

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**

55-56, 5th Floor, Free Press House, Nariman Point,  
Mumbai - 400 021. Phone No : 022 - 6188 4700  
Email : [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL : [www.pegasus-arc.com](http://www.pegasus-arc.com)

**PUBLIC NOTICE FOR E-AUCTION SALE**

**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 (1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Director(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 Pegasus Group Thirty Four Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by NGSB Bank vide Assignment Agreement dated **26/03/2019** 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 known and unknown dues on **27/10/2023**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **03/03/2022** under the provisions of the SARFAESI Act and Rules thereunder.

**THE DETAILS OF AUCTION ARE AS FOLLOWS:**

Name of the Borrower(s), Director(s), Mortgagor(s) and Guarantor(s):	a) M/s. ARK Honkon Lasers India Pvt. Ltd. (Borrower/Mortgagor)
	b) Mr. Raghav Shamrao Kulkarni (Director/Guarantor)
	c) Mrs. Aarti Raghav Kulkarni (Director/Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 1,92,09,537.55 (Rupees One Crore Ninety-Two Lakhs Nine Thousand Five Hundred Thirty-Seven and Paise Fifty-Five Only) as on 31/05/2017 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 01/06/2017 till the date of payment and realization.

**Details of Secured Asset being Immovable Property which is being sold**

Mortgaged by: Mr. Raghav Shamrao Kulkarni.

- i) All that piece and parcel of premises being Industrial Unit No. 217 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.
- ii) All that piece and parcel of premises being Industrial Unit No. 218 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.
- iii) All that piece and parcel of premises being Industrial Unit No. 219 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.
- iv) All that piece and parcel of premises being Industrial Unit No. 220 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.

All the above units are situated in the building known as Bhumi World Industrial Park and the said building constructed on Land bearing survey no. 57/2, along with the equal area of village – Pimpalas, Talathi Saja – Vehele, Taluka – Bhiwandi and District – Thane, Registration District Thane and Sub-District of Bhiwandi owned by M/s. ARK Honkon Lasers India Private Limited, the property constructed on all that piece and parcels of immovable properties being larger piece of land admeasuring 4400 Sq. Mtrs. Bearing Survey No. 57/2 along with the equal area of Village – Pimpalas, Talathi Saja – Vehele, Taluka – Bhiwandi and District – Thane, Registration District Thane and Sub-District of Bhiwandi together with proportionate right in the land under the building and with the right to use and avail common areas and facilities and with right of ways and easements and parking made available to the said premises along with share certificate and membership attached to the said premises. **It is bounded as follows: On North:** By Open Space, **On East:** By Open Space, **On West:** By Staircase /Lift/Lobby, **On South:** By Unit No. 216.

CERSAI ID	Unit No. 217	Security Interest ID – 400011162832 Asset ID - 200011140656
	Unit No. 218	Security Interest ID - 400011163083 Asset ID - 200011140907
	Unit No. 219	Security Interest ID - 400011165072 Asset ID - 200011142896
	Unit No. 220	Security Interest ID - 400011165346 Asset ID - 200011143169

RESERVE PRICE BELOW WHICH THE SECURED ASSET WILL NOT BE SOLD (IN RS.):			EARNEST MONEY DEPOSIT (EMD):		
	Unit	Reserve price (Rs - Lakhs)		Unit	E.M.D. (Rs - Lakhs)
Lot 1	Unit No. 217	56.87	Lot 1	Unit No. 217	5.69
Lot 2	Unit No. 218	56.87	Lot 2	Unit No. 218	5.69
Lot 3	Unit No. 219	56.87	Lot 3	Unit No. 219	5.69
Lot 4	Unit No. 220	56.87	Lot 4	Unit No. 220	5.69
	Total	227.48		Total	22.76

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not known
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Inspection of Properties: On 18/10/2023 between 3.00 pm to 5.00 pm.

Contact Person and Phone No:	Contact Persons:- Mr. Paresh Karande (Authorised Officer)-9594313111 Mr. Pratik Rasal-9664657106.
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Last date for submission of Bid: 26/10/2023 till 5:00 pm

Time and Venue of Bid Opening: E-Auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 27/10/2023 from 11.00 am to 1.00 pm.

This publication is also a fifteen (15) days' notice to the aforementioned Borrower, Directors, Mortgagors and Guarantors under Rule 8 & 9 (1) of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider E Procurement Technologies Ltd, Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: [vijay.shetty@auctiontiger.net](mailto:vijay.shetty@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), Mr. Ramprasad Mobile No. +91 800023297, email: [support@auctiontiger.net](mailto:support@auctiontiger.net) before submitting any bid.

Place: Bhiwandi, Thane

Date: 06/10/2023

Authorized Officer

Pegasus Assets Reconstruction Pvt. Ltd.  
(Trustee of Pegasus Group Thirty Four Trust 1)



## PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56, 5th Floor, Free Press House, Nariman Point,  
Mumbai - 400 021, Phone No : 022 - 6188 4700  
Email : [sys@pegasus-ar.com](mailto:sys@pegasus-ar.com) URL : [www.pegasus-ar.com](http://www.pegasus-ar.com)

### PUBLIC NOTICE FOR E-AUCTION SALE


**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 (1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Director(s), Mortgagee(s) and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Four Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by NGSB Bank vide Assignment Agreement dated **26/03/2019** 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 known and unknown debts on **27/10/2023**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **03/03/2022** under the provisions of the SARFAESI Act and Rules thereunder.

#### THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Director(s), Mortgagee(s) and Guarantor(s):	a) M/s. ARK Honkon Lasers India Pvt. Ltd. (Borrower/Mortgagor) b) Mr. Raghav Sharmaa Kulkarni (Director/Guarantor) c) Mrs. Aarti Raghav Kulkarni (Director/Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 1,92,09,537.55 (Rupees One Crore Ninety-Two Lakhs Nine Thousand Five Hundred Thirty-Seven and Paise Fifty-Five Only) as on 31/05/2017 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 01/06/2017 till the date of payment and realization.


**ENCORE ASSET RECONSTRUCTION COMPANY  
PRIVATE LIMITED (ENFORCE ARC)**  
 acting in its capacity as the Trustee of EARC-EOT-001-Trust  
 Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram – 122002, Haryana

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**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.  
 Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to Enforce ARC ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 30-10-2023, for recovery of Rs.11,75,54,285/- (Rupees Eleven Crore Seventy Five Lakh Fifty Four Thousand Two Hundred and Eighty Five only) due to the Secured Creditor as on 02.02.2023 from M/s. Ashirwad Builders (Borrower) proprietorship concern of Mr. Santosh Narayan Thakur (Borrower and Guarantor) with further interest at contractual rate till date of recovery and other applicable costs and charges. The description of secured assets with details of Reserve Price and Earnest Money Deposit are mentioned below:

Description of the immovable property (Secured Assets)				
Sr. No.	Wing	Flat No.	Reserve Price (In Rs.)	Earnest Money Deposit (EMD) (In Rs.)
1	B2	902	21,96,396/- (Rupees Twenty One Lakh Ninety Six Thousand Three Hundred and Ninety Six Only)	2,19,640/- (Two Lakh Nineteen Thousand Six Hundred and Forty Only/-)
2	B2	903	21,84,350/- (Rupees Twenty One Lakh Eighty Four Thousand Three Hundred and Fifty Only)	2,18,435/- (Two Lakh Eighteen Thousand Four Hundred and Thirty Five Only)
3	B2	1001	25,81,869/- (Rupees Twenty Five Lakh Eighty One Thousand Eight Hundred and Sixty Nine Only)	2,58,187/- (Rupees Two Lakh Fifty Eight Thousand One Hundred and Eighty Seven Only)
4	B2	1002	21,96,396/- (Rupees Twenty One Lakh Ninety Six Thousand Three Hundred and Ninety Six Only)	2,19,640/- (Two Lakh Nineteen Thousand Six Hundred and Forty Only)
5	B2	1402	21,96,396/- (Rupees Twenty One Lakh Ninety Six Thousand Three Hundred and Ninety Six Only)	2,19,640/- (Two Lakh Nineteen Thousand Six Hundred and Forty Only)
6	B2	1403	21,84,350/- (Rupees Twenty One Lakh Eighty Four Thousand Three Hundred and Fifty Only)	2,18,435/- (Two Lakh Eighteen Thousand Four Hundred and Thirty Five Only)
7	B2	1601	25,81,869/- (Rupees Twenty Five Lakh Eighty One Thousand Eight Hundred and Sixty Nine Only)	2,58,187/- (Rupees Two Lakh Fifty Eight Thousand One Hundred and Eighty Seven Only)
8	C	103	18,71,152/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only)	1,87,116/- (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only)
9	C	203	18,71,152/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only)	1,87,116/- (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only)
10	C	303	18,71,152/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only)	1,87,116/- (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only)
11	C	403	18,71,152/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only)	1,87,116/- (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only)
12	C	503	18,71,152/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only)	1,87,116/- (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only)
13	C	1203	18,71,152/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only)	1,87,116/- (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only)
14	C	1303	18,71,152/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only)	1,87,116/- (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only)
15	C	1504	18,71,152/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only)	1,87,116/- (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only)
16	C	1702	18,22,968/- (Rupees Eighteen Lakh Twenty two Thousand Nine Hundred and Sixty Eight Only)	1,82,297/- (One Lakh Eighty Two Thousand Two Hundred and Ninety Seven Only)
17	C	1703	18,71,152/- (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only)	1,87,116/- (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only)
<b>Total</b>			<b>3,47,84,956/- (Rupees Three Crore Forty Seven Lakh Eighty Four Thousand Nine Hundred and Fifty Six Only)</b>	<b>34,78,496/- (Rupees Thirty Four Lakh Seventy Eight Thousand Four Hundred and Ninety Six Only)</b>

