

ities on 20/12/2024.

Rules thereunder.

Guarantor(s): Outstanding Dues for

are being sold:

Name of the Borrower(s).

which the secured assets

Details of Secured Asset being Immovable Property

Price

which the Secured Asset

Earnest Money Deposit

Claims, if any, which have

been put forward against the property and any other dues known to Secured creditor and value Inspection of Properties:

Contact Person and Phone

Last date for submission

Time and Venue of Bid

below

which is being sold

CERSALID:

Reserve

(in Rs.):

(EMD):

No:

of Bid:

Opening:

Place: Mumbai

Date: 27/11/2024

will not be sold

Co-Borrower(s) and

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 55-56,5th Floor Free Press House Nariman Point,

Mumbai -400021 Tel: -022-61884700 PEGASUS Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s) and Co-Borrower(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 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 SARFAE-SI 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 with all known and unknown liabil-

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 26/12/2023 under the provisions of the SARFAESI Act and

THE DETAILS OF AUCTION ARE AS FOLLOWS:

East. Mumbai - 400063.

Lot No. 1:

Lot No. 2:

Only)

Not Known

Two Thousand Only)

Lot No. 1 - Rs. 14.66.200/-

Lot No. 2 - Rs. 9.20.300/-

Goregaon East, Mumbai 400063.

a) Mr. Ramchandra Padmakar Sadigale (Borrower)

b) Mrs. Sarika Ramchandra Sadigale (Co-Borrower)

Lot No. 1 - Rs. 2,81,30,833/- (Two Crores Eighty-One Lakhs Thirty

Thousand Eight Hundred and Thirty-Three Only) as on 26/11/2024 plus interest at the contractual rate and costs, charges and expenses

thereon w.e.f. 27/11/2024 till the date of payment and realization.) Lot No. 2 - Rs. 1,64,25,101/- (One Crore Sixty Four Lakhs Twenty Five Thousand One Hundred and One Only) as on 26/11/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 27/11/2024 till the date of payment and realization.) Mortgaged by:- Mr. Ramchandra Padmakar Sadigale

Lot No. 1. Commercial Premises Bearing Office No. 704, 7th

Floor, Admsg. 661 sg.ft. Carpet Area, In Building Known As "De Elmas", Situated at Sonawala Cross Road, No.2 Goregaon

Lot No. 2. Commercial Premises No. 705, 7th Floor, Admeasuring Carpet Area Of 421 Sq.Ft., In Building Known as "De Elmas", Situated at Sonawala Cross Road. No.2

Lot No. 1: Rs. 1.46.62.000/- (One Crore Forty-Six Lakhs Sixty-

Lot No. 2: Rs. 92,03,000/- (Ninety-Two Lakhs Three Thousand

(Fourteen Lakhs Sixty-Six Thousand Two Hundred Only)

E-Auction/Bidding through website (https://sarfaesi.auction-

AUTHORISED OFFICER

Pegasus Assets Reconstruction Private Limited

(Trustee of Pegasus Group Thirty Nine Trust 1)

tiger.net) on 20/12/2024 from 11.00 a.m. to 01.00 p.m.

(Nine Lakhs Twenty Thousand Three Hundred Only)

04/12/2024 between 03:00 p.m. to 05:00 p.m.

Mr. Gautam Bhalerao- 8999569572

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers/

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: support@auctiontiger.net before submitting any bid.

Mr. Nilesh More - 9004722468

19/12/2024 till 4:00 pm

Mortgagor under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Security Id. 400012403384 Asset Id. 200012378098

Security Id. 400058501901 Asset Id. 200058999176

Assets and Enforcement of Security Interest Act. 2002 read with Rules 8 of the Security

