालमत्तेवरील बोजे, मालकी हक्क इ. बाबत तसेच मालमत्तेवर परिणाम करू शकणाऱ्या दावे/अधिकार/थकबाकी इ. बाबत स्वतंत्रपणे चौकशी करावी. सदर ई-लिलाव जाहिरात ही होम फर्स्टचे प्रतिनिधित्व किंवा वचन नसून ते तसे समजण्यात येऊ नये. सदर मालमत्तेची विक्री ही होम फर्स्ट यांना ज्ञात व अज्ञात अशा सद्य व भावी बोज्यांसह करण्यात येत आहे. तिसऱ्या पक्षाक्टू न करण्यात येणाऱ्या दावे/अधिकार/थकबाकी इ. साठी प्राधिकृत अधिकारी/प्रतिभूत धनको जबाबदार असणार नाहीत. सदर विक्री ही सिक्युरीटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शिअल ॲसेट्स अँड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, 2002 अंतर्गत विहित नियम/अटींच्या अधीन राहून करण्यात येईल. <mark>कोणत्याही प्रकारची तफावत आढळल्यास सूचनेची इंग्रजी आवृत्ती अधिकृत मानली जाईल.</mark>

सर्फेसी अधिनियम, 2002 अंतर्गत 15 दिवसांची वैधानिक विक्री सूचना

कर्जदार/जामीनदारांना याद्वारे सूचित करण्यात येते की त्यांनी सदर मागणी सूचनेत नमूद करण्यात आलेल्या रकमेचा ई-लिलावाच्या दिनांकापूर्वी अद्ययावत व्याज आणि इतर शुल्कांसह भरणा करावा, अन्यथा सदर मालमत्तेची विक्री करण्यात येईल आणि काही थकबाकी शिल्लक राहिल्यास ती व्याज व शुल्कासह वसूल करण्यात येईल. दिनांकः 28-02-2025, स्थानः नागपूर स्वा/- प्राधिकृत अधिकारी, होम फर्स्ट फायनान्स कंपनी इंडिया लिमिटेड

ANNEXURE-II

DETAILS OF BIDDER – FILL All IN CAPITAL LETTER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

		l)															
Father's/Husband's	Name																
Postal Address of B	dder(s)																
eMail ID																	
Phone/Cell Number	:																
Bank Account deta	ails to w	hich El	ИD a	mou	ınt t	o be i	etur	ned									
Bank A/c No.																	
IFSC Code No.																	
Branch Name																	
Date of Submission	Bid	/_	_/_			PA	N Nu	mber									
Property Item No.																	
			1														
Whether EMD remit	tted		Yes			No		Date	of R	emitt	ance	_	_/_	/	 	_	
															 		1
(5. 1															1		
Name of Bank																	
Branch Name																	
Branch Name Account No.																	
Branch Name																	
Branch Name Account No. IFSC Code No.																	
Branch Name Account No. IFSC Code No. Bid Amount Quote	ed																
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure	ed																
Branch Name Account No. IFSC Code No. Bid Amount Quote	ed																
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure	ed																
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word																	
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure		mber (DIN)														
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word	tion Nu				ppoi	inted	75 a l	Direct	or								
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word Director Identifica	tion Nu				рроі	inted	75 a l	Direct	or								
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word Director Identifica	tion Nu				ppoi	inted	as a l	Direct	or								

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 <u>DECLARATION BY BIDDER(S)</u>

To,	
Authorized Officer	
Pegasus Assets Reconstruction	on Private Limited

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:	

Terms & Conditions

- 1. The E-auction sale will be online E-auction/Bidding through website (https://sarfaesi.auctiontiger.net) on **18.03.2025** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11.00 am to 12.00 noon.** In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
- 2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
- 3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
- 4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes and rates and outgoing, both existing and future, relating to the Schedule Property.
- 5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
- 6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
- 7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property: Not Known
- 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 (10) 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 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 17.03.2025 till 4.00 PM. Email address: siddhesh@pegasus-arc.com and heena@pegasus-arc.com. In addition 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/guarantor 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:

LOT NO. 1:

Rs. 17,55,000/- (Rupees Seventeen Lakhs Fifty Five Thousand Only)

LOT NO. 2:

Rs. 26,46,000/- (Rupees Twenty Six Lakhs Forty Six Thousand Only)

17. The Earnest Money Deposit of the auction property is as follows: LOT NO. 1:

Rs. 1,75,500/- (Rupees One Lakhs Seventy Five Thousand Five Hundred Only) **LOT NO. 2**:

Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six Hundred Only)

- 18. The last date for submission of the bid is **17.03.2025** before 04:00 PM and the Auction is scheduled on **18.03.2025** from **11.00** am to **12.00** noon. In case the bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically be 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 Nine Trust 3, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 38122642111 Account Name: Pegasus Group Nine Trust 3, Bank Name: State Bank of India., Ground Floor, Dalamal House, Nariman Point, Mumbai -400021, IFSC Code: SBIN0006945.
- 20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of Rs. 1,00,000/- (Rupees One Lakh Only).
- 21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
- 22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
- 23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
- 24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
- 25. In the event of a 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.
 - Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
 - KYC compliance i.e. Proof of Identification and Current Address PAN card, AADHAARcard, 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 & stampedon 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. The sale 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. Gautam Bhalerao 8999569572 and Mr. Siddhesh Pawar 9029687504 and Ms. Heena Vichare- 9004103652.

Special Instructions:

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

Sd/AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Nine Trust 3)

Place: Mumbai Date: 01.03.2025 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	l purpose of co	llecting In	formation l	has been	explained	to me in my	loca
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	Full Name of	Date	Nationality	Address	Type of KYC		Controlling	
No.	Beneficial	of			Documents		ownership	
	owner/controlling	Birth					Interest	
	natural person(s)				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 C	ompany undertakes	that the	facts stated a	bove are true	and corre	ect.		
chang	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 an	nd on behalf of [nam	e of Coi	mpany]					
Signat	ture of the Authorise	d Offici	al:					
(to be	signed by the officia	ıl author	rised to sign t	the Board Re	solution)			
Full name of the authorised official:								
Desig	nation/Position:							
Date:								

ANNEXURE-III DECLARATION BY BIDDER(S)

Date:	/	/

Borrower: Monarch Multilayers Pvt. Ltd

Property Description:

LOT NO. 1:-

a) ALL THAT PIECE AND PARCEL OF Plot No. 43, admeasuring 139.35 Sq. Mtr. (1500 Sq. Ft.) Khasra No. 135, P.H. No. 46, Mouza- Wanadogari, Gram Panchayat – Wanadogari, Tah: Hingna, Dist. Nagpur standing in the name of Mr. Murlidhar Rathi. Bounded as follows:

East - Plot No. 32; West - Road; North - Plot No. 42; South - S. No 134

LOT NO. 2 & 3:-

b) ALL THAT PIECE AND PARCEL OF Plot No. 85, admeasuring 116. Sq. mtr. (1250sq. ft) and Plot No. 87 admeasuring area 112 sq. Mtr (1200 sq. ft.) Khasra No.135, P.H. No. 46, Mouza-Wanadogari, Tah: Hingna, Dist. Nagpur belonging to the name of Mr. Murlidhar M. Rathi Bounded as follows:

Plot No 85: East - Road; West - Plot No. 86; North - Road; South - Plot No. 87

Plot No 87: East - Road; West - Road; North - Plot No. 85, 86; South - Plot No. 88

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 18/03/2025 in the matter of Monarch Multilayers Pvt. Ltd 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: _	
- _ E-Mail ID:	

Affidavit cum Declaration

Property for which bid submitted ("Property"):

LOT NO. 1:-

ALL THAT PIECE AND PARCEL OF Plot No. 43, admeasuring 139.35 Sq. Mtr. (1500 Sq. Ft.) Khasra No. 135, P.H. No. 46, Mouza- Wanadogari, Gram Panchayat – Wanadogari, Tah: Hingna, Dist. Nagpur standing in the name of Mr. Murlidhar Rathi.

Bounded as follows:

East - Plot No. 32; West - Road; North - Plot No. 42; South - S. No 134

LOT NO. 2 & 3:-

and affirm:

ALL THAT PIECE AND PARCEL OF Plot No. 85, admeasuring 116. Sq. mtr. (1250sq. ft) and Plot No. 87 admeasuring area 112 sq. Mtr (1200 sq. ft.) Khasra No.135, P.H. No. 46, Mouza-Wanadogari, Tah: Hingna, Dist. Nagpur belonging to the name of Mr. Murlidhar M. Rathi Bounded as follows:

Plot No 85: East - Road; West - Plot No. 86; North - Road; South - Plot No. 87

Plot No 87: East - Road; West - Road; North - Plot No. 85, 86; South - Plot No. 88

Mortgagor of the Property ("Mortgagor"): Mr. Murlidhar Madanlal Rathi

Multilayers Pvt. Ltd, Mr. Anand	l Murlidhar Rathi, Mr. Murlidhar	Madanlal Rathi,	Mrs. Pushpa
Murlidhar Rathi, Mrs. Apeksha A	Anand Rathi and Shri Santosh Chai	npalal Rahti	
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 PG09T3 ("Pegasus").

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

I/We, ______, _____ R/o _____ do hereby solemnly swear

- 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 lawfor 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 notinclude 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 os ubstitution 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 madeby 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 lawin a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

Explanation ${\bf 5}$ [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 partyof 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 marketregulator 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 Indiaunder 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 by						id for the	above				
	mentioned	property	being	sold	by	way	of	public	e-auction	by	Pegasus	Assets
	Reconstruct	tion Private	e Limite	d actii	ng in	its ca	paci	ity as tru	ıstee of			

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