In case the date of deposit of EMD & Auction date is declared public holiday then the date will be automatically extended to the very next working day. The Borrower and Guarantor may treat this notice as 15 days Sale Notice and are hereby given a last and final opportunity to discharge the liability in full as stated above within 15 days from the date of this notice failing which the assets will be sold as per terms and conditions published in this Sale Notice as well as link provided hereunder.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <http://www.enforcearc.com/> For any clarification/ information, interested parties may contact Mr. Sagur Moley from Enforce ARC on mobile no. +91-9619999386 or email at [sagur.moley@enforcearc.com](mailto:sagur.moley@enforcearc.com) or Mr. Prakash Chaudhary on mobile no. +91-9712266857

**Date:** 06.10.2023
**Place:** Mumbai
**Sd/- Authorised Officer**

**Enforce Asset Reconstruction Company Pvt. Ltd.**



**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
 अक्षय विकासाधीन  
 (A UNIT OF MAHARASHTRA GOVT.)

**Gadkari Chowk Branch :** Opp. Shiv Sena Bhavan, Mumbai-400 028, Maharashtra  
**Tel. No. (022) 2446 138 ; \*Fax No. (022) 2446 9890 ; \*E-mail : bmrpf@mahabank.co.in**  
**\*Head Office :** Lokmanya, 1501, Shivajinagar, Pune-411 005, Maharashtra

**AGAD/SARFAESI/13(2)-2023-24**

**20.09.2023**

**DEMAND NOTICE Under Sec. 13 (2)**

To

1. **Mr. Keshavji Padmashri Gogri**  
 (I) Flat No. 403, Shree Parimal II CTS. No. 311, Daftary Road, Gaushala Lane Malad (E), Mumbai-400 097, Maharashtra, India. (II) 702, 7<sup>th</sup> Floor Vora Ashish, Pandit Solicitor Road, Malad (E), Mumbai-400 097, Maharashtra, India. (III) 4, Solanki Sadan Subhash Lane Daftary Road, Malad (E), Mumbai-400 097, Maharashtra, India.
2. **Mr. Nitin Padmashri Gogri**  
 Flat No. 403, Shree Parimal II, CTS No. 311, Daftary Road, Gaushala Lane Malad (E), Mumbai-400 097, Maharashtra, India.
3. **Mr. Jayendra Padmashri Gogri,**  
 C/203, Satguru Darshan, Liberty Garden Road No. 03, Malad (W), Mumbai-400 064, Maharashtra, India.

कार्यपालक अभियंता का कार्यालय						
ग्रामीण कार्य विभाग, कार्य प्रमण्डल, रॉवी						
ई-निविदा आमंत्रण सूचना						
पत्रांक:-			दिनांक-			
ई-निविदा संख्या:- ०7/2023-24/RWD/RANCHI						
क्रम सं.	आईडीटी फिकेशन संख्या / पैकेज संख्या	कार्य का नाम	प्राक्कलित राशि (रूपये में) अंक में	अक्षर में	कार्य समाप्ति की तिथि / अवधि	टेण्डर कोल नं०
1	RWD/RANCHI/ 17/ STPKG/01/ 2023-24	बरह से कर्मो पुल तक पथ का विशेष मरम्मत कार्य। (ल०-3.100 कि०मी०)  एन०एच०-23 भूतपूर्व सैनिक हॉटेल से करदहन टोली मतला महतो के घर तक पथ का विशेष मरम्मत कार्य। (ल०-1.315 कि०मी०)  एन०एच०-23 बरैडोह से भरनदा तक पथ का विशेष मरम्मत कार्य। (ल०-2.700 कि०मी०)  एन०एच०-75 से चौरैया पथ भाया करकट तक पथ का विशेष मरम्मत कार्य। (ल०-2.750 कि०मी०)  एन०एच०-75 से दुर्गीपुर तक पथ का विशेष मरम्मत कार्य। (ल०-1.200 कि०मी०)  एन०एच०-75 से मतटोटी तक पथ का विशेष मरम्मत कार्य। (ल०-2.500 कि०मी०)  एन०एच०-75 से पाटुक खखराटांड तक पथ का विशेष मरम्मत कार्य। (ल०-1.100 कि०मी०)  मुझमा चौक से बरगड़ी तक पथ का विशेष मरम्मत कार्य। (ल०-1.200 कि०मी०)  बंझिला पंचायत अन्तर्गत बुढाखुखरा से गोरे तक पथ का विशेष मरम्मत कार्य। (ल०-2.100 कि०मी०)  एस०एच० खेलाई पथ चौरैया से तरंगा तक पथ का विशेष मरम्मत कार्य। (ल०-1.100 कि०मी०)	10,25,64,000.00	दस करोड़ पच्चीस लाख बीसठ हजार रूपये मात्र।	9 माह	प्रथम
2	RWD/RANCHI/ 18/ STPKG/02/ 2023-24	हुलसु पथ से गोपालपुर तक पथ का विशेष मरम्मत कार्य। (ल०-1.300 कि०मी०)  डुक से सकनपुर तक पथ का विशेष मरम्मत कार्य। (ल०-4.500 कि०मी०)  ग्राम तपकरा से पी०एम०जी०एस ०वाइ० पथ से मुद्गाबा पी०डब्ल्यू०डी० पथ तक पथ का विशेष मरम्मत कार्य। (ल०-1.020 कि०मी०)  करकिया से कोईसात तक पथ का विशेष मरम्मत कार्य। (ल०-3.750 कि०मी०)  बिरसा चौक से वंकाकरा तक पथ का विशेष मरम्मत कार्य। (ल०-5.680 कि०मी०)  सरसा मेन रोड से साई मॉडेर पी०डब्ल्यू०डी० रोड भाया प्राथमिक विद्यालय सरसा तक पथ का विशेष मरम्मत कार्य। (ल०-0.900 कि०मी०)  बिरामक्रेल से पाण्डू तक पथ का विशेष मरम्मत कार्य। (ल०-3.200 कि०मी०)  जातलोया पी०डब्ल्यू०डी० पथ से सरंगलोया चौक तक पथ का विशेष मरम्मत कार्य। (ल०-4.590 कि०मी०)	11,20,14,800.00	ग्याह्द करोड़ बीस लाख चौदह हजार आठ सौ रूपये मात्र।	9 माह	प्रथम

1. वेबसाईट में निविदा प्रकाशन की तिथि:-11.10.2023

2. ई-निविदा प्राप्ति की अंतिम तिथि एवं समय:-25.10.2023 अपराहन 5.00 बजे तक ।

3. (क) मुख्य अभियंता कार्यालय, ग्रामीण कार्य विभाग, झारखण्ड रॉवी अभियंत्रण भवन, कच्छरी, रॉवी अथवा (ख) जिला नियंत्रण कक्ष, रॉवी भी से किसी भी कार्यालय में निविदा शुल्क एवं अग्रधन की राशि जमा करने की अंतिम तिथि एवं समय:-26.10.2023 अपराहन 3.30 बजे तक ।