Interest (Enforcement) Rules, 2002



शेन्ट बेंक होम फायनेन्स लिमिटेड **Cent Bank Home Finance Limited**

APPENDIX IV [Rule 8(1)] (POSSESSION NOTICE) For immovable property

सेन्ट्रल बैंक ऑफ इण्डिया की अनुषंगी Subsidiary of Central Bank of India Whereas, The undersigned being the authorized officer of the CENT BANK HOME FINANCE LTD., Nashik Branch, Under the Securitisation 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) Rule 3, 2002 issued demand notice Upon the Borrowers/ guarantors mentioned below to repay the amount to CENT BANK HOME FINANCE LTD., Nashik within 60 days from the date of receipt of the said notice. The Borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that undersigned has taken possession of the property described herein below in exercise of powers conferred on me under section 13(4) of the said Act read with rule 8 of the said rules on the date mentioned against the account. The borrowers/ guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the CENT BANK HOME FINANCE LTD, Nashik for the amount and interest thereon w.e.f. NPA Date Given Below

S. N.	Name & Address of The Borrower & Guarantor	Description of the Property	Date of Demand Notice Date of NPA Date of Possession	Amount in Demand Notice (₹)
1	Mrs. Vaishali Gangaram Telure Alias Mrs. Vaishali Santosh Thakur And Mr. Santosh Markandesingh Thakur LAN: 01402070000042	Flat No. B-03, 1st Floor, "Shree Tirumala Vasa Apartment" Plot No 01+02, Sr.no. 876/2/1/2+3 Charwak Chowk, Nr. Patil Garden Indira Nagar Tal , Dist. Nashik.422009. Area Of Property:- 596.00 Sq. Ft. (55.40 Sq. Mth. B/Up Area Boundaries of Property:- East- 6 Mtr Wide Road, West – Flat No. B-03, North- Landing, South – Side Margin	20.09.2024 08.09.2024 22.11.2024 (Symbolic)	15,70,621/- + Interest +Expenses+ All other charges.
2	Mr. Ravindra Keval Mandwade & Mrs. Jayashri Ravindra Mandwade LAN: 0140301000008	Flat No 05, 2nd Floor, Kailash Apartment, Plot No 19, Sr No. 91/1 N/R Motiwala College, B/H Mahadev Medical, Beside Renuka Heights, Dhurav Nagar Gangapur Shivar, Nashik 422007. Area of Property:-41.82 Sq. Mt.(450 Sq Ft) Boundaries of Property:- East- Flat No 09, West - Flat No 06, North-Marginal Space, South - Marginal Space.	29.08.2024 08.08.2024 22.11.2024 (Symbolic)	10,43,482/- + Interest +Expenses+ All other charges.
3	Mrs. Anjanabai Subhash Chaudhari & Mr. Harshal Subhash Chaudhari LAN: 01402090000111	Flat No, 18, 3rd Floor, Shree Ramkunj F-10 Apartment S.NO. 395/1, & 395/4, N/R Tractor House, Takali Road Tigraniya Road, Dwarka Nashik -422011. Area of Property: -55.76 Sq. Mt. (600 Sq Ft) Boundaries of Property:- East-9.00 Mtr Colony Road, West - Sr. No 395/3, North-Nanduri Road, South - Building No F 9.	28.08.2024 08.08.2024 22.11.2024 (Symbolic)	2,44,788/- + Interest +Expenses+ All other charges.
4	Mrs. Poonam Sandeep Thakare & Mr. Sandip Bhimrao Thakare. Guarantor:- Mr. Vilas Gajanan Ghodaskar LAN: 01403010000422	Flat No. 21, 1st Floor, Dhan Lakshmi Tower Appt. Plot No.4+5+6+8, Sr. No. 154/1A+B/2+B/3+B/1, N/R Chaltrpatt Sambhaji Maharaj Chowk, B/H Maruti Mandiri, Lamkhede Mala Tarawala Link Road Nashik-420A, Area of Property: 72.27 Sq. Mt. 778 Sq Ft Boundaries of Property: East- Colony Road, West- Staircase & Marginal Space, North- Flat No 22 Staircase, South- Flat No 18	29.08.2024 08.08.2024 22.11.2024 (Symbolic)	23,24,574/- + Interest +Expenses+ All other charges.
5	Late Mr. Govind Machindra Pote Legal Hears- Mrs. Rani Govind Pote, Mr. Machindra Dagadu Pote, Mrs. Sushila Machindra Pote and Govind Pote LAN: 0140320000017	Row H.No. 01, Manshi Row Banglows, Plot No 16, S/G No 71/A CTS No 2116, Opp. Tulja Bhavani Mandir Kargil Chowak Datta Nagar Chunchale Shivar Nashik 422010 Area of Property: 76.60 Sq. Mt. 825 Sq Ft Boundaries of Property: East- 12 Mt Road, West- Row H. No. 03, North- Row H. No. 02, South- Plot No 15	28.08.2024 08.08.2024 22.11.2024 (Symbolic)	16,40,464/- + Interest +Expenses+ All other charges.
6	Mr. Sangram Ramdas Mengal and Mrs. Sumanbai Ramdas Mengal LAN: 01402300000181	Flat No 16, 1st Floor, Khushali Hights, Plot No 75, Sr No. 264/1 Beside Air Force Water Tank, Mhasrul Shivar Borgad Nashik 422004 Area of Property:- 51.11 Sq. Mt. 550 Sq Ft Boundaries of Property:- East-Open to Sky, West-	29.08.2024 08.08.2024 22.11.2024 (Symbolic)	11,22,586/- + Interest +Expenses+ All other charges.
Pla	ce : Nashik, Date: 26.11.2024	Authorized Officer, Cen	t Bank Home Fina	ance Ltd., Nashik

SMFG

SMFG INDIA CREDIT COMPANY LIMITED

(Formerly Fullerton India Credit Company Limited) Corporate Office: 10th Floor, Office No. 101,102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai - 40005 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of 30 days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets an Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of SMFG India Credit Company Limited (formerly Fullerton India Credit Company Limited) ("SMFG India Credit"), will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to SMFG India Credit /Secured Creditor from the Borrowers and Guarantor mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

2L MO"	or No. borrower(s) / Guarantor(s) Demailu Notice Date,		Heserve Price, EWD & Last	Date and time		
1	/ Loan Account	Amount & Type of Possession	Date of Submission of EMD	of E-Auction		
1. Gayatri Snacks		10th August, 2021	Reserve Price: Rs.80,32,000/-	Date: 30.12.2024		
2.Aai	j General Kirana Stores	rana Stores Rs.54,04,009/- (Fifty-Four Lakhs (Rupees Eighty Lakhs Thirty-Two		Time: 11:00 am to		
3. Ga	yatri Jaiswal	Four Thousand and Nine Only) as	Thousand Only)	01:00 pm		
4. Pu	nit I Jaiswal	on 2nd August, 2021	EMD:Rs.8,03,200/- (Rupees Two Lakhs	(with unlimited		
		Symbolic Possession	Thirty Thousand Only)	extensions of 5		
			Last date of EMD Deposit: 27.12.2024	minute each)		
Desc	Description of the Immovable property: Shop No.06 Ground Floor, Building No. D-29, Yogi Tej Co-Operative Housing Society Ltd,					
A	Avec 200 Cr. Et Duild III. Village, Floor Taluka Barinali C.T.C.Naut 700, Vari Navay Floor Book Barinali West Mumbai, 400004					

Area 200 Sq.Ft. Build Up, Village- Eksar, Taluka-Borivali, C.T.S No:1723, Yogi Nagar, Eksar Road Borivali West, Mumbai-400091.			
Sr No. Borrower(s) / Guarantor(s)	Demand Notice Date,	Reserve Price, EMD & Last	Date and time
2 / Loan Account	Amount & Type of Possession	Date of Submission of EMD	of E-Auction
1. Gourmet Foods And	8th July, 2024 Rs.1,36,59,477/-	Reserve Price: Rs.3,00,00,000/-	Date: 30.12.2024
Beverages 2.Anil Hiranand	[Rupees One Crore Thirty-Six Lakhs	(Rupees Three Crore Only)	Time:11:00 am to
Wadhwa 3. Hiranand	Fifty-Nine Thousand Four Hundred	EMD:Rs.30,00,000/-	01:00 pm
Tijomal Wadhwa 4. Sunil	and Seventy-Seven Only]	(Rupees Thirty Lakhs Only)	(with unlimited
Hiranand Wadhwa 5. Naresh	due as on 4th July, 2024	Last date of	extensions of 5
Hiranand Wadhwa	Symbolic Possession	EMD Deposit: 27.12.2024	minute each)
Description of the Immovable property: Owner Of The Property: - Hiranand Tijomal Wadhwa - All That Piece And Parcel Of			

Industrial Plot No 59 (Portion), Admeasuring 997sq. Yrds, O.T Section, Kalyan Camp 4, Ulhasnagar, Thane – 421004. Bounded By: North: Registration Sub-District Kalyan, South: District Thana, East: Kalyan Camp 4, Ulhasnagar & West: Plot No. 59 (Portion) Sr No. | Borrower(s) / Guarantor(Demand Notice Date, Reserve Price, EMD & Last of E-Auction / Loan Account Amount & Type of Possession Date of Submission of EMD Reserve Price: Rs.2.45.80.000/ 1. H J Enterprises 16th April, 2024 Rs.1,81,43,328.86/-Date: 30.12.2024 2. Usha Jaisinh Nanda (Rupees Two Crore Forty-Five Lakhs [Rupees One Crore Eighty-One Time: 11:00 am to

01:00 pm 3. Viral Jayshinh Nanda **Lakhs Forty-Three Thousand Three** Eighty Thousand Only) Hundred Twenty-Eight and Eighty-Six EMD: Rs.24,58,000/- (Rupees Twenty (with unlimited Paisa Only] due as on 15th April, | Four Lakhs Fifty-Eight Thousand Only) extensions of 5 2024 Symbolic Possession Last date of EMD Deposit: 27.12.2024 minute each) Description of the Immovable property: Owner Of The Property: - Usha Jaisinh Nanda - All That Piece And Parcel Being Bungalow

No. 6, Admeasuring 68.9 Sq. Mtrs. Carpet Area, In The Building Known As "Golden And Silver Park Chsl" Situated At Wagal Estate, Constructed On Land Bearing Survey No. 461 Hissa No.2 (Pt) & 3 (Pt) Of Village Panchpakhadi, Taluka & District Thane. Demand Notice Date, Reserve Price, EMD & Last Sr No. Borrower(s) / Guarantor(s) Date and time / Loan Account **Amount & Type of Possession** Date of Submission of EMD 1. Kanavalal Somnath 11th September, 2023 Reserve Price: Rs.93,33,000/ Date: 30.12.2024 Rs 39.71,433.85/- [Rupees Thirty Panchal (Rupees Ninety-Three Lakhs Thirty-Time: 11:00 am to 2. Praful Somnath Panchal Nine Lakhs Seventy One Thousand Three Thousand Only) EMD: 01:00 pm (with Four Hundred and Thirty Three and Rs.9,33,300/- (Rupees Nine Lakhs unlimited extensior Eighty Five Paisa Only] due as on Thirty-Three Thousand Three Hundred of 5 minute each 11th September, 2023 Only) Last date of EMD Deposit: 27.12.2024 Symbolic Possession

iption of the Immovable property : All That Piece And Parcel Property Bearing Flat No.405, 4th Floor, Tower-B, Building No Crustal Avenue, Off Western Express Highway, Samta Nagar, Kandivali (East), Mumbai – 400101

	Sr No.	Borrower(s) / Guarantor(s)	Demand Notice Date,	Reserve Price, EMD & Last	Date and time
	5	/ Loan Account	Amount & Type of Possession	Date of Submission of EMD	of E-Auction
	1. Rajneera Lubricants		6th March, 2023 Rs. 1,17,36,914/-	Reserve Price: Rs.1,30,40,000/-	Date: 30.12.2024
	2. Komal Ashok Ahuja		[Rupees One Crore Seventeen Lakh (Rupees One Crore Thirty L		Time: 11:00 am to
	3. Ashok Laichand Ahuja		Thirty Six Thousand Nene Hundred	Thousand Only) EMD: Rs.13,04,000/-	01:00 pm
			and Fourteen Only] due as on 6th	(Rupees Thirteen Lakhs Four Thousand	(with unlimited
			March, 2023 Symbolic Possession	Only) Last date of	extensions of 5
				EMD Deposit: 27.12.2024	minute each)
- [Description of the Immovable property: All That Property Rearing Shop No. 703. (Consisting Of Ground And First Floor With				

Description of the Immovable property: All That Property Bearing Shop No. 703, (Consisting Of Ground And First Floor With Terrace) Each Floor Area Admeasuring 414 Sq. Ft Ward No. 20, Property No. 20bi016438400, City Survey No. 4618, Bearing Unit No. 189, Sheet No. 65, Taluka: Ulhasnagar, District: Thane

Sr No.	Borrower(s) / Guarantor(s)	Demand Notice Date,	Reserve Price, EMD & Last	Date and time	
6	/ Loan Account	Amount & Type of Possession	Date of Submission of EMD	of E-Auction	
1. Ra	ytheon Light	6th May, 2023 Rs.72,36,107.89/-	Reserve Price: Rs.1,83,61,000/-	Date: 30.12.2024	
2. Sa	meer Manilal Shah	[Rupees Seventy-Two Lakhs Thirty-	Rupees Seventy-Two Lakhs Thirty- (Rupees One Crore Eighty-Three Lakhs		
3. Pu	ıshpa Manilal Shah	Six Thousand One Hundred And	Sixty-One Thousand Only) EMD:	01:00 pm	
		Seven And Eighty-Nine Paisa Only]	Rs.18,36,100/- (Rupees Eighteen Lakhs	(with unlimited	
		As On 6th May, 2024	Thirty-Six Thousand One Hundred Only)	extensions of 5	
		Symbolic Possession	Last date of EMD Deposit: 27.12.2024	minute each)	
Desc	Description of the Immovable property: All That Piece And Parcel Of A Self-Contained Flat Bearing No. 801 On The 8th Floor				

Admeasuring 416.89 Square Feet Carpet Including Fungible Area In The Building Named As " Laxmi Niwas" Situate Lying An Being Plot No. 169, N.C. Kelkar Road, Dadar (West), Mumbao – 400028

Sr No.	Borrower(s) / Guarantor(s)	Demand Notice Date,	Reserve Price, EMD & Last	Date and time
7	/ Loan Account	Amount & Type of Possession	Date of Submission of EMD	of E-Auction
1. S	H PAL	7th December, 2023	Reserve Price: Rs.52,89,600/- (Rupees	Date: 30.12.2024
2. SWAPAN HAREKRISHNA		Rs.44,90,832.86/- [Rupees Forty-	Fifty-Two Lakhs Eighty-Nine Thousand	Time: 11:00 am to
PAL Four Lakhs Ninety		Four Lakhs Ninety Thousand and	Six Hundred Only) EMD: Rs.5,28,960/-	01:00 pm
3.KR	ISHNA SWAPAN PAL	Eight Hundred and Thirty-Two Only]	(Rupees Five Lakhs Twenty-Eight	(with unlimited
as on 6th December, 2023		as on 6th December, 2023	Thousand Nine Hundred Sixty Only)Last	extensions of 5
		Symbolic Possession	date of EMD Deposit: 27.12.2024	minute each)

Description of the Immovable property: All That Flat Premises Bearing No. 310 On The Third Floor, In "B" Wing, Having Build Up Area 44.60 Sq. Mtr. + Open Terrace 400 Sq. Ft. [Build Up 37.17. Sq. Mtr.] Thereabouts In Society Known As "Nagee Palace Co-Op. Hsg. Soc. Ltd." Havingregn No. Tna/(Tna)/Hsg/ (Tc)/8049/1996-97, Sai Baba Nagar, Navghar Road Bhayander East, Tal & Dist Thane – 401105 On The Piece Of Land Bearing Old Survey No. 177, New Survey No. 65, Hissa No. 15 Situated, Lying And Being I The Revenue Cillage Khari Of Bhayander Within The Jurisdiction Of Mira Bhayander Mahanagar Palika.

Sr No.	Borrower(s) / Guarantor(s)	Demand Notice Date,	Reserve Price, EMD & Last	Date and time
8	/ Loan Account	Amount & Type of Possession	Date of Submission of EMD	of E-Auction
1. SH	IUDHAKAR PHOTO	10th February, 2023	Reserve Price: Rs. 1,00,00,000/-	Date: 30.12.2024
STUE	010 2. GIFT GALLERY	Rs. 86,33,201/- [Rupees Eighty Six	(Rupees One Crore Only)	Time: 11:00 am to
3. BH	IUSHAN SUDHAKAR	Lakhs Thirty Three Thousand and	EMD: Rs. 10,00,000/-(Rupees Ten	01:00 pm
GIDH	4.SWATI SUDHAKAR	Two Hundred and One Only] as on	Lakhs Only)	(with unlimited
GIDH	5.SUDHAKAR	9th February, 2023	Last date of EMD Deposit: 27.12.2024	extensions of 5
BALK	RISHNA GIDH 6.GIDH	Symbolic Possession	_	minute each)
NITE	SH SUDHAKAR	-		,

Description of the Immovable property: ALL THAT PROPERTY BEARING SHOP NO. 2 & 3, ON THE GROUND FLOOR IN THE BUILDING KNOWN AS "CHINTAMAN NIWAS", M.H. NO. 475, SITUATED AT BAZAR PETH, TILAK MANDIR ROAD, NAZARANA COMPOUND, KASAR ALI, TALUKA – BHIWANDI, DIST-THANE – 421301

Sr No. Borrower(s) / Guarantor(s		Demand Notice Date,	Reserve Price, EMD & Last	Date and time
9	/ Loan Account	Amount & Type of Possession	Date of Submission of EMD	of E-Auction
1. Urvesh Lakhani		11th September, 2023	ember, 2023 Reserve Price: Rs. 1,00,00,000/-	
1. Varsha Lakhani		Rs. 82,76,894/- [Rupees Eighty-Two	(Rupees One Crore Only)	Time: 11:00 am to
		Lakhs Seventy-Six Thousand Eight EMD: Rs. 10,00,000/- (Rupees Ten		01:00 pm
		Hundred And Ninety Four Only] As Lakhs Only)		(with unlimited
		On 11th September, 2023	Last date of EMD Deposit: 27.12.2024	extensions of 5
		Symbolic Possession		minute each)

Description of the Immovable property : ALL THAT PROPERTY BEARING SHOP NO. 2 & 3. ON THE GROUND FLOOR IN THE BUILDING KNOWN AS "CHINTAMAN NIWAS", M.H. NO. 475, SITUATED AT BAZAR PETH, TILAK MANDIR ROAD, NAZARANA COMPOUND, KASAR ALI, TALUKA – BHIWANDI, DIST-THANE – 421301

For detailed terms and conditions of the sale, please Contact 1) Mr. Anil Khude: +91 8655847685 or refer to the link provided in *Fullerton India Credit Company Limited*/Secured Creditor's website i.e. **www.smfqindiacredit.com**

SD/-. Authorised Officer-Date: 27/11/2024. Place: Mumbai SMFG India Credit Company Limited (Formerly Fullerton India Credit Company Limited)

DEMAND NOTICE

f Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act.) reconferred under Section 13(12) of the sr DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act.) read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002 (the said Rules), In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the said Rules, the Authorised Officer of IIFL Home Finance Ltd. (IIFL HFL) (Formerly known as India Infoline Housing Finance Ltd.) has issued Demand Notices under section 13(2) of the said Act, calling upon the Borrower(s), to repay the amount mentioned in the respective Demand Notices in sortice, and the section of the secti

The detail of the period of th				
Name of the Borrower(s).	Demand Notice Date & Amount	Description of secured asset (immovable property)		
/Guarantor (s) Mr. Pritpalsingh Kulwantsingh Bons, Mrs. Harlin, Wash And More Multi Car Care (Prospect No 988925, IL10684911)	22-11-2024 Prospect No. 988925 Rs. 498015.00/- (Rupees Four Lakh Ninety Eight Thousand and Fifteen Only) Prospect No. Il10684911 Rs. 14609320.00/- (Rupees One Crore Forty Six Lakh	All That Piece And Parcel Of The Property Being: Flat 1906 And 1907. 19th Floro, Wing B, Foresta A B H And I, Kalyan Shilphata Road, Mangaon Dombivali (east), Thane, Maharashