

**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

PEGASUS

PUBLIC NOTICE FOR SALE BY PRIVATE TREATY**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) and Guarantor(s) that the below described secured assets being immovable property(ies) mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as Trustee of **Pegasus Group Three Trust-III (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Allahabad Bank Ltd. (since merged with "Indian Bank Ltd.") vide Assignment Agreement dated 27.09.2013 under the provisions of the SARFAESI Act, 2002, are being sold by way of private treaty under the provisions of SARFAESI Act and Rules thereunder on **"As is where is", "As is what is", and "Whatever there is"** basis with all known and unknown liabilities.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 21.08.2015 under the provisions of the SARFAESI Act and Rules thereunder.

On the basis of the primary offer of Rs. 3,30,02,000/- ("Primary Bid") received, Pegasus is seeking offer/bid from interested party(ies), for sale of secured asset, using the Primary Bid as the anchor bid or the base offer ("Reserve Price"). If there are 2 or more bids (including Primary Bid), inter-se bidding shall be conducted amongst the bidders and the sale shall be confirmed in favour of the highest bidder. If there is no bidder other than the Primary Bid, the sale shall be confirmed in favour of the bidder who has given the Primary Bid.

THE DETAILS OF SALE BY WAY OF PRIVATE TREATY MECHANISM IS AS FOLLOWS:

| | |
|---|---|
| Name of the Borrower(s), Co-Borrower(s) and Guarantor(s): | a) A-1 Auto Pvt. Ltd. (Borrower) |
| | b) Mr. Manpreet Singh A. Vijan (Guarantor) |
| | c) Pradeep L. Tilani (Guarantor) |
| | d) Mrs. Nirmala L. Tilani alias Mrs. Nirmala V Devjani (Guarantor) |
| | e) Mr. Amrik Singh I. Vijan (since deceased) Manpreet Singh A. Vijan – Legal heir (Guarantor) |

OUTSTANDING DUES FOR WHICH THE SECURED ASSETS ARE BEING SOLD:

The secured assets are mortgaged for securing the following credit facilities, and the outstanding dues as on 30.09.2010, in respect of the same, as mentioned in the S.13(2) notice dated 06.10.2010 are as follows:

| Sl. No. | Type of Facility | Limit (Rs. in Lakhs) | Total Amount (in Rs.) |
|---------|------------------|----------------------|-----------------------|
| 1) | Cash Credit | 775.00 | 8,37,29,555.10 |
| 2) | Term Loan | 200.00 | 1,55,08,666.95 |
| | TOTAL | 975.00 | 9,92,38,222.05 |

Hon'ble Debts Recovery Tribunal – III, Mumbai vide its order dated 20.04.2016 allowed the Original Application no. 110 of 2012 and accordingly issued the Recovery Certificate. According to the said order, the Borrower and Guarantors are liable to pay to Pegasus the sum of Rs. 11,97,08,106.89 (Rupees Eleven Crores Ninety-Seven Lakhs Eight Thousand One Hundred Six and Eighty Nine Paise Only) with interest @ 13.5% p.a. with monthly rests from the date of filing the Original Application till payment and /or realization.

| | |
|---|---|
| Details of Secured Assets being Immovable Property(ies) which are being sold | Mortgaged by Mrs. Nirmala L. Tilani alias Mrs. Nirmala V Devjani (Guarantor and Mortgagor): Flat Nos. 57, 58, 59 & 60 admeasuring 2000 sq. ft. (Built up area) on 3rd floor at Candy Castle Co-Op Housing Society Ltd., 11, Thomas Street, Opp. Telephone Bhawan, Colaba, Mumbai – 400 005 on Plot bearing City Survey No. 503 of Colaba Division. |
| CERSAI ID: | Security Interest ID: 400008027431 Asset ID: 200008016911 |
| Reserve Price below which the Secured Asset will not be sold (in Rs.): | Rs. 3,30,02,000/- (Rupees Three Crores Thirty Lakhs Two Thousand Only) |
| Earnest Money Deposit (EMD): | Rs. 33,00,200/- (Rupees Thirty Three Lakhs Two Hundred Only) |
| Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value | Outstanding society dues of Rs. 4,80,238/- as on 31/03/2023 |
| Contact Person and Phone No: | Mr. Ruben Sebastian - +91-9137296809 Mr. Siddhesh Pawar - +91-9029687504 |
| Last date for submission of EOI / bid: | 27.11.2024 till 5:00 PM |
| Date for Inter Se Bidding | 28.11.2024 (11:00 am to 01:00 PM) |
| Date for declaration of Successful Bidder | 28.11.2024 (1:30 PM) |

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

The interested parties may contact the Contact Person named above for further details/clarifications and for submitting their offer/bid.

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> before submitting any EOI / bid.

The sale of the secured assets shall be in accordance with the provisions of the SARFAESI Act 2002 and rules thereunder.

AUTHORISED OFFICER

Place: Mumbai

Pegasus Assets Reconstruction Private Limited

Date: 09/11/2024

(Acting in its capacity as Trustee of Pegasus Group Three Trust-III)

प्रपत्र सी – २

(संकेतस्थळ, वर्तमानपत्र, दूरदर्शन यामध्ये प्रसिद्ध करण्यासाठी राजकीय पक्षांकरिता)

पक्षाने उभ्या केलेल्या उमेदवारांच्या गुन्हेगारी पूर्व चारित्राबद्दलचे घोषणापत्र :


(माननीय सर्वोच्च न्यायालयाने रिट विनंती अर्ज (नागरी) क्रमांक २०११ या ५३६ (पब्लिक इंटरेस्ट फाऊंडेशन व इतर विरुद्ध यूनियन ऑफ इंडिया व इतर) या प्रकरणी दिनांक २५ सप्टेंबर २०१८ रोजी दिलेल्या न्यायनिर्णयानुसार)

राजकीय पक्षाचे नाव : नॅशनॅलिस्ट काँग्रेस पार्टी – शरदचंद्र पवार


निवडणुकीचे नाव : सार्वत्रिक निवडणूक विधानसभा २०२४

राज्याचे /संघराज्य क्षेत्राचे नाव : महाराष्ट्र राज्य

| अ. क्र. (१) | मतदारसंघाचे नाव (२) | उमेदवाराचे नाव (३) | प्रलंबित फौजदारी प्रकरणे (४) | फौजदारी अपराधांकरिता दोषसिद्ध ठरविलेल्या प्रकरणांबद्दलचा तपशील (५) |
|----------------|------------------------|-----------------------|--|---|
| | | | न्यायालयाचे नाव प्रकरण क्रमांक व प्रकरणाची (प्रकरणांची) सद्य:स्थिती | संबंधित अधिनियमांची कलमे व अपराधाचे (अपराधांचे) संक्षिप्त वर्णन |
| १. | २८३ - इस्लामपूर | जयंत राजाराम पाटील | CHIEF JUDICIAL MAGISTRATE SANGLI SCC NO. 1000 1710-2022 Registrations Date : 2-09-2022 Hearing (सुनावणी सुरु आहे) | लागू नाही |



राजकीय पक्षाच्या पदाधिकारीची स्वाक्षरी नाव व पदनाम


(अदिती नलावडे)
सरचिटणीस, नॅशनॅलिस्ट काँग्रेस पार्टी -शरदचंद्र पवार महाराष्ट्र

प्रपत्र सी-२

(संकेतस्थळ, वर्तमानपत्र, दूरदर्शन यामध्ये प्रसिद्ध करण्यासाठी राजकीय पक्षांकरिता)

पक्षाने उभ्या केलेल्या उमेदवारांच्या गुन्हेगारी पूर्वचरित्राबद्दलचे घोषणापत्र :

(माननीय सर्वोच्च न्यायालयाने रिट विनंती अर्ज (नागरी) क्रमांक २०११ या ५३६ (पब्लिक इंटरेस्ट फाऊंडेशन व इतर विरुद्ध यूनियन ऑफ इंडिया व इतर) या प्रकरणी दिनांक २५ सप्टेंबर २०१८ रोजी दिलेल्या न्यायनिर्णयानुसार)

राजकीय पक्षाचे नाव : नॅशनॅलिस्ट काँग्रेस पार्टी – शरदचंद्र पवार

*निवडणुकीचे नाव : सार्वत्रिक निवडणूक विधान सभा २०२४

राज्याचे/संघराज्य क्षेत्राचे नाव: महाराष्ट्र

| अ.क्र. (१) | मतदारसंघाचे नाव (२) | उमेदवाराचे नाव (३) | प्रलंबीत फौजदारी प्रकरणे (४) | फौजदारी अपराधांकरिता दोषसिद्ध ठरविलेल्या प्रकरणाबद्दलचा तपशील (५) |
|---------------|------------------------|------------------------------|--|--|
| | | | न्यायालयाचे नाव प्रकरण क्रमांक व (प्रकरणांची) सद्य:स्थिती) | संबंधित अधिनियमांची कलमे व अपराधाचे (अपराधांचे) संक्षिप्त वर्णन |
| १. | २३६- अहमदपूर | जाधव पाटील विनायकराव किशनराव | जिल्हा न्यायालय अहमदपूर २५६/२०२३ सदर प्रकरण जिल्हा न्यायालयात दाखल केले आहे. | निरंक |



राजकीय पक्षाच्या पदाधिकारीची स्वाक्षरी नाव व पदनाम


(अदिती नलावडे)
सरचिटणीस, नॅशनॅलिस्ट काँग्रेस पार्टी -शरदचंद्र पवार महाराष्ट्र

प्रपत्र सी – २

(संकेतस्थळ, वर्तमानपत्र, दूरदर्शन यामध्ये प्रसिद्ध करण्यासाठी राजकीय पक्षांकरिता)

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राजकीय पक्षाचे नाव : नॅशनॅलिस्ट काँग्रेस पार्टी – शरदचंद्र पवार


निवडणुकीचे नाव : सार्वत्रिक निवडणूक विधानसभा २०२४

राज्याचे /संघराज्य क्षेत्राचे नाव : महाराष्ट्र राज्य

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| १ | १९८ – शिरूर | अशोक रावसाहेब पवार | प्रथमवर्ग न्यायदंडाधिकारी न्यायालय, शिरूर, एस. सी. सी. ५४७/२०१८ प्रथमवर्ग न्यायदंडाधिकारी न्यायालय, शिरूर, आर. सी. सी., १४१/२०१९ | लागू नाही |



राजकीय पक्षाच्या पदाधिकारीची स्वाक्षरी नाव व पदनाम


(अदिती नलावडे)
सरचिटणीस, नॅशनॅलिस्ट काँग्रेस पार्टी -शरदचंद्र पवार महाराष्ट्र

NOTICE

TATA ELXSI LIMITED

Registered Office : Tata Elxsi Limited, ITPB Road, Whitefield, Bangalore-560 048.

NOTICE is hereby given that the Certificate[s] for the undermentioned securities of the Company has / have been lost misplaced and the holder[s] of the said securities / applicant[s] has / have 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.

| Name[s] of holder[s] (and Jt. holder[s], if any) | Kind of Securities & face value | No. of Securities | Distinctive Number From | Registered To Office |
|--|---|-------------------|-------------------------|----------------------|
| Mrs. Vimla Bodiwala & Ms. Snehal Agrawal | Bonus Shares of face value of ₹ 10/- Each | 200 | 31770791 31770990 | As above |

Date : 09.11.2024
Place: Mumbai

Sd/-
Ms. Snehal Agrawal
[Name[s] of holder[s] / Applicant[s]]

MUMBAI DEBTS RECOVERY TRIBUNAL-II

(Govt. of India, Ministry of Finance)

3rd Floor, MTNL Building, Near Strand Cinema, Colaba Market, Colaba, Mumbai - 400 005

ORIGINAL APPLICATION NO. 1234 OF 2023 Exh. No. 13

SUMMONS

Union Bank of India ...Applicant

Versus

M/s. Anmol Perfumary Agarbatti Industries & Anr. ...Defendants

Whereas O.A.No. 1234 OF 2023 was listed before Hon'ble Presiding Officer on 14.02.2024. Whereas this Hon'ble Tribunal is pleased to issue summons/notice on the said application under Section 19 (4) of the Act, (OA) filed against you for recovery of debts of Rs. 11,64,589/- (application along with copies of documents, etc. annexed). Whereas the Service of Summons could not be affected in the ordinary course of manner and whereas the Application for substitute service has been allowed by this Tribunal. In accordance with Sub-Section (4) of Section 19 of the Act, you, the Defendants are directed as under:-

(i) To show cause within 30 (thirty) days of the service of summons as to why relief prayed for should not be granted;

(ii) To disclose particulars of properties of assets other than properties and assets specified by the applicant under Serial Number 3A of the original application;

(iii) You are restrained from dealing with or disposing of secured assets of such other assets and properties disclosed under Serial Number 3A of the original application, pending hearing and disposal of the application for attachment of properties;

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under Serial Number 3A of the original application without the prior approval of the Tribunal;

(v) You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank of financial institutions holding security interest over such assets.

(vi) You are directed to appear before this tribunal in person or through an Advocate and file Written Statement on 25.02.2025 at 11 a.m. and show cause as to why reliefs prayed for should not be granted.

(vii) Take notice that in case of default, the Applicant will be heard, and the case shall be decided by your absence.


Given under my hand and seal of this Tribunal on this 29th day of October, 2024.

Sd/-
Registrar, DRT - II, Mumbai

Name & Address of all the defendants.

1. M/s. Anmol Perfumary Agarbatti Industries Indian Corporation Complex, Building No.63, Gala No. 110, Gundavali Village, Bhiwandi Taluka, Thane.

2. Proprietor : Mrs. Ruchana Summar Shukla Residing at: Flat No. B/302, Suraj Enclave, Plot No. 17, Sector 20, Airoli, Navi Mumbai-400708.



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 PRIVATE TREATY

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) and Guarantor(s) that the below described secured assets being immovable properties mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Three Trust-III (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Allahabad Bank Ltd. (since merged with "Indian Bank Ltd.") vide Assignment Agreement dated 27.09.2013 under the provisions of the SARFAESI Act, 2002, are being sold by way of private treaty under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities. The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being Immovable property on 21.08.2015 under the provisions of the SARFAESI Act and Rules thereunder.

On the basis of the primary offer of Rs. 3,30,02,000/- ("Primary Bid") received, Pegasus is seeking offer/bid from interested party(ies), for sale of secured asset, using the Primary Bid as the anchor bid or the base offer ("Reserve Price"). If there are 2 or more bids (including Primary Bid), inter-se bidding shall be conducted amongst the bidders and the sale shall be confirmed in favour of the highest bidder. If there is no bidder other than the Primary Bid, the sale shall be confirmed in favour of the bidder who has given the Primary Bid.

THE DETAILS OF SALE BY WAY OF PRIVATE TREATY MECHANISM IS AS FOLLOWS:-

| Name of the Borrower(s), Co-Borrower(s) and Guarantor(s) | a) A-1 Auto Pvt. Ltd. (Borrower) b) Mr. Manpreet Singh A. Vijan (Guarantor) c) Pradeep L. Tilani (Guarantor) d) Mrs. Nirmala L. Tilani alias Mrs. Nirmala V Devyani (Guarantor) e) Mr. Amrik Singh I. Vijan (since deceased) Manpreet Singh A. Vijan – Legal heir (Guarantor) |
|---|---|
| CERSAI ID: | Security Interest ID: 400008027431 Asset ID: 200008016911 |
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| Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value | Outstanding society dues of Rs. 4,80,238/- as on 31/03/2023 |
| Contact Person and Phone No: | Mr. Ruben Sebastian - +91-9137296809 Mr. Siddhesh Pawar - +91-9029687504 |
| Last date for submission of EOI / bid: | 27.11.2024 till 5:00 PM |
| Date for Inter Se Bidding | 28.11.2024 (11:00 am to 01:00 PM) |
| Date for declaration of Successful Bidder | 28.11.2024 (1:30 PM) |

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Place: Mumbai Date: 09/11/2024

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

(Acting in its capacity as Trustee of Pegasus Group Three Trust-III)

PUBLIC NOTICE

Notice is hereby given to the Public at large that, late Mr. Surya Pratapsingh Shivshankarsingh Baghai expired on 05.09.2016, late Mrs. Chandravati Devi expired on 16.09.2016, Mr. Arjun Singh expired on 30.01.2011 and Mr. Lakshman Singh expired on 20.10.2022 leaving behind their legal heirs; Mr. Shatrughan Singh, Mrs. Chaturamani Singh Parihar, Mrs. Shakuntala Singh, Mrs. Sheela Singh Parihar, Mrs. Seema Singh, Mr. Sudhakar Singh, Mr. Prakash Singh, Mrs. Kanchan Singh, Mrs. Priyanka Singh, Mrs. Shraddha Singh, Mrs. Sandhya Singh Parihar and Mr. Abhimanyu Singh Baghel and vide Registered Release Deed dated 25.10.2024 (RDL-114924-2024) all legal heirs released their rights in respect of the Scheduled Flat in favour of Mr. Shatrughan Singh and Mr. Shatrughan Singh is the present Owner of the Scheduled Flat.

Schedule:

Flat No.1, admg. 35.74 sq. mtrs. carpet area, on Ground Floor, B Wing, in the Building known as Sai Milan of Sai Milan Co-operative Housing Society Ltd. (bearing reg. no. BOM/WR/HS/GT/C/826/94-95), on land bearing Sub-Divided Plot No. 42, 43, 44, CTS No-596/1, 596/10, 596/9, situated at Village Pahadi, Taluka Borivali, Dist. Mumbai Suburban, Goregaon East, Mumbai-400063.

Anybody having any right, title, interest, claim, demand, by way of legal heirs, mortgage, sale, lease, gift, exchange etc. may contact the undersigned, within 15 days from the date of publication of this Notice with necessary supporting evidence of his/her claim to the below mentioned address, failing which he/she shall be deemed to have waived their objection and claim.

M/s. JURISMETRICS ADVOCATES

604, Eco House, Vishweshwar Nagar, Off Aarey Road, Goregaon (E), Mumbai-400 063. 91-7045876257 91-9820840105

Place: Mumbai Date: 09-11-2024

poonam@jurismetrics.com

IN THE HIGH COURT OF JUDICATURE AT BOMBAY TESTAMENTARY AND INTESTATE JURISDICTION

PETITION NO. 4651 OF 2024

PETITION FOR PROBATE OF THE WILL OF LATE VIJAY DATTA TRAV PATIL ALIAS DALVI INDIAN INHABITANT OF MUMBAI, HINDU, MARRIED, OCCUPATION: RETIRED, WHO EXPIRED ON 23RD NOVEMBER, 2015, AND AT THE TIME OF DEATH WAS LASTLY RESIDING AT 66, PATIL LANE, YELAVDI, KARANPHEN, SHAHUWADI, KOLHAPUR-416205, MAHARASHTRA, INDIA

...DECEASED

Sagar Krishna Gaikwad, Age-39 Years, Indian Inhabitant Of Mumbai, Hindu, Married, Occupation: Service; Residing At Room No. 43, Dhanji Bhai Ice Factory Chawl, S. B. Dhodi Marg, Near Sales Tax Office Mazgaon - 400010 Maharashtra, India

Being The Sole Executor Named In The Last Will And Testament Of The Deceased Above-named

...Petitioner To,

ALL CONCERNED

If you claim to have any interest in the estate of the abovenamed deceased you are hereby cited to come and see the proceedings before the grant of Probate.

In case you intend to oppose the grant of Probate, you should file in the office of the Prothonotary and Senior Master a caveat within 14 days from the service of this citation upon you.

You are hereby informed that the free legal services from the State Legal Services Authorities, High Court Legal Services Committees, District Legal Services Authorities and Taluka Legal Services Committees as per eligibility criteria are available to you and in case, you are eligible and desire to avail the free legal services, you may contact any of the above Legal Services Authorities/Committees.

Witness SHRI DEVENDRA KUMAR UPADHYAYA CHIEF JUSTICE OF BOMBAY HIGH COURT aforesaid, this 25th day of October, 2024

SD/- Sealer For Prothonotary 06/11/2024

SD/- Sealer For Senior Master, 06/11/2024

The 6th day of November, 2024

SHOBHANA R. WAGHMARE Advocate for Petitioner

IN THE COURT OF SMALL CAUSES AT MUMBAI

EXECUTION APPLICATION NO. 266 QF 2024

R.A.E. SUIT NO. 639 OF 2021

1. Mr. Mushtaq Dawood Rakhngi, aged 73 years, Occ : Nil, Residing at Room No. 07, BDD Chawl No. 03, Ganpat Jadhav Marg, Worli, Mumbai-400018.

...Applicant/Plaintiff Versus

1. Smt. Vasanti Vasant Tawde, aged adult, Occ : Housewife

2. Shri. Vivek Vasant Tawde, aged adult, Occ : Business both are residing at shop No. 3/A, Dawood Ahmed Patrashed, Opp. BDD Chawl no. 1 & 2 Ganpat Jadhav Marg, Worli, Mumbai-400018

3. Mr. Atul Vasant Tawde Aged adult, Occ : Business Kasturchand Mill Compound, Opp. Kabutarakhana, Dadar (W), Mumbai-400028.

...Respondents

To, The Defendant Nos. 1 to 3 abovenamed,

WHEREAS, the Plaintiffs abovenamed has instituted the above suit against the Defendants praying therein that be pleased to decree of eviction against defendants in respect of suit shop premises 3/A, Dawood Rakhngi Chawl, in front of B.D.D. Chawl No. 1 & 2, Ganpat Jadhav Marg, Worli, Mumbai-18 handover its possession to the plaintiff and for such other and further reliefs as prayed in the suit.

Accordingly the said suit was decreed with costs by the Trial Court Room No. 15, on 12th December, 2024.

In view of the above, the Plaintiff abovenamed has taken out the above Execution Application No. 266 of 2024 in R. A. E. Suit No. 639 of 2021 praying therein that issue warrant of possession against the defendants and handover possession of the suit premises i.e. shop No. 3/A, Dawood Rakhngi Chawl, in front of BDD Chawl no. 1 & 2 Ganpat Jadhav Marg, Worli, Mumbai - 18 to the plaintiff and for such other and further reliefs, as prayed in the application.


YOU ARE hereby warned to appear before the Hon'ble Judge presiding in Court Room No. 15, 5th Floor, New Apex Building of Small Causes Court, L. T. Marg, Mumbai-400002, in person or by Pleader duly instructed on 12th December, 2024, at 11.45 a.m., to show cause against the application, failing wherein, the said application will be heard and determined Ex-parte.

You may obtain the copy of the said Execution Application from the Court Room No. 15 of this Hon'ble Court.

Given under the seal of Court, this 23rd day of October, 2024.

SD/- Registrar

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ



punjab national bank

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

| Lot No | Name of the Branch : Zonal Sastra Centre, Delhi | Description of the Immovable Properties Mortgaged/ Owner's Name [mortgagors of property(ies)] | (A) Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002 | A) Reserve Price (Rs. in Crore) | Date/ Time of E-Auction | Details of the encumbrances known to the secured creditors : |
|--------|--|---|--|---|------------------------------------|--|
| | Name of the Account : M/S Apple Sponge & Power Ltd | | (B) Outstanding Amount as on (Rs. in crore) | (R) EMD | | |
| | Name & addresses of the Borrower/ Guarantors Account | | (C) Possession date u/s 13(4) of SARFAESI Act, 2002 | C) Bid Increase Amount | | |
| | | | (D) Nature of Possession (Symbolic / Physical / Constructive) | | | |
| 1. | 1) M/S Apple Sponge & Power Ltd., C-4, five Star Industrial Area, Kagal-Hatkanagale Kohlapur-416003, Maharashtra. Also at: T1 & 3 Anupma Plaza, IIT Crossing, Haus-Khas New Delhi-110016 Also at: B-16, Sector-2, Noida Uttar Pradesh 2) Shri Narendra Garg (Guarantor) F-22, Model Town II, Delhi 110009. 3) Shri Ravinder Gupta (Guarantor) AG-31, Shalimar Bhag, Delhi-110088. 4) Shri Laxmikant Lathi (Guarantor) 27, Sunbeam, Padder Road Mumbai 5) Smt. Shaloo Garg (Guarantor) F-22 Model Town-II, Delhi-110009 6) Shri Nilin Gupta (Guarantor) 31, Shalimar Bhag, Opp. Richi Rich, Rameshwar Food, Delhi-110088 | Lease hold Property (L&B) situated at Plot No C-4 & C-4 (Part), in the Kagal-Hatkanangale Five Star Industrial Area, Pattankodoli, Taluka: Hatkanangale, Dist: Kolhapur in the name of M/s Apple Sponge and Power Ltd. with area 73650. Sq. Mtr along with Plant & Machinery at the said property. Bounded as: East:- 20-meter-wide M.I.D.C. Road, West:- Plot No. C-3, North:- M.I.D.C. boundary, South:- 60-meter-wide M.I.D.C. Road. | A) 03.02.2015 B) Rs. 189,09,97,131.01 (Rs. One Hundred Eighty-Nine Crore Nine Lakh Ninety - Seven Thousand One Hundred Thirty-One and Paise One Only) plus (further interest and other charges less recovery, if any) w.e.f. 01.03.2015 (Dues of Consortium Banks) C) 07.05.2019 D) Symbolic Possession | A) Rs. 55.99 Crore B) Rs. 5.599 Crore C) Rs. 0.10 Crore | 10.12.2024 11:00 AM to 04:00 PM | Not Known |

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 2. The secured asset will not be sold below the reserve price. The first bidding should be start higher than the reserve price. 3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 4. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://ebkraj.in> on date and time of auction specified above. 5. For detailed term and conditions of the sale, please refer <https://www.pnbindia.in>, <https://ebkraj.in>

(STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002)

DATE : 07.11.2024, PLACE: NEW DELHI

AUTHORIZED OFFICER, PUNJAB NATIONAL BANK



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लि.

५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०० ०२१.

022-26523000

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सिक्चुरिटीयझेशन अॅण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल अॅसेट्स अॅड एन्फोर्समेंट ऑफ सिक्चुरिटी इंटेस्ट
अॅक्ट, २००२ सहवाचता सिक्चुरिटी इंटेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत
स्थायर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषतः खालील नमुद कर्जदार आणि हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील वर्णिलेल्या स्थावर मिळकती अशी तारण मत्ता या सरपैसी अॅक्ट २००२ च्या तरतुदीन्वये दिनांक २७.०९.२०१३ रोजीच्या अभिहस्तान्वन कराराद्वारे (इलाहाबाद बँक लि. (इंडियन बँक लि. सह एकत्रित) द्वारे त्यातील तारण हितसंबंधासह खालील नमुद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप श्री ट्रस्ट - III (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, तारण धनकोंकडे गहाण/प्रभारित आहेत त्या सर्व ज्ञात आणि अज्ञात दायित्वासह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने खाजगी कराराने विकण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी सरपैसी अॅक्ट आणि त्यामधील नमुद नियमांन्वये २१.०८.२०१५ रोजी खालील उल्लेखित गहाण मिळकतीचा कब्जा घेतला.

पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रा. लि. ला प्राप्त रु.३,३०,०२,०००/- च्या प्राथमिक प्रस्ताव (“प्राथमिक बोली”) च्या आधारे अॅक्टर बीड किंवा बेस ऑफर (“राखीव किंमत”) म्हणून प्राथमिक बोली वापरून तारण मत्तेच्या विक्रीकरिता इच्छुक बोलीदारांकडून प्रस्ताव/बोली मागवित आहे. त्यानुसार इच्छुक पक्षकारांचे प्रस्ताव राखीव किंमतीच्या वरील असावेत आणि प्राथमिक बोलीदारांना स्विस चॅलेंज प्रोसेस नुसार उच्चतम प्रस्ताव/बोली सादर करण्याची संधी देण्यात येईल. जर प्राथमिक बोलीदारांचा उच्चतम प्रस्ताव/बोली मिळतीजुळती असेल तर त्यांना यशस्वी बोलीदार म्हणून घोषित करण्यात येईल. तथापी प्राथमिक बोलीदारांचा उच्चतम प्रस्ताव/बोली मिळतीजुळता नसेल तर उच्चतम प्रस्ताव/बोलीचा प्रस्ताव दिलेल्या इच्छुक बोलीदारांना यशस्वी बोलीदार म्हणून घोषित करण्यात येईल.

स्विस चॅलेंज मॅकेनिझम अंतर्गत खाजगी कराराने विक्रीचा तपशिल खालील प्रमाणे:

| | |
|--|--|
| कर्जदार, सहकर्जदार आणि हमीदाराचे नाव | ए) मे. ए-१ ऑटो प्रा.लि. (कर्जदार) बी) श्री. मनप्रीत सिंग ए विजन (हमीदार) सी) प्रदीप एल. तिलानी (हमीदार) डी) सी. निर्मला एल तिलानी ऊर्फ सी. निर्मला व्ही देवजानी (हमीदार) ई) श्री. अमरिक सिंग आय. विजन (मयत) मनप्रीत सिंग ए. विजन- कार्यदेशीर वारस (हमीदार) |
|--|--|

थकबाकी ज्यासाठी तारण मत्ता विकण्यात येणार आहे.

तारण मत्ता या खालील पतसुविधा सुरक्षित करण्यासाठी गहाण आहेत आणि दिनांक ०६.१०.२०१० रोजीच्या कलम १३(२) सूचनेत नमुद त्या संदर्भातील ३०.०९.२०१० रोजी थकबाकी खालीलप्रमाणे:

| अ. क्र. | सुविधेचा प्रकार | मर्यादा (रु. लाखात) | एकूण रक्कम (रु. त) |
|---------|-----------------|---------------------|--------------------|
| १) | कॅश क्रेडिट | ७७५.०० | ८,३७,२९,५५५.१० |
| २) | टर्म लोन | २००.०० | १,५५,०८,६६६.९५ |
| | एकूण | ९७५.०० | ९,९२,३८,२२२.०५ |

सन्माननीय कर्ज वसुली न्यायाधिकरण-III, मुंबई यांनी दिनांक २०.०४.२०१६ रोजीच्या त्यांच्या आदेशाद्वारे मूळ अर्ज क्र. ११० सन २०१२ ला परवानगी दिली आणि त्यानुसार वसुली प्रमाणपत्र जारी केले. सदर आदेशानुसार कर्जदार आणि हमीदार रक्कम रु.११,९७,०८,१०६.८९ (सय अकरा कोटी सत्याणव लाख आठ हजार एकशे सहा आणि एकोणनव्वद पैसे मात्र) सह वसुली आणि/किंवा प्रदानाच्या तारखेपर्यंत मूळ अर्ज दाखल करण्याच्या तारखे पासून मासिक दराने द.सा. १३.५% दराने व्याज

| | |
|---|---|
| विकण्यात येणारी स्थावर मिळकत अशा तारण मत्तेचे वर्णन | सी. निर्मला एल तिलानी ऊर्फ सी. निर्मला व्ही देवजानी (हमीदार व गहाणदार) द्वारे गहाण कुलाबा विभागाचा सिटी सर्व्हे क्र. ५०३ धारक प्लॉट वरील प्लॉट क्र. ५७, ५८, ५९ आणि ६०, मोजमापित २००० चौ.फू. (बिल्ट अप क्षेत्र), ३रा मजला, येथे कॅन्डी कंट्रोल को-ऑप हाऊसिंग सोसायटी लि., ११, थॉमस स्ट्रीट, टेलिफोन भवन समोर, कुलाबा मुंबई-४०० ००५. |
| सीईआरएसएआय आयडी: | सिक्चुरिटी आयडी- ४००००८०२७४३१ अॅसेट आयडी- २००००८०१६९११ |
| राखीव किंमत ज्याखाली मिळकत विकली जाणार नाही | रु. ३,३०,०२,०००/- (रुपये तीन कोटी तीस लाख दोन हजार मात्र) |
| इसारा अनामत रक्कम (इअर): | रु. ३३,००,२००/- (रुपये तेहतीस लाख दोनशे मात्र) |
| मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य | उर्वरित सोसायटी थकबाकी रु. ४,८०,२३८/- ३१/०३/२०२३ रोजीस. |
| संपर्क व्यक्ती आणि फोन क्र. | श्री. रुबेन सेबॅस्टियन: ९१३७२९६८०९ श्री. सिद्धेश पवार: ९०२९६८७५०४ |
| ईओआय/बोली सादर करण्याची अंतिम तारीख: | २७.११.२०२४ रोजी सायं. ४.०० पर्यंत |
| इंटर सी बोली करिता दिनांक | २८.११.२०२४ (स. ११.०० पासून दु. १.००) |
| यशस्वी बोलीदाराच्या घोषणेची तारीख | २८.११.२०२४ (दु. १:३०) |

सदर प्रकाशन हे सिक्चुरिटी इंटेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील नमुद कर्जदार/हमीदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे.

इच्छुक पक्षकार पुढील तपशिल/स्पष्टिकरणाकरिता आणि त्यांचा प्रस्ताव/बोली सादर करण्याकरिता वरील नावाच्या संपर्क व्यक्तींना संपर्क करू शकतात.

विक्रीच्या तपशिलवार अटी आणि शर्तीकरिता कृपया कोणतीही ईओआय/बोली सादर करण्यापूर्वी तारण धनकोंची वेबसाईट म्हणजेच <https://www.pegasus-arc.com/assets-to-auction.html>

<https://www.pegasus-arc.com> चा संदर्भ घ्यावा.

तारण मत्तेची विक्री ही सरपैसी अॅक्ट २००२ आणि त्याअंतर्गत नियमांच्या तरतुदीनुसार करण्यात येईल.

प्राधिकृत अधिकारी

ठिकाण : मुंबई

पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

दिनांक : ०९/११/२०२४

(ट्रस्टी ऑफ पेगासस ग्रुप श्री ट्रस्ट III चे ट्रस्टी म्हणून तिच्या क्षमतेत कार्यरत)

TERMS & CONDITIONS

1. The Private Treaty sale will be done on **28/11/2024** for the mortgaged properties mentioned in the auction sale notice ("Schedule Property") from 11:00 am to 01:00 pm.
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 encumbrances on / issues related to the Schedule Property, if any
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 (09) 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(s) 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 **27/11/2024** till 05:00 p.m. Email address: siddhesh@pegasus-arc.com/ ruben@pegasus-arc.com. In addition to the above, the copy of Pan card, Aadharcard, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction property is as follows: - Rs. 3,30,02,000/- (Rupees Three Crores Thirty Lakhs Two Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 33,00,200/- (Rupees Thirty Three Lakhs Two Hundred Only)**
18. Last date for submission of bid is 27/11/2024 before 05:00 PM and the auction is scheduled on 28/11/2024 from 11:00 am to 1:00 pm.
19. **Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty Nine Trust I, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of:**

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|-------------------------|--|
| Trust Name | Pegasus Group Three Trust – III |
| Bank Account No. | 50172747022 |
| Bank Name | Indian Bank |
| Branch Address | Mumbai Fort Branch, 37, Mumbai Samachar Marg, Post Box No. 282, Mumbai – 400 001 |
| MICR Code | 400019096 |
| IFSC Code | IDIB000F523 |

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 auction and will be non-refundable in the event of withdrawal/denial to participate in the auction.
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn / postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
 - Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
 - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - Duly filled, signed and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.
27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. 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. Siddhesh Pawar- 9029687504 and Mr. Ruben Sebastian- 9137296809.

Sd/-

AUTHORISED OFFICER

Place: Mumbai

Date: 09/11/2024

**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Three Trust III)**