4. निविदा शुल्क एवं अग्रधन की राशि स्पीड पोस्ट के माध्यम से भी मुख्य अभियंता कार्यालय, ग्रामीण कार्य विभाग 102 द्वितीय तल्ला, अभियंत्रण भवन, कच्छरी चौक, रॉवी झारखण्ड-834001 को भेजा जा सकता है। यह निविदाकार की जिम्मेवारी होगी कि स्पीड पोस्ट के माध्यम से भेजा जाने वाला निविदा शुल्क एवं अग्रधन की राशि निर्धारित तिथि एवं समय (26.10.2023 अपराहन 3:30 बजे तक) से पूर्व प्राप्त हो जाय। अंतिम तिथि एवं समय से पूर्व प्राप्त निविदा शुल्क एवं अग्रधन की राशि पर ही विचार किया जायेगा।

5. निविदा खोलने की तिथि एवं समय :-27.10.2023 अपराहन 3.30 बजे।

6. निविदा आमंत्रित करने वाले पदाधिकारी का नाम एवं पता:- कार्यपालक अभियंता, ग्रामीण कार्य विभाग, कार्य प्रमण्डल, रॉवी ।

7. ई-निविदा प्रकोष्ठ का दूरभाष सं०- 0651-2360137

8. निविदा शुल्क झारखण्ड राज्य में अवस्थित भारतीय स्टेट बैंक /राष्ट्रीय कैबल बैंक /अनुसूचित बैंक द्वारा निर्गत बैंक ड्राफ्ट के रूप में जो कार्यपालक अभियंता, ग्रामीण कार्य विभाग, कार्य प्रमण्डल, रॉवी के पक्ष में भुगतये होगा जो लौटाया नहीं जायेगा।  
विस्तृत जानकारी के लिए वेबसाइट jharkhandtenders.gov.in में देखा जा सकता है।

कार्यपालक अभियंता

ग्रामीण कार्य विभाग

कार्य प्रमण्डल, रॉवी

PR 308393 REO (23-24).D

Sr. No.	Nature & Amt. Of Credit facility	Security	Date of NPA
[1]	[2]	[3]	[4]
1	Housing Loan 60029552566	<b>Primary Security :-</b> Flat No. 403, Shree Parimal II, F.P. No. 55, B. T. P. S.-I, CTS. No. 311, Daftary Road, Gaushalu Lane Malad (E), Mumbai-400 097, Owned by Mr. Keshavji Padmashji Gogri & Mr. Nitin Padmashji Gogri	17.09.2023
Ledger Balance (As on 19.09.2023) (in ₹)		Unapplied interest upto 19.09.2023 (in ₹)	Total Outstanding as on 19.09.2023 (in ₹)
[6]		[7]	[8]
5,21,592/-		15,477/-	5,37,069/-

3. That in consideration of the Credit Facilities allowed you have executed the following documents in favor of the bank and also charged and created securities in favor of the Bank as above mentioned.

- Request letter for making Credit Facilities dated 29.06.2009.
- Demand Promissory Note dated 29.06.2009.
- Agreement for Housing Loan dated 29.06.2009.
- Guarantee agreement dated 29.06.2009.
- Mortgagor's Declaration for Proposed Equitable Mortgage dated 24.07.2009.
- Memorandum of Record of Title Deeds dated 30.06.2009.
- Mortgagor's Letter of Confirmation of Equitable Mortgage dated 01.07.2009.

**The detail of creation of charge are as under :-**

- Name of executants : i) Mr. Keshavji Padmashji Gogri  
ii) Mr. Nitin Padmashji Gogri

**2) The Nature of Charges :** Equitable Mortgage.

**3) Description of Property Mortgage :** Flat No. 4033, Shree Parimal II, F.P. No. 55, B. T. P. S. I, CTS No. 311, Daftary Rd., Gaushalu Lane, Malad (E), Mumbai-400 097.

4. That you have failed to adhere to the terms & conditions of sanction and made defaults and accordingly your account has been classified by the Bank as NPA on **17.09.2023** in accordance with the prescribed norms issued by Reserve Bank of India. In spite of our repeated demands, you have not paid the outstanding amount in your Account.

5. You have still not repaid the dues of the Bank and hence in exercise of powers conferred on the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) and without Prejudice to the rights of the Bank, The Bank hereby calls upon you to repay in full the amount of **₹ 5,37,069/-** Plus interest w. e. f. **19.09.2023** and charges **within 60 days** from the date of receipt of this notice, failing which, in addition to and without prejudice to the other rights available to the bank, the bank shall be entitled to exercise any / or all of the powers under Sub-Sec. (4) of Sec. 13 of the aforesaid Act in respect of these Securities / Properties enforceable under the Act, in which case you shall also be Liable to further pay all costs, charges and expenses or other incidental charges, which please note.

**The powers available under the Act inter alia include -**

- To take possession of the secured assets, wherein the security interest has been created as above mentioned together with the right to transfer by way of lease, assignment or sale, for realizing the secured asset.
- To take over the management of the business of the borrower including right to transfer by way of lease, assignment or sale and realizing the Security.
- To appoint any person as Manager to manage the secured assets, the possession of which will be taken over by us and the Manager shall manage the secured assets and any transfer of secured assets shall vest in the transferee all rights in or in relation to, the secured assets, as if the transfer had been made by you.
- To write to or issue notice in writing to any person, who has acquired any of the secured assets against which security interest has been created from whom any money is due or may be due to you to pay us the Money.

(1) Please take a note that as per Sec.13 (13) of the Act, after receipt of this notice, you are restrained from disposing off or dealing with the securities without our prior written consent.

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

For **BANK OF MAHARASHTRA**  
sd/-  
Asst. Gen. Manager & Authorised Officer  
Gadkari Chowk Branch

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**

55-56, 5th Floor, Free Press House, Nariman Point,  
Mumbai - 400 021. Phone No : 022 - 6188 4700  
Email : [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL : [www.pegasus-arc.com](http://www.pegasus-arc.com)

**PUBLIC NOTICE FOR E-AUCTION SALE**

**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 (1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Director(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 Pegasus Group Thirty Four Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by NKGSB Bank vide Assignment Agreement dated **26/03/2019** 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 known and unknown dues on **27/10/2023**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **03/03/2022** under the provisions of the SARFAESI Act and Rules thereunder.

**THE DETAILS OF AUCTION ARE AS FOLLOWS:**

<b>Name of the Borrower(s), Director(s), Mortgagor(s) and Guarantor(s):</b>	a) M/s. ARK Honkon Lasers India Pvt. Ltd. (Borrower/Mortgagor) b) Mr. Raghav Shamrao Kulkarni (Director/Guarantor) c) Mrs. Aarti Raghav Kulkarni (Director/Guarantor)
<b>Outstanding Dues for which the secured assets are being sold:</b>	Rs. 1,92,09,537.55 (Rupees One Crore Ninety-Two Lakhs Nine Thousand Five Hundred Thirty-Seven and Paise Fifty-Five Only) as on <b>31/05/2017</b> plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 01/06/2017 till the date of payment and realization.

**Details of Secured Asset being Immovable Property which is being sold**

**Mortgaged by: Mr. Raghav Shamrao Kulkarni.**

- i) All that piece and parcel of premises being Industrial Unit No. 217 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.  
ii) All that piece and parcel of premises being Industrial Unit No. 218 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.  
iii) All that piece and parcel of premises being Industrial Unit No. 219 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.  
iv) All that piece and parcel of premises being Industrial Unit No. 220 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.

All the above units are situated in the building known as Bhumi World Industrial Park and the said building constructed on Land bearing survey no. 57/2, along with the equal area of village – Pimplas, Talathi Saja – Vehele, Taluka – Bhiwandi and District – Thane, Registration District Thane and Sub-District of Bhiwandi owned by M/s. ARK Honkon Lasers India Private Limited, the property constructed on all that piece and parcels of immovable properties being larger piece of land admeasuring 4400 Sq. Mtrs. Bearing Survey No. 57/2 along with the equal area of Village – Pimplas, Talathi Saja – Vehele, Taluka – Bhiwandi and District – Thane, Registration District Thane and Sub-District of Bhiwandi together with proportionate right in the land under the building and with the right to use and avail common areas and facilities and with right of ways and easements and parking made available to the said premises along with share certificate and membership attached to the said premises. **It is bounded as follows: On North:** By Open Space, **On East:** By Open Space, **On West:** By Staircase /Lift/Lobby, **On South:** By Unit No. 216.

<b>CERSAI ID</b>	<b>Unit No. 217</b>	<b>Security Interest ID – 400011162832</b> <b>Asset ID – 200011140656</b>
	<b>Unit No. 218</b>	<b>Security Interest ID – 400011163083</b> <b>Asset ID – 200011140907</b>
	<b>Unit No. 219</b>	<b>Security Interest ID – 400011165072</b> <b>Asset ID – 200011142896</b>
	<b>Unit No. 220</b>	<b>Security Interest ID – 400011165346</b> <b>Asset ID – 200011143169</b>

RESERVE PRICE BELOW WHICH THE SECURED ASSET WILL NOT BE SOLD (IN RS.):			EARNEST MONEY DEPOSIT (EMD):		
	Unit	Reserve price (Rs - Lakhs)		Unit	E.M.D. (Rs - Lakhs)
Lot 1	Unit No. 217	56.87	Lot 1	Unit No. 217	5.69
Lot 2	Unit No. 218	56.87	Lot 2	Unit No. 218	5.69
Lot 3	Unit No. 219	56.87	Lot 3	Unit No. 219	5.69
Lot 4	Unit No. 220	56.87	Lot 4	Unit No. 220	5.69
	<b>Total</b>	<b>227.48</b>		<b>Total</b>	<b>22.76</b>

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not known
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**Inspection of Properties:** On 18/10/2023 between 3.00 pm to 5.00 pm.

**Contact Person and Phone No:** Contact Persons:-  
Mr. Paresh Karande (Authorised Officer)-9594313111  
Mr. Pratik Rasal-9664657106.

**Last date for submission of Bid:** 26/10/2023 till 5:00 pm

**Time and Venue of Bid Opening** E-Auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 27/10/2023 from 11.00 am to 1.00 pm.

This publication is also a fifteen (15) days' notice to the aforementioned Borrower, Directors, Mortgagors and Guarantors under Rule 8 & 9 (1) of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: [vijay.shetty@auctiontiger.net](mailto:vijay.shetty@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), Mr. Ramprasad Mobile No. +91 8000023297, email: [support@auctiontiger.net](mailto:support@auctiontiger.net) before submitting any bid.

**Place:** Bhiwandi, Thane

**Date:** 06/10/2023

**Authorized Officer**

**Pegasus Assets Reconstruction Pvt. Ltd.**  
(Trustee of Pegasus Group Thirty Four Trust 1)

**NOTICE**  
**VIP Industries Limited**  
Registered Address: 5<sup>th</sup> Floor, DGP House, 88-C, Old Prabhadevi Road, Mumbai-400025  
NOTICE is hereby given that the certificate(s) for the undermentioned securities of the Company has been lost/misplaced and the holder of the said securities/application has applied to the Company to issue duplicate certificate(s).  
Any person who has a claim in respect of the said securities should lodge such claim with the Company at its Registered Office within 15 days from this date, else the Company will proceed to issue duplicate certificate(s) without further intimation.

Shareholder	Folio No.	Carf. No.	Start Dist. No.	End Dist. No.	Total Shares
Punam Khannah	41571	3446	2641191	2642940	1750


Date : 06/10/2023  
Place : Mumbai

Name of shareholder  
Punam Khannah

**BOI**  
Bank of India  
Relationship beyond banking

**Ref. No. PAN/ADV/2023-24/55**  
**POSSESSION NOTICE [Rule 8(1)] (For immovable property)**  
Date: 04.10.2023  
Whereas the undersigned being the Authorized Officer of Bank of India, Panvel Branch, At Post Panvel, Taluka Panvel, District Raigad, Navi Mumbai 410206 under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (no. 3 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated: 09.03.2023 calling upon the Borrowers **M/S. M.J. Enterprises** and their Partners of the 1<sup>st</sup> Mr Girish Ratilal Jiwani and 2<sup>nd</sup> Mr Uday Girish Jiwani to repay the amount mentioned in the notice being **Rs. 43,90,420.55 (Rupees Forty-Three Lac Ninety Thousand Four Hundred Twenty and Fifty-Five paise only)** contractual dues up to the date of demand notice with further interest at the contractual rate to be compounded at monthly rests on the aforesaid amount w.e.f 09.03.2023 together with incidental expenses, costs, charges etc, within 60 days from the date of said notice.  
The Borrowers, their partners/Guarantors having failed to repay the amount, notice is hereby given to the borrowers, their partners/Guarantors and the public in general that the undersigned has taken **Symbolic possession** of the secured assets 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 this **04.10.2023**.  
The Borrowers/ Guarantors in particular and the public in general are hereby cautioned not to deal with the said Secured assets and any dealings with secured assets will be subject to the charge of the Bank of India for an amount of **Rs. 43,90,420. (Rupees Forty Three Lac Ninety Thousand Four Hundred Twenty and Fifty Five paise only)** as on the date of demand notice with further interest at the contractual rate to be compounded at monthly rests on the aforesaid amount w.e.f 09.03.2023 together with incidental expenses, costs, charges etc, as stated above till the date of payment.  
The Borrower's and their partner's attention are invited to the provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.  
**DESCRIPTION OF THE SECURED ASSETS**  
Flat no.11, 2nd floor, Shree Ashapuri, Panvel-Pin 410206 In the name of Mr Girish R Jiwani (Partner of M/S M.J. Enterprises)  
Date : 04.10.2023  
Place : Panvel, Tal-Panvel Dist. Raigad  
Authorized Officer  
Bank of India, Panvel Branch

**PUBLIC NOTICE**  
We are investigating the entitlement of **DLH Stelmac Developers Private Limited** (formerly known as Stelmac Developers Private Limited), a company incorporated under the provisions of the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013, holding CIN U45200MH2005PTC157126, and having its registered office at Flat No 601, 6th Floor, DLH Ornate, 11th Road, Khar (West), Mumbai 400052, to undertake development/redevelopment of the immovable property as more particularly described in the **Schedule** hereunder written ("**the said Property**") as a slum rehabilitation scheme.  
Any person having any claim against or in the said Property or any part thereof, by way of sale, exchange, mortgage, grant of development rights, charge, gift, trust, maintenance, possession, lease, leave and license, lien or otherwise howsoever or otherwise having an objection to the development/redevelopment of the said Property, are hereby requested to make the same known in writing along with supporting documents to the undersigned at Law Scribes, 703, DLH Plaza, Beeta Society, S. V. Road, Andheri (West), Mumbai 400058, within a period of 14 (fourteen) days from the date of the publication of this notice, failing which it shall be construed and accepted that there does not exist any such claim and/or the same shall be construed as having been non-existent/waived/abandoned.  
**SCHEDULE**  
**Description of the said Property**  
All that piece and parcel of land admeasuring in aggregate 4,914.34 square meters or thereabouts, bearing CTS Nos. 418A(part), 418/541(part), 418/545 – 548, 418/566-567, 418/568(part), 418/569-572, 418/574(part), 418/576(part), 418/636-677, 418/678(part), 418/679-680, 418/681(part), 418/682(part), 418/683-714, 418/715(part), and 418/716(part) all of Village Bandra (East), Taluka Andheri, Mumbai Suburban District lying, being and situate at Aliyavarg Jung Marg, Bandra (East), Mumbai.  
Dated this 6th day of October, 2023  
For Law ScribeS  
Sd/-  
(Neil Mandavia)  
Advocate and Solicitor

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

**PUBLIC NOTICE FOR E-AUCTION SALE**  
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 (1) of the Security Interest (Enforcement) Rules, 2002  
Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Director(s), Mortgagee(s) and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Four Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by NGCSB Bank vide Assignment Agreement dated 26/03/2019 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 known and unknown dues on 27/10/2023.  
The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 03/03/2022 under the provisions of the SARFAESI Act and Rules thereunder.  
**THE DETAILS OF AUCTION ARE AS FOLLOWS:**  
Name of the Borrower(s), Director(s), Mortgagee(s) and Guarantor(s):  
a) M/s. ARK Honkon Lasers India Pvt. Ltd. (Borrower/Mortgagor)  
b) Mr. Raghav Shamrao Kulkarni (Director/Guarantor)  
c) Mrs. Aarti Raghav Kulkarni (Director/Guarantor)  
Outstanding Dues for which the secured assets are being sold:  
Rs. 1,92,09,537.55 (Rupees One Crore Ninety-Two Lakhs Nine Thousand Five Hundred Thirty-Seven and Paise Fifty-Five Only) as on 31/05/2017 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 01/06/2017 till the date of payment and realization.  
**Details of Secured Asset being Immovable Property which is being sold**  
Mortgaged by: Mr. Raghav Shamrao Kulkarni.  
i) All that piece and parcel of premises being Industrial Unit No. 217 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.  
ii) All that piece and parcel of premises being Industrial Unit No. 218 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.  
iii) All that piece and parcel of premises being Industrial Unit No. 219 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.  
iv) All that piece and parcel of premises being Industrial Unit No. 220 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.  
All the above units are situated in the building known as Bhumi World Industrial Park and the said building constructed on Land bearing survey no. 57/2, along with the equal area of village – Pimpdas, Talathi Saja – Vehela, Taluka – Bhiwandi and District – Thane, Registration District Thane and Sub-District of Bhiwandi owned by M/s. ARK Honkon Lasers India Private Limited, the property constructed on all that piece and parcels of immovable properties being larger piece of land admeasuring 4400 Sq. fts. Bearing Survey No. 57/2 along with the equal area of Village – Pimpdas, Talathi Saja – Vehela, Taluka – Bhiwandi and District – Thane, Registration District Thane and Sub-District of Bhiwandi together with proportionate right in the land under the building and with the right to use and avail common areas and facilities and with right of ways and easements and parking made available to the said premises along with share certificate and membership attached to the said premises. It is bounded as follows: On North: By Open Space, On East: By Open Space, On West: By Staircase/Lift Lobby, On South: By Unit No. 216.  
**CERSA ID**  
Unit No. 217 Security Interest ID – 400011162832 Asset ID - 200011140656  
Unit No. 218 Security Interest ID – 400011163083 Asset ID - 200011140907  
Unit No. 219 Security Interest ID – 400011165072 Asset ID - 200011142896  
Unit No. 220 Security Interest ID – 400011165346 Asset ID - 200011143169  
**RESERVE PRICE BELOW WHICH THE SECURED ASSET WILL NOT BE SOLD (IN RS.):**  

