

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700Email: sys@pegasus-arc.com URL: www.pegasus-arc.com**PUBLIC NOTICE FOR SALE BY E-AUCTION****Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Guarantor(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Twenty Eight Trust III (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by the SVC Co-Op Bank Ltd. (SVC Bank) vide Assignment Agreement dated 30/03/2017 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on **"As is where is", "As is what is", and "Whatever there is"** basis along with all its known and unknown dues on **30/03/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **29/11/2019** under the provisions of the SARFAESI Act and Rules thereunder.


The details of Auction are as follows:

Name of the Borrower(s) and Guarantor(s)/ Mortgagor(s):	a) M/s. Om Sai Decoplast Pvt. Ltd. (Borrower) b) Mr. Anil Krishna Naik (Director and Guarantor) c) Mrs. Shraddha Anil Naik (Director and Guarantor) d) Mr. Omkar Anil Naik (Guarantor) e) M/s. Om Sai Industries (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 21,21,95,349.47/- (Rupees Twenty One Crores Twenty One Lakhs Ninety Five Thousand Three Hundred Forty Nine and Paise Forty Seven Only) as on 31/08/2016 together with further interest, costs, charges and expenses thereon w.e.f. 01/09/2016 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Property Mortgaged by:- M/s. Om Sai Decoplast Pvt. Ltd. All that piece and parcel of land adm. 55R at Gat No. 218 along with along with entire construction adm. 22000 sq. ft. standing thereon at Village- Khupri, Tal.- Wada, Dist.- Thane and bounded as under: East- Gat No. 216, West- Public Road, North- Gat No. 220 and South- Property Gat No. 228
CERSAI ID:	Security ID -400004670787 Asset ID - 200004670787
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 2,52,72,000/- (Rupees Two Crore Fifty Two Lakhs Seventy Two Thousand Only)
Earnest Money Deposit (EMD):	Rs. 25,27,200/- (Rupees Twenty Five Lakhs Twenty Seven Thousand Two Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	GST Department- Rs. 4,28,33,016/- vide notice dated 14/02/2023 EPFO- Rs. 10,75,880/- vide notice dated 30/12/2021
Inspection of Properties:	19/03/2024 between 11.00 AM to 01.00 PM
Contact Person and Phone No:	Ms. Prerana Adhav - 8879802170 Mr. Devang Khira - 9619422209
Last date for submission of Bid:	28/03/2024 till 4.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 30/03/2024 from 02.00 pm to 05.00 pm

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

AUTHORISED OFFICER**Place: Thane**
Date: 12/03/2024**Pegasus Assets Reconstruction Private Limited**
(Trustee of Pegasus Group Twenty Eight Trust III)

pnB Housing Finance Limited		APPENDIX -IV-A- E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES																			
E-Auction-Sale Notice for Sale of Immovable Assets Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(i) of the Security Interest (Enforcement) Rules, 2002		Reg. Ofc. - 9 th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones-011-23357174, 23357172, 23705414, Web-www.pnbhousing.com																			
BRANCH OFFICE : OFFICE NO-2-3, 3RD FLOOR, SWAMI TIRTH BUILDING NO. 5, SHELAR PARK, NEAR KHADKAPADA CIRCLE, KALYAN (WEST), MAHARASHTRA- 421301		BRANCH OFFICE : 2B, SECOND FLOOR, AMEYA PARK, NAVAPUR ROAD, BOISAR (WEST), MAHARASHTRA- 401501																			
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgage(s) charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited and the prospective Bidder, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" by the said details mentioned below.																					
Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s)/since deceased) as the case may be indicated in Column no-A under Rule-8(i) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited's secured creditor's website i.e. www.pnbhousing.com.																					
Loan No. Name of the Borrower/Co-Borrower/Guarantor(s) Indicated in Column No-A	Demand Amount & Date (B)	Nature of position (C)	Description Of The Properties Mortgaged (D)	Reserve Price (RP) (E)	Rs. (F)	EMD 10% (G)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Know Encumbrance/ Court Case if any (K)										
HOUKL/1117/453580 Nelofer Shaikh / Rahman Nawaz Shaikh & Abdul Rahim Shaikh B.O.: Kalyan	Rs. 20,051,052 as on date 17.09.2021	(Physical)	Hyacinath, 4.401.0, Labdhi Gardens, Residential N.A & Building (Group Housing) On Land, Village Dahivadi, Tard Varedi Tal. Karjat, Dist. Ra. C, NO. 68, H. NO. 3A & S. NO. 67 H. NO. 1B, 1C, 1D, Karjat, Maharashtra-410011	Rs. 8,72,000/-	Rs. 87,200/-	26.03.2024 Before 04:00 PM	Rs. 10,000/-	Rs. 11.03.2024 Between 12:00 PM to 04:00 PM	27.03.2024 Between 01:00 PM to 03:30 PM		*NIL/NOT KNOWN										
HOUKL/10418/518991 Sachin Tiwari/Chandani Tiwari B.O.: Kalyan	Rs. 17,11,428.57 as on date 31.03.2021	(Physical)	Flat No 02, Ground Floor, Building No 56, Building Type B_3, Samrudhi Evergreens Poddar Bldg No 55 to 60 And 70 To 72 Chs Ltd, Near Jyoti Bridge Badapur Karjat Road, Badapur East, Thane, Maharashtra-421501	Rs. 12,94,000/-	Rs. 1,29,400/-	26.03.2024 Before 04:00 PM	Rs. 10,000/-	Rs. 12.03.2024 Between 12:00 PM to 04:00 PM	27.03.2024 Between 01:00 PM to 03:30 PM		*NIL/NOT KNOWN										
HOUKL/1017/442775 Rangaro Rajaram Patil/ Nilima Ashok Pawar B.O.: Kalyan	Rs. 19,00,744/- as on date 24.07.2018	(Physical)	302.0.3, Fern, Labdhi Gardens, Residential N.A & Building (Group Housing) On Land, Village Dahivadi Tard Varedi Tal. Karjat, Dist. Ra. C, NO. 68, H. NO. 3A & S. NO. 67 H. NO. 1B, 1C, 1D, Karjat, Maharashtra-410011	Rs. 9,51,000/-	Rs. 95,100/-	26.03.2024 Before 04:00 PM	Rs. 10,000/-	Rs. 12.03.2024 Between 12:00 PM to 04:00 PM	27.03.2024 Between 01:00 PM to 03:30 PM		*NIL/NOT KNOWN										
HOUKL/1118/603509 Shaikh Mubejbur Rehman/ Masud Begum Abdul Karim Shaikh/Mohammed Shaikh/ Abdul Karim Shaikh, B.O.: Kalyan	Rs. 19,76,605.46 as on date 26.10.2021	(Physical)	205.2, Type 1 Wing B, The Morning Plot Bearing Gto No 127/3, Village Dharnote Near Uma Nagar, My Sky Residency Of Peshwa Road Neral E, Karjat, Maharashtra-410201	Rs. 10,09,000/-	Rs. 1,00,900/-	26.03.2024 Before 04:00 PM	Rs. 10,000/-	Rs. 13.03.2024 Between 12:00 PM to 04:00 PM	27.03.2024 Between 01:00 PM to 03:30 PM		*NIL/NOT KNOWN										
HOUKL/1018/585286 Virendra S Bankar/Hritika Vankar B.O.: Kalyan	Rs. 21,37,309.28 as on date 26.10.2021	(Physical)	205.0, 2.0, Omkar Apartment, Omkar Apartment, Revised Residential Building On Plot No 5 and 6, Type 1, H No 17.5 and 5a Village Joga Tal, Ambarnath Dist Thane, Maharashtra-415011	Rs. 9,43,000/-	Rs. 94,300/-	26.03.2024 Before 04:00 PM	Rs. 10,000/-	Rs. 14.03.2024 Between 12:00 PM to 04:00 PM	27.03.2024 Between 01:00 PM to 03:30 PM		*NIL/NOT KNOWN										
HOUBOSR/119/757508 Pratap Kalapada Ghosh / Monisha Ghosh B.O.: Boisar	Rs. 12,76,611.62 as on date 17.07.2021	(Physical)	Flat No 205 Wing A, 2nd Floor, Building No 1, Gayatri Park, Mahin Road Haranwadi Bus Stop, Palghat West, Thane, Maharashtra- 401404	Rs. 10,93,000/-	Rs. 1,09,300/-	26.03.2024 Before 04:00 PM	Rs. 10,000/-	Rs. 16.03.2024 Between 12:00 PM to 04:00 PM	27.03.2024 Between 01:00 PM to 03:30 PM		*NIL/NOT KNOWN										
HOUKL/0718/560676 Sandeep Tanaji Bodke/ Vidya Tanaji Bodke B.O.: Kalyan	Rs. 28,18,907.89 as on date 15.09.2021	(Physical)	Flat No 102, 1st Floor, Varad Vinayak, Apartment Shripaon, Badapur East, Thane, Maharashtra-421503	Rs. 12,33,000/-	Rs. 1,23,300/-	26.03.2024 Before 04:00 PM	Rs. 10,000/-	Rs. 18.03.2024 Between 12:00 PM to 04:00 PM	27.03.2024 Between 01:00 PM to 03:30 PM		*NIL/NOT KNOWN										
HOUKL/1217/462412 Jyoti Kulkarni / Rohit Nawalkishor Singh B.O.: Kalyan	Rs. 27,17,415/- as on date 12.03.2019	(Physical)	6.0 Ground, B2, Prem Narayan Residency, Prem Nagar, Near Atgaoon Railway Station, Of Mumbai Nashik Highway Atgaoon, E. Near Atgaoon Railway Station, Thane, Maharashtra- 431007	Rs. 16,41,000/-	Rs. 1,64,100/-	26.03.2024 Before 04:00 PM	Rs. 10,000/-	Rs. 18.03.2024 Between 12:00 PM to 04:00 PM	27.03.2024 Between 01:00 PM to 03:30 PM		*NIL/NOT KNOWN										
*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization there of. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets and the prospective bidder, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.																					
(1). As on																					

 <div> 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 </div>	
PUBLIC NOTICE FOR E-AUCTION	
Sale of Immovable Property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 & 9 of the	
Security Interest (Enforcement) Rules, 2002.	
Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagee(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 Nine Trust – 1 (Pegasus) , having been assigned the debts of the below mentioned Borrower along with underlying securities interest by (RBL Bank Ltd.) vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules there under.	
"As is where is", "As is what is", and "Whatever there is" basis along with all known and unknown debts and 30/03/2024.	
The Authorized Officer of Pegasus has taken physical possession of the below described secured assets on 09/11/2023 under the provisions of the SARFAESI Act and Rules thereunder.	
The details of the Auction are as follows:	
Name of the Borrower(s), Co-Borrower(s) and Mortgagee(s):	1. Mr. Narendra Uttambhal Tallor (Borrower) 2. Dharmistha Narendra Tallor (Co-Borrower)
Outstanding Secured assets being sold:	Rs. 24,86,95,987/- (Rupees Two Forty Eight Lakhs Ninety Five Thousand Nine Hundred And Ninety Seven Only) as on 05/11/2019 as per notice under section 13 (2) of SARFAESI Act. [Rs. 48,89,91,313.51/- (Rupees Four Crore Eighty Nine Lakhs Ninety One Thousand Three Hundred and Thirteen and paise Fifty One Only) as on 13/02/2024 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mr. Narendra Uttambhal Tallor Residential Flat No. 20.3 on 2nd Floor, admeasuring built up area of 76.30 sq. mtrs. in the building known as Chumunda Paradise situated at Shivali Nagar, Sahar Road, Vile Parle (East), Mumbai – 400057.
CERSAI ID:	Security Interest ID - 400017258138 Asset ID- 200017219331
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 1,66,50,000/- (Rupees One Crore Sixty Six Lakhs Fifty Thousand Only)
Earnest Money Deposit (EMD):	Rs. 16,65,000/- (Rupees Sixteen Lakhs Sixty Five Thousand Only)
Claims, if any, which have been put forward against the property and any other debts known to Secured creditor and value	Not Known
Inspection of Property	20/03/2024 between 03.00 PM. to 05.00 PM.
Contact Person and Phone Number:	Mr. Yogesh Palasakar- 7506342256 Ms. Sanika Wadkar- 8879810733
Last date for submission of Bid:	28/03/2024 till 5:00 PM
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontender.net) on 30/03/2024 from 11.00 AM to 01.00 PM.
This Publication is also a Fifteen (15) days' notice to the aforementioned borrower(s) co-borrower(s) Mortgagee(s) under Rule 8 & 9(1) of The Security Interest (Enforcement) Rules, 2002.	
For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html for detailed terms & conditions of e-auction-sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website https://sarfaesi.auctiontender.net or contact service provider M/s. E Procurement Technologies Ltd. Auction Tigger, Bidder Support: 079-68136805/68136837. Mob. : +91997891888, Email: ramprasad@auctiontigger.net and support@auctiontigger.net .	
<div> AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Thirty Nine Trust-1) </div>	

continued from previous page						
Sr. No.	Loan A/c. No. and Branch	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession
35	9994582	MR. NITIN SHANKAR CHARKARI MRS. HARSHADA NITIN CHARKARI	Rs. 4,23,246/- (Rupees Four Lakh Twenty Three Thousand Two Hundred Forty Six Only) 11-11-2019	Rs. 4,30,000/- (Rupees Four Lakh Thirty Thousand Only)	Rs. 43,000/- (Rupees Forty Three Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Schedule - A All that piece and parcel of land forming non agricultural land admeasuring 76560 Sq. Mtrs. all situated at village Khadyachapada, Taluka Karjat, District Raigad as per sanctioned layout plan of project known as "XrBia Vangani" lying and being situated in Village Khadyachapada, Taluka Karjat District Raigad. Schedule - B Residential Flat admeasuring 15.05 Sq. Mtrs. (Equivalent to 162 Sq. Ft.) Carpet area bearing No. 620 situated on the Sixth Floor, in 'B2' Building of the said Complex to be known as "XrBia Vangani" under construction on the land more particularly described in the First Schedule herein above written.						
36	10408609	Mr. Mangali Khimaram Chaudhari Mrs. Ponaki Mangali Chaudhari	Rs. 7,86,635/- (Rupees Seven Lakh Eighty Six Thousand Six Hundred Thirty Five Only) 17-01-2023	Rs. 6,65,000/- (Rupees Six Lakh Sixty Five Thousand Only)	Rs. 66,500/- (Rupees Sixty Six Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All the Piece And Parcel Of Immovable Property Flat No. 201, 2nd Floor, Wing No. B, Building No. 2, Admeasuring 21.25 Sq. Mts carpet area, of the said building known as "Pavan Vihar Complex" situated at Gut No.19/A, area admeasuring 0-43-0 HR from total area admeasuring 0-94-5 HR Sq. Pot Kharaba 0-03-0 H.R. Asses of Rs. 2.80 lying being and situated at Vill : Nagzari, Tal & Dis : Palghar, with in the area of Sub-Registrar at Palghar.						
37	9972228	MR. ROHAN VIJAY KHEDEKAR MR. VIJAY DASHRAT KHEDEKAR MRS. VAISHALI VIJAY KHEDEKAR	Rs. 9,70,347/- (Rupees Nine Lakh Seventy Thousand Three Hundred Forty Seven Only) 27-07-2019	Rs. 8,00,000/- (Rupees Eight Lakh Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)	Physical
Description of the Immovable Property: Schedule - A All that piece and parcel of land and ground situated project known as "XRBIa WARAI" within the Registration, Sub-Dist, Taluka Karjat, Dist Raigad and within the limits of the Sub Registrar Karjat bearing below mentioned Survey Number of sanction Layout, Mouje Warai Tarfe Waredi respectively admeasuring an area 09 H. 3.50 R and as per the Building Plan. Schedule - B The Residential Flat admeasuring 23.88 Sq. Mtrs. (equivalent to 257 sq. Ft.) carpet area bearing No. 304 situate on the Third in "A7" Building of the said Complex to be known as "XRBIa WARAI" under construction on the land more particularly described in the First Schedule hereinabove written.						
At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property or sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: NOTE: The E-auction of the properties will take place through portal http://bankauctions.in/ on 28-03-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.						
Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 20-03-2024 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arrears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, Mrs. A.Closure, Block No.605 A, 6th Floor, Matlivanam Commercial Complex, Ameerpet, Hyderabad – 500038 through its coordinators Mr. Arjit Kumar Das, 8142000725, 8142000066, 8142000062 Email : arjit@bankauctions.in and Email : info@bankauctions.in or Manish Bansal, Email id manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company 14. Please refer to the below link provided in secured creditor's website http://surl.li/rfsvi for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.						
Place: Mumbai Date: 12-03-2024						Sd/- Authorized Officer Tata Capital Housing Finance Ltd.



पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉईंट,
मुंबई-४०००२१. फोन क्र. : ०२२-६१८८४७००.

ईमेल: sys@pegasus-arc.com युआरएल: www.pegasus-arc.com

ई-लिलाव द्वारे विक्री करिता जाहीर सूचना

सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ सहवाचत
सिक्कुरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेटस् अँड एन्फोर्समेंट ऑफ
सिक्कुरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिल्कतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून कर्जदार, सह-कर्जदार आणि हमीदार यांना याद्वारे सूचना देण्यात येते की,
खाली नमूद स्थावर मिल्कत ही सरफैसी अँक्ट, २००२ च्या तरतुदीअन्वये दिनांक ३०/०३/२०१७ रोजीच्या
अभिहस्तांकन कराराद्वारे एसव्हीसी को ऑप बँक लि (एसव्हीसी बँक) द्वारे त्यातील तारण हितसंबंधासह खालील
नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप ट्रेन्टी एट ट्रस्ट III (पेगासस) चे ट्रस्टी
म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे
गहाण/प्रभारित आहेत, ज्या ३०.०३.२०२४ रोजी सर्व ज्ञात आणि अज्ञात दायित्वांसह “जे आहे जेथे आहे”,
“जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने सरफैसी अँक्ट आणि त्यामधील नमूद
नियमच्या तरतुदी अन्वये विकण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील उल्लेखित तारण मत्ता असलेल्या स्थावर मिल्कतीचा सरफैसी अँक्ट
आणि त्यामधील नमूद नियमच्या तरतुदीअन्वये २९/११/२०१९ रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील खालीलप्रमाणे:

कर्जदार, हमीदाराचे नाव	ए) मे. ओम साई डेकोप्लास्ट प्रा. लि. (कर्जदार) बी) श्री. अनिल कृष्णा नाईक, (संचालक व हमीदार) सी) सौ. श्रद्धा अनिल नाईक, (संचालक व हमीदार) डी) श्री. ओमकार अनिल नाईक, (हमीदार) ई) मे. ओम साई इंडस्ट्रीज (हमीदार)
तारण मत्ता विक्री करण्याकरीता उर्वरीत थकीत:	३१/०८/२०१६ रोजीस रु. २१,२१,९५,३४९.४७/- (रुपये एकवीस करोड एकवीस लाख पंच्याण्णव हजार तीनशे एकोणपन्नास आणि पैसे सत्तेचाळीस मात्र) अधिक सांपार्श्विक दराने व्याज आणि प्रदान आणि वसुलीच्या तारखेपर्यंत ०१.०९.२०१६ रोजीपासून त्यावरील परिव्यय, प्रभार आणि खर्च.
स्थावर मिल्कतीचे वर्णन	मिल्कत मालकीचे आणि गहाण द्वारे: मे. ओम साई डेकोप्लास्ट प्रा. लि. गाव खुपरी, तालुका वाडा, जिल्हा ठाणे वर उभारीत मोज. २२००० चौ फु संपूर्ण बांधकामासह गट क्र २१८ येथील मोज ५५ आर जमिनीचे ते सर्व भाग व विभाग. सीमाबद्ध: पूर्व: गट क्र २१६, पश्चिम-पब्लिक रोड, उत्तर-गट क्र २२० दक्षिण- मिल्कत गट क्र २२८
सीईआरएसएआय आयडी	सिक्कुरिटी इंटरस्ट आयडी- ४००००४६७०७८७ असेट आयडी: २००००४६७०७८७
राखीव किंमत ज्याखाली तारण मत्ता विक्री करण्यात येणार नाही (रु.यात)	रु. २,५२,७२,०००/- (रुपये दोन कोटी बावन्न लाख बाहत्तर हजार मात्र)
इसारा अनामत रक्कम (राखीव किंमतीच्या १०%)	रु. २५,२७,२००/- (रुपये पंचवीस लाख सत्तावीस हजार दोनशे मात्र)
मिल्कतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	जीएसटी विभाग-१४/०२/२०२३ रोजीच्या सूचनेन्वये रु. ४,२८,३३,०१६/- ईपीएफओ-३०/१२/२०२१ रोजीच्या सूचनेन्वये रु. १०,७५,८८०/-
मिल्कतीचे निरीक्षण	१९/०३/२०२४ रोजी स.११.०० ते सायं. १.००
संपर्क व्यक्ती आणि दू. क्र.	कु. प्रेरणा आधव ८८७९८०२१७० श्री. देवांग खिरा- ९६१९४२२२०९
बोली सादर करण्यासाठी अंतिम तारीख	२८.०३.२०२४ रोजी दु. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई-लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत ३०.०३.२०२४ रोजी दु. २.०० पासून सायं ५.०० पर्यंत

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

विक्रीच्या तपशिलवार अटी आणि शर्तीकरिता तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> चा संदर्भ
घ्यावा किंवा कोणतेही बोली सादर करण्यापूर्वी सेवा पुरवठादार ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन
टायगर, बोलीदारांसाठी सहाय्य क्र. मो: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल:
vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, श्री. रामप्रसाद मोबाईल क्र.
+९१ ८००००२३२९७, ईमेल : support@auctiontiger.net येथे संपर्क साधावा.

प्राधिकृत अधिकारी
ठिकाण: ठाणे पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
दिनांक: १२/०३/२०२४ पेगासस ग्रुप ट्रेन्टी एट ट्रस्ट III (पेगासस) चे ट्रस्टी

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **30/03/2024** for the mortgaged properties mentioned in the e-auction sale notice from **02.00 pm to 05.00 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. The undersigned shall not be responsible for any claims/charges/encumbrances of whatsoever manner on the property, of/by any authority known or unknown, upon failure to carry out due diligence by the intending bidder.
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 proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support : 079-68136805/68136837 Mo.: +91 9265562821 & 9374519754, Email : vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, and 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.
7. **Intending 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 Twenty Eight Trust III, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 36726476310 Account Name: - Pegasus Group Twenty Eight Trust III, Bank Name: State Bank of India, Nariman Point Branch, IFSC Code: SBIN006945.**

8. 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 Lakhs Only)**.
9. 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.
10. 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 and the property shall be resold.
11. 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 highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
12. 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.
13. 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.
14. 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.
15. 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.**
16. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned in the **public notice dated 12/03/2024**.
17. **This publication is also a 15 day's notice to the borrowers/guarantors under Rule 8 and 9 of The Security Interest (Enforcement) Rules, 2002.**
18. The sale is subject to **"As is where is", "As is what is", and "Whatever there is"** with all known and unknown liabilities.

19. 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.022-61884700/022-61884726, Mobile No. 8879802170/ 9619422209, email: prerana@pegasus-arc.com/
devang@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: Pune
Date: 12/03/2024**

**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Twenty Eight Trust III)**

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: _____