Unit	Reserve price (Rs - Lakhs)	Unit	E.M.D. (Rs - Lakhs)
Lot 1	Unit No. 217 56.87	Lot 1	Unit No. 217 5.69
Lot 2	Unit No. 218 56.87	Lot 2	Unit No. 218 5.69
Lot 3	Unit No. 219 56.87	Lot 3	Unit No. 219 5.69
Lot 4	Unit No. 220 56.87	Lot 4	Unit No. 220 5.69
Total	227.48	Total	22.76

**Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value**  
Not known  
**Inspection of Properties:** On 18/10/2023 between 3.00 pm to 5.00 pm.  
**Contact Person and Phone No:** Contact Persons:- Mr. Paresh Karande (Authorised Officer)-9594313111 Mr. Pratik Rasal-9664657106.  
**Last date for submission of Bid:** 26/10/2023 till 5:00 pm  
**Time and Venue of Bid** E-Auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 27/10/2023 from 11.00 am to 1.00 pm  
This publication is also a fifteen (15) days' notice to the aforementioned Borrower, Directors, Mortgagees and Guarantors under Rule 8 & 9 (1) of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website (<https://sarfaesi.auctiontiger.net>) or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: [viyay.shetty@auctiontiger.net](mailto:viyay.shetty@auctiontiger.net), [rampurasad@auctiontiger.net](mailto:rampurasad@auctiontiger.net), Mr. Rampurasad Mobile No. +91 8000023297, email: [support@auctiontiger.net](mailto:support@auctiontiger.net) before submitting any bid.  
Place: Bhiwandi, Thane  
Date: 06/10/2023  
Authorized Officer  
Pegasus Assets Reconstruction Pvt. Ltd.  
(Trustee of Pegasus Group Thirty Four Trust 1)

PUBLIC NOTICE					
Notice is hereby given to the public that our clients "M/s. JAS REALTY", being the Owners/Landlords, are developing all that piece or parcel of land admeasuring 928 sq. yards, equivalent to 775.85 sq. meters or thereabouts (as per property card 775.93 sq. meters) and bearing being Cadastral Survey No.1419 and 1420 of Gurgaon Division with building known as "Meerabai alias Mirabai, Krishna & Sethia Building" being Bldg. nos. 10, 24C, 12-12B respectively thereon situated at Benham Hall Lane (D.B. Sathe Marg), Gurgaon, having Cess No. /Municipal Ward No. D-344(2), D-344(3) & D-344(4), Ward "D", Mumbai-400 004, the tenants of the building are as detailed below:					
Sr. No.	Name of the Tenant/s	Name of the Occupant/s	Floor	Room/Sho/ User No.	
WARD NO. D - 344(2), BLDG. NO. 10, BENHAM LANE "MEERABAI alias MIRABAI BUILDING"					
1	M/S. PARCO TRACTOR SPARE (PROPRIETOR MR. PARVINCHANDRA SHAH)	M/S. PARCO TRACTOR SPARE (PROPRIETOR MR. PARVINCHANDRA SHAH)	GROUND	1	NR
2	M/S. KUMAR AUTO SYNDICATE	KEPT IN ABEYANCE	GROUND	2	NR
3	M/S. SACH KHAND MOTORS	M/S. SACH KHAND MOTORS (MR. AJAYKUMAR ASHOKKUMAR ARORA)	GROUND	3	NR
4	M/S. MEHTA AUTO & HARDWARE STORES	M/S. MEHTA AUTO & HARDWARE STORES	GROUND	4	NR
5	MR. RAMESH F. SHAH	MR. RAMESH F. SHAH	GROUND	5A	NR
6	PRAFUL K. SHAH	PRAFUL K. SHAH	GROUND	5B	NR
7	M/S. MEHTA AUTO & HARDWARE STORES	KEPT IN ABEYANCE	1ST	6	NR
8	M/S. KUMAR AUTO SYNDICATE	KEPT IN ABEYANCE	1ST	7	NR
9	M/S. GANDHI AUTOMOBILE (VASANT LALJI GANDHI)	M/S. GANDHI AUTOMOBILE (VASANT LALJI GANDHI)	1ST	8(1)	NR
10	HITESH & BELA (HITESH M. SHAH & BELA H. SHAH)	MRS. BELA HITESH SHAH	1ST	8(2)	NR
11	M/S. SHREE AUTO INDUSTRIES (DEVENDRA S. RUPALI)	M/S. SHREE AUTO INDUSTRIES (DEVENDRA S. RUPALI)	1ST	8(3)	NR
12	M/S. DELUX AUTO TRADERS	M/S. DELUX AUTO TRADERS	1ST	8(4)	NR
13	M/S. DINKAR AUTO ENTERPRISES (HITESH D. SHUKLA & DINKAR H. SHUKLA)	M/S. DINKAR AUTO ENTERPRISES (HITESH D. SHUKLA & DINKAR H. SHUKLA)	1ST	9	NR
14	M/S. CHHAYA YESHWANT KAPASI	MS. CHHAYA YESHWANT KAPASI	1ST	10	NR
15	SMT. RITA HITESH PAREKH & SHRI. ROHIT VRAJAL PAREKH	M/S. HARISH AUTOMOBILES (SMT. RITA HITESH PAREKH & SHRI. ROHIT VRAJAL PAREKH)	2ND	11	NR
16	MR. LALIT NARANDAS CHHAYA & MADHURI LALIT CHHAYA	MR. LALIT NARANDAS CHHAYA & MADHURI LALIT CHHAYA	2ND	12	R
17	M/S. MICRO MOTORS (VINOD B. KAPASI)	M/S. MICRO MOTORS (SHRI. VINOD BAVALL KAPASI)	2ND	13	NR
18	MR. RAMKRISHNA N. BHAT & SMT. VIJAYLAXMI R. BHAT	MR. RAMKRISHNA N. BHAT & MRS. VIJAYLAXMI R. BHAT	2ND	14	R
19	M/S. MICRO CRAFT CORPORATION (PARAG P. SHAH)	M/S. MICRO CRAFT CORPORATION (PARAG P. SHAH)	2ND	15	NR
WARD NO. D - 344(4), BLDG. NO. 24-C, BENHAM LANE "KRISHNA BLDG"					
20	MS. YASHWIN MOTORS	KEPT IN ABEYANCE	GROUND	16	NR
21	MRS. JAYSHREE D. SHAH	M/S. ROYAL ENTERPRISES (MRS. JAYSHREE D. SHAH & DILIP D. SHAH)	GROUND	17	NR
22	PUSHPA BABRE & USHA BABRE	PUSHPA BABRE & USHA BABRE	GROUND	18	R
23	USHA P. BABRE, SUBHDA K. BABRE, PUSHPA P. BABRE & NITA N. BABRE	USHA P. BABRE, SUBHDA K. BABRE, PUSHPA P. BABRE & NITA N. BABRE	GROUND	19	R
24	M/S. SHAH ENTERPRISES (MAHENDRA S. SHAH)	M/S. SHAH ENTERPRISES (MAHENDRA S. SHAH)	GROUND	20(1)	NR
25	M/S. A.P. MOTORS (MAHENDRA S. SHAH)	M/S. A.P. MOTORS (MAHENDRA S. SHAH)	GROUND	20(2)	NR
26	M/S. SHAH ENTERPRISES. (MAHENDRA S. SHAH)	M/S. SHAH ENTERPRISES. (MAHENDRA S. SHAH)	GROUND	20(3)	NR
27	MR. JYOTISH M. SHAH	MR. JYOTISH M. SHAH	GROUND	20(4)	NR
28	M/S. SHAH CORPORATION (MAHENDRA S. SHAH)	M/S. SHAH CORPORATION (MAHENDRA S. SHAH)	1ST	21	NR
29	MRS. KALPANA DANDEKAR & MR. RAJAN DANDEKAR	MRS. KALPANA RAJAN DANDEKAR	1ST	22	R
30	M/S. KUMAR AUTO SYNDICATE	KEPT IN ABEYANCE	1ST	23	NR
31	M/S. DIESAL HOUSE (MR. BALWANT P. KORADIA)	M/S. DIESAL HOUSE (MR. BALWANT P. KORADIA)	1ST	24(1)	NR
32	M/S. AMBIKA ENTERPRISES (UDAY M. SHETTY)	M/S. AMBIKA ENTERPRISES (UDAY M. SHETTY)	1ST	24(2)	NR
33	MS. YASHWIN MOTORS	M/S. YASHWIN MOTORS	1ST	24(3)	NR
34	MR. DINESH P. KORADIA	KEPT IN ABEYANCE	1ST	24(4)	NR
35	MR. MAHESH VENKATESH PAI	MR. MAHESH VENKATESH PAI	1ST	25	R
36	DR. YOGESH M. SHAH	DR. YOGESH MOHANLAL SHAH & DR. AMIT YOGESH SHAH	2ND	26, 27, 28	R
37	HEMLATA N. AMBEGAONKAR	HEMLATA NARAYANR AMBEGAONKAR, SUNILA SHRIKANT AMBEGAONKAR & DESHPANDE ROSHAN UDAY	2ND	29, 30	R
WARD NO. D - 344(3), BLDG. NO. 12A-12B BENHAM LANE (SETHIA BLDG.)					
38	MR. SHABBI FIROZ THANAWALA & MRS. ALIFIA SHABBI THANAWALA	MR. SHABBI FIROZ THANAWALA & MRS. ALIFIA SHABBI THANAWALA	GROUND	12A	NR
39	M/S. KUMAR MOTORS STORES (VIJAY H. WADHAWA)	M/S. KUMAR MOTORS STORES (MR. VIJAY H. WADHAWA)	GROUND	12B	NR
40	MRS. MADHAVI SUNIL SHAH	MRS. MADHAVI SUNIL SHAH	GROUND	ROOM U/S	R
41	M/S. MARINE E M & CONST. SPARES CO. (LALCHAND R. SHARMA)	M/S. MARINE E M & CONST. SPARES CO. (LALCHAND R. SHARMA)	GROUND	20	NR
42	S. B. ENTERPRISES	M/S. S. B. ENTERPRISES	GROUND	21	NR
43	RAJIV JAGDISH NARANG	RAJIV JAGDISH NARANG	GROUND	22	NR
44	V. M. ENTERPRISES	M/S. V. M. ENTERPRISES	GROUND	23	NR
45	M/S. HARSHIP ENTERPRISES	M/S. HARSHIP ENTERPRISES (HARISHCHAND J. PATEL)	GROUND	24	NR
46	MR. MUKESH RAMJI SAVLA	MR. MUKESH RAMJI SAVLA	GROUND	25	NR
47	MR. PRAMOD BHARGAV KULKARNI (HUF)	MR. PRAMOD BHARGAV KULKARNI (HUF)	1ST	13	NR
48	M/S. EVERGREEN MOTORS (JYOTI G. AJMERA & CHIRAG G. AJMERA)	M/S. EVERGREEN MOTORS (MR. CHIRAG G. AJMERA & SMT. JYOTI G. AJMERA)	1ST	14	NR
49	SHRI. JAYANTBHAI SHAH	SHRI. JAYANT M. SHAH	1ST	15	NR
50	M/S. NAWAB SONS	M/S. NAWAB SONS	1ST	16	NR
51	SMT. MANUBEN RATILAL MEHTA	KEPT IN ABEYANCE	1ST	17	NR
52	M/S. NAWABSONS	M/S. NAWABSONS	1ST	18	NR
53	MOTORS SPARES & ACCESSORIES (BALU V. IYER)	M/S. MOTORS SPARES & ACCESSORIES (BALU VEERARAGHAVAN IYER)	1ST	19	NR
54	MANOJ BANWARILAL JALAN	MR. MANOJ BANWARILAL JALAN	2ND	BLOCK-A	R
55	SHAILENDRA RESHAMWALA	MR. SHAILENDRA KARSANDAS RESHAMWALA	2ND	BLOCK-B	R
56	KUMAR SONS AUTO PVT. LTD	-----	3RD	1	NR
57	HARIT NAVJOTRAI TRIVEDI	KEPT IN ABEYANCE	3RD	3	NR
58	KUMAR SONS AUTO PVT. LTD	KEPT IN ABEYANCE	3RD	5	NR
59	KUMAR SONS AUTO PVT. LTD	KEPT IN ABEYANCE	3RD	7	NR
60	M/S. AUTOMOTIVE TRADERS (PRAFUL V. SHAH)	KEPT IN ABEYANCE	3RD	9	NR
61	KUMAR SONS AUTO PVT. LTD	-----	3RD	2	NR
62	KUMAR SONS AUTO PVT. LTD	KEPT IN ABEYANCE	3RD	4	NR
63	KUMAR SONS AUTO PVT. LTD	KEPT IN ABEYANCE	3RD	6	NR
64	KUMAR SONS AUTO PVT. LTD	KEPT IN ABEYANCE	3RD	8	NR
65	KUMAR SONS AUTO PVT. LTD	KEPT IN ABEYANCE	3RD	10	NR
66	M/S. NAWABSONS	KEPT IN ABEYANCE	3RD	11B & 12	NR
In respect of above mentioned tenancies or occupancies, any person having any dispute/claims/objection or interest by way of inheritance, tenancy/maintenance, easement or otherwise, is required to lodge the claims in writing along with documentary proof of their claims within 7 days from the date of publication of this notice to the undersigned at our office at, 2nd Floor, 79, Bhagyodaya, Nagindas Master Road, Fort, Mumbai 400023 failing which the claim and/or objection, if any, of such person or persons will be considered to have been waived, released, relinquished and/or abandoned. For M/s Markand Gandhi & Co. Sd/- Advocates and Solicitors Dated this 05th day of October 2023					

**NOTICE**  
Notice is given that our client is negotiating and dealing with M/s Ruby Steel for the purchase of the residential premises more particularly described in the schedule hereunder written "the said premises".  
Our client has been informed that M/s Ruby Steel is the registered holder and owner of the Share certificate No. 1 issued by Sheth Avalon 'G' wing Co-op Housing Society Ltd in respect of the said premises. Further, M/s Ruby Steel is the owner and in possession of the said premises.  
All persons having claim in respect of the said premises by way of sale, exchange, mortgage, charge, gift, trust, maintenance, inheritance, possession, lease, lien or otherwise, howsoever are requested to make the same known in writing along with certified true copies of all supporting documents to the undersigned by way of email at [aameerk@aklegal.in](mailto:aameerk@aklegal.in) And at our registered address - A.K. Legal and Associates, 405, A-Wing, Bhaveshwar Arcade, Ghatkopar West, Mumbai - 400086, within a period of 14 days from the date of publication hereof, failing which, the claim of such person shall be deemed to have been waived and/or abandoned.  
The schedule above refers to all the twenty fully paid up shares owned by our client of Rs 50 each bearing distinctive numbers from 01 to 20, both inclusive of Sheth Avalon 'G' Wing Co.op. Housing Society Ltd under share Certificate No.1 together with the residential flat bearing no. PO-002, building no. G admeasuring approximately 758.11 sq. ft. carpet area (as per presently applicable development norms) and 738.20 sq. ft. carpet area (as per RERA) along with balcony on the podium floor in the building referred to as Sheth Avalon-Phase 1 located at Panchpakhadi, Eastern Express Highway, Thane West, Mumbai-400606, on C.S. Nos. 48/1 (part), 48/3, 48/4, 48/5(part), 49/2(part), 73/1, 74 (part), 48/2, 49/4, 73/2, 73/3, 73/4, 73/6.  
The building Sheth Avalon-Phase 1 stands on the plot of land bearing C.S. Nos. 48/1 (part), 48/3, 48/4, 48/5(part), 49/2(part), 73/1, 74 (part), 48/2, 49/4, 73/2, 73/3, 73/4, 73/6 of Panchpakhadi, Eastern Express Highway, Thane, Mumbai-400606.  
Dated this day of 4th October 2023  
Advocate Aameer Kale Partner,  
A.K Legal and Associates  
Advocates and Consultants.

**ICICI Bank**  
Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No 1 Plot No- B3, WIFIT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604

This is with reference to the captioned SARFAESI 13 (2) Notice dated **January 03, 2022**, (hereinafter referred to as "the said Notice") towards your aforementioned Home loan Account no. **LBMUM00004144925** in the borrower name **NIRUPAMA DANA** with ICICI Bank Ltd., we wish to mention that inadvertently and unintentionally **Property address** of is mistakenly mentioned **FLAT NO. 904, 9TH FLOOR, ADDON HOMES, OFF KANAKIA ROAD, NEAR ANANTA BLDG MARI GOLD, 5 BEVERLY PARK NAVGHAR ROAD MIRA ROAD EAST, MAHARASHTRA, THANE- 401107. Instead of FLAT NO.904, 9TH FLOOR, ADDON HOMES (BUILDING NO 6), OFF KANAKIA ROAD, NEXT TO ANANTA BLDG, BEVERLY PARK, OLD SR NO 424, NEW SR NO 104, HISSA NO 1, VILLAGE NAVGHAR, MIRA ROAD EAST, THANE-401107.** Therefore request you to please read it **FLAT NO.904, 9TH FLOOR, ADDON HOMES (BUILDING NO 6), OFF KANAKIA ROAD, NEXT TO ANANTA BLDG, BEVERLY PARK, OLD SR NO 424, NEW SR NO 104, HISSA NO 1, VILLAGE NAVGHAR, MIRA ROAD EAST, THANE-401107.**  
All other details mentioned in the said SARFAESI 13 (2) Notice will remain same.  
We sincerely regret the inconvenience caused to you in this regard.  
Date : October 06, 2023  
Place : Maharashtra  
Sd/ Authorized Officer  
ICICI Bank Limited

**POSSESSION NOTICE**  
Whereas, the authorized officer of Jana Small Finance Bank Limited (Formerly known as Janalakshmi Financial Services Limited), under the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s)/ Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.  

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
1	31009630000849	1) Mrs. Nirmala Balu Tikone, 2) Mr. Balu Waghut Tikone	21-06-2023 Rs.4,95,365/- (Rupees Four Lac Ninety Five Thousand Three Hundred Sixty Five Only) as on 18.06.2023	Date: 04-10-2023 Time: 01:42 PM Symbolic Possession

**Description of Secured Asset:** All that piece and parcel of the Immovable Property being Land Admeasuring 1200 Sq.ft being and situate at Grampanchayat Malmatta No.215, at Patan Malavali, Tal. Maval, Pune, Maharashtra-410405. **On or Towards: Towards East by:** Sopan Dhondu Tikone Property (House), **Towards West by:** Sandeep Tikone Property (House), **Towards South by:** Babu Bhika Tikone Property (House), **Towards North by:** Pravin Dabhadre Property (House).  
Whereas, the Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrowers mentioned herein above in particular and to the Public in general that the authorized officer of **Jana Small Finance Bank Limited** has taken **Symbolic possession** of the properties/ secured assets described herein above in exercise of powers conferred on him under section 13 (4) of the said Act read with Rule 8 of the said rules on the dates mentioned above. The Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured Assets will be subject to the charge of **Jana Small Finance Bank Limited**.  

Place: Pune/ Maharashtra	Sd/- Authorised Officer,
Date: 06.10.2023	Jana Small Finance Bank Limited

**JANA SMALL FINANCE BANK**  
(A scheduled commercial bank)  
Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: Office No.704/705, Model Plaza, Opp. Laxminarayana Theatre, Mukund Nagar, Satara Road, Pune-411037

**बैंक ऑफ बड़ोद**  
**Bank of Baroda**

Branch - Vikhroli | Bank of Baroda, Vikhroli Shivkrupa Industrial Estate, Gala No 1, I B S Road, Vikhroli (W) Mumbai-400083 Tel: 022-25788569/8071 e-mail : [vikhro@bankofbaroda.com](mailto:vikhro@bankofbaroda.com)

**Sale Notice For Sale Of Immovable Properties**  
"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]  
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 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.  
Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below



## ई लिलाव करिता जाहीर सूचना

सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९(१) ला परंतुकासह वाचत सिक्युरिटायझेशन  
अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल अॅसेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरस्ट अॅक्ट,  
२००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषतः खालील नमूद कर्जदार, संचालक, गहाणदार आणि हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद तारण मत्ता असलेल्या स्थावर मिळकती ह्या सरफेसी अॅक्ट, २००२ च्या तरतुदीन्वये दिनांक २६/०३/२०१९ रोजीच्या अभिहस्तांकन कराराद्वारे एनकेजीएसबी बँक द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी फोर ट्रस्ट- १ चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगासस) अशा तारण धनकोंकडे गहाण/प्रभारित आहेत, जे २७.१०.२०२३ रोजी याखालील सरफेसी अॅक्ट आणि रुल्स अंतर्गत सर्व ज्ञात आणि अज्ञात थकीत सह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने विकण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील सरफेसी अॅक्ट आणि रुल्स अंतर्गत खालील नमूद तारण मत्ता असलेल्या स्थावर मिळकतीचा ०३/०३/२०२२ रोजी प्रत्यक्ष कब्जा घेतला.

### लिलावाचा तपशील पुढीलप्रमाणे:

कर्जदार, संचालक, गहाणदार आणि हमीदारांचे नाव	मे. एआरके हॉकॉन लेझर्स इंडिया प्रायव्हेट लिमिटेड (कर्जदार/गहाणदार) श्री. राघव शामराव कुलकर्णी (संचालक/हमीदार) सौ. आरती राघव कुलकर्णी (संचालक/हमीदार)
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थकबाकी ज्यासाठी तारण मत्ता विकण्यात येणार आहेत	३१.०५.२०१७ रोजीस रु. १,९२,०९,५३७.५५ (रुपये एक कोटी ब्याणणव लाख नऊ हजार पाचशे सदतीस आणि पैसे पंचावन्न मात्र) अधिक ०१.०६.२०१७ पासून प्रदानाच्या तारखेपर्यंत सांपारिर्वक दराचे व्याज आणि परिव्यय, प्रभार आणि खर्च.
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#### तारण मत्ता असलेल्या स्थावर मिळकतीचे वर्णन ज्या विकण्यात येणार आहेत

१. आरसीसी इमारत क्र. ई-३ च्या दुसरा मजल्यावर स्थित म्हणजेच परिसर धारक इंडस्ट्रीअल युनिट क्र. २१७, मोजमापित २४०० चौ.फू. चटई क्षेत्रचे सर्व ते भाग आणि विभाग.  
२. आरसीसी इमारत क्र. ई-३ च्या दुसरा मजल्यावर स्थित म्हणजेच परिसर धारक इंडस्ट्रीअल युनिट क्र. २१८, मोजमापित २४०० चौ.फू. चटई क्षेत्रचे सर्व ते भाग आणि विभाग.  
३. आरसीसी इमारत क्र. ई-३ च्या दुसरा मजल्यावर स्थित म्हणजेच परिसर धारक इंडस्ट्रीअल युनिट क्र. २१९, मोजमापित २४०० चौ.फू. चटई क्षेत्रचे सर्व ते भाग आणि विभाग.  
४. आरसीसी इमारत क्र. ई-३ च्या दुसरा मजल्यावर स्थित म्हणजेच परिसर धारक इंडस्ट्रीअल युनिट क्र. २२०, मोजमापित २४०० चौ.फू. चटई क्षेत्रचे सर्व ते भाग आणि विभाग.  
वरील सर्व युनिट्स भिवंडीचा उप जिल्हा आणि गाव पिंप्लास, तलाठी सजा वेहेले, तालुका भिवंडी आणि जिल्हा ठाणे, नोंदणीकृत जिल्हा ठाणेच्या समान क्षेत्रसह जमीन मोजमापित ४४०० चौ.मीटर्स धारक सर्व्हे क्र. ५७/२ चा मोठाभाग असलेली स्थावर मिळकतीवर बांधलेले मिळकत मे. एआरके हॉकॉन लेझर्स इंडिया प्रायव्हेट लिमिटेड द्वारे मालकीचे भिवंडीचा उप जिल्हा आणि गाव पिंप्लास, तलाठी सजा वेहेले, तालुका भिवंडी आणि जिल्हा ठाणे, नोंदणीकृत जिल्हा ठाणेच्या समान क्षेत्रसह जमीन मोजमापित ४४०० चौ.मीटर्स धारक सर्व्हे क्र. ५७/२ चा मोठाभाग असलेली स्थावर मिळकतीवर बांधलेली इमारत आणि भुमी वर्ल्ड ईंडस्ट्रीअल पार्क नावे ज्ञात इमारतीमध्ये स्थित सह इमारतीअन्वये जमीनीमधील यथायोग्य अधिकार आणि सदर परिसराचे पार्किंग उपलब्ध सह सदर परिसराला जोडलेले शेअर प्रमाणपत्र आणि सभासदत्व. **सीमाबद्ध पुढीलप्रमाणे:** उत्तर: ओपन स्पेस, पूर्व: ओपन स्पेस, पश्चिम: स्टेअरकेस/लिफ्ट/लांबी, दक्षिण: युनिट क्र. २१६.

राखीव किंमत			इसारा अनामत रक्कम		
	युनिट्स	राखीव किंमत (रु. लाखात)		युनिट्स	इ.एम.डी (रु. लाखात)
संच १	युनिट क्र. २१७,	५६.८७	संच १	युनिट क्र. २१७,	५.६९
संच २	युनिट क्र. २१८,	५६.८७	संच २	युनिट क्र. २१८,	५.६९
संच ३	युनिट क्र. २१९,	५६.८७	संच ३	युनिट क्र. २१९,	५.६९
संच ४	युनिट क्र. २२०,	५६.८७	संच ४	युनिट क्र. २२०,	५.६९
	एकूण	२२७.४८		एकूण	२२.७६

सीईआरएसएआय आयडी	युनिट क्र. २१७,	सिक्युरिटी इंटरस्ट आयडी- ४०००१११६२८३२ अॅसेट आयडी- २०००१११४०६५६
	युनिट क्र. २१८,	सिक्युरिटी इंटरस्ट आयडी- ४०००१११६३०८३ अॅसेट आयडी- २०००१११४०९०७
	युनिट क्र. २१९,	सिक्युरिटी इंटरस्ट आयडी- ४०००१११६५०७२ अॅसेट आयडी- २०००१११४२८९६
	युनिट क्र. २२०,	सिक्युरिटी इंटरस्ट आयडी- ४०००१११६५३४६ अॅसेट आयडी- २०००१११४३१६९

मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही
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मिळकतीचे निरीक्षण	१८/१०/२०२३ रोजी दु. ३.०० ते सायं. ५.०० दरम्यान संपर्क क्र. श्री. परेश कारडे (प्राधिकृत अधिकारी)-९५९४३१३१११ श्री. प्रतिक रसाळ-९६६४६५७१०६.
संपर्क व्यक्ती आणि फोन क्र.	

बोली सादर करण्यासाठी अंतिम तारीख	२६/१०/२०२३ रोजी सं. ५.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) मार्फत २७/१०/२०२३ रोजी स. ११.०० पासून दु. १.०० पर्यंत

सदर प्रकाशन हे सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९(१) अंतर्गत वरील नमुद कर्जदार/हमीदार यांना पंधरा(१५) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया ई-लिलावात भाग घेण्यासाठी त्यांची बोली सादर करण्यापूर्वी इतर तपशील आणि संबंधित मिळकतीच्या ई-लिलाव/विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> मध्ये दिलेली लिंक पाहावी. बोलीदार वेबसाईट <https://sarfaesi.auctiontiger.net> ला देखील भेट देऊ शकतात किंवा सेवा **पुर्वठादार** मे. ई-प्रोक्युरमेंट टेक्नाॅलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: +९१ ९२६५५६२८२१ व ९३७४५९१७५४; ई-मेल: [vijay.shetty@auctiontiger.net](mailto:vijay.shetty@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) श्री. रामप्रसाद मोबाईल क्र. +९१ ८०००२३२९७, ई-मेल: [support@auctiontiger.net](mailto:support@auctiontiger.net) येथे संपर्क साधावा.

ठिकाण : भिवंडी, ठाणे	प्राधिकृत अधिकारी
दिनांक : ०६/१०/२०२३	पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (ट्रस्टी ऑफ पिगॅसस ग्रुप थर्टी फोर ट्रस्ट १)



**Terms & Conditions**  
**A/c: ARK Honkon Lasers India Pvt Ltd**  
**Pegasus Group Thirty Four Trust 1**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **27/10/2023** for the above-mentioned mortgaged property from **11.00 am to 1.00 pm.** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload a proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and E Procurement Technologies Ltd. Auction Tiger, Ahmedabad, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) & [support@auctiontiger.net](mailto:support@auctiontiger.net)
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). The bidder cannot withdraw the EMD after submission of the bid. In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submit by the bidder).

**7. The reserve price of the auction properties is as follows:-**

	<b>Units</b>	<b>Reserve price (Rs - Lakhs)</b>
<b>Lot 1</b>	Unit No. 217	56.87
<b>Lot 2</b>	Unit No. 218	56.87
<b>Lot 3</b>	Unit No. 219	56.87
<b>Lot 4</b>	Unit No. 220	56.87
	<b>Total</b>	<b>227.48</b>

**and the Earnest Money Deposit will be as follows:-**

	<b>Units</b>	<b>E.M.D. (Rs – Lakhs)</b>
<b>Lot 1</b>	Unit No. 217	5.69
<b>Lot 2</b>	Unit No. 218	5.69
<b>Lot 3</b>	Unit No. 219	5.69
<b>Lot 4</b>	Unit No. 220	5.69
	<b>Total</b>	<b>22.76</b>

8. The mortgaged property will be sold on **"As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities/encumbrances** on **27/10/2023**.
9. **The last date for submission of bid is 26/10/2023 till 5:00 pm and the date and the Auction is scheduled on 27/10/2023 from 11.00 am to 1.00 pm.**
10. **"The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc".**
11. **Intending Bidders shall deposit the aforesaid Earnest Money Deposit (EMD) through RTGS / NEFT / Fund Transfer to the credit of A/c no. 38341657398 A/c. Name: - Pegasus Group Thirty Four Trust 1, Bank name: State Bank of India, Nariman Point Mumbai Branch, IFSC Code: SBIN0006945 before submitting bids online. EMD can also be paid by way of Pay Order / Demand Draft in favour of: - Pegasus Group Thirty Four Trust 1 payable at Mumbai and the same can be deposited/sent to Authorised Officer at the office of Pegasus mentioned hereinabove with a reference of the said E-auction notice.**
12. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 1,00,000 (Rupees One Lakh Only)**.
13. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
14. In default of payment within the said period, the sale will automatically stand revoked, and the entire deposit made by the successful bidder together with the earnest money shall be forfeited. Without any notice the property shall be resold.
15. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be

adjusted in case of the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.

16. The sale is subject to confirmation by Pegasus. If the borrower/guarantor(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
17. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
18. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
19. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
20. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.
21. **This publication is also fifteen days' notice to the aforementioned borrowers/guarantors under Rule 9(1) of The Security Interest (Enforcement) Rules, 2002.**
22. Further enquiries may be clarified with the Authorized Officer, Mr. Paresh Karande, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884722, MobileNo.9594313111, email: paresh@pegasus-arc.com and Mr. Siddhesh Pawar, Assistant Manager, Pegasus Assets Reconstruction Pvt. Ltd., Ph.No.022-61884700/022-61884728, Mobile No. 9029687504, email: [siddhesh@pegasus-arc.com](mailto:siddhesh@pegasus-arc.com).

**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.

**AUTHORISED OFFICER**

**Place: Bhiwandi, Thane**  
**Date: 06/10/2023**

**Pegasus Assets Reconstruction Private Limited**  
**(Trustee of Pegasus Group Thirty Four Trust 1)**

**DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL**

Name(s) of Bidder (in Capital)

**Bank A/c No.**

**IFSC Code No.**

Branch Name

www.elsevier.com/locate/jmb / [www.sciencedirect.com/journal/journal-of-molecular-biology](http://www.sciencedirect.com/journal/journal-of-molecular-biology) / [www.jmb.org](http://www.jmb.org)

**Yes**

No

\_\_\_\_/\_\_\_\_/\_\_\_\_\_

**Name of Bank**

**Branch Name**

Account No.

**IFSC Code No.**

**Amount In Figure**

Amount in Word

**Name & Signature**

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

To,  
Authorized Officer

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

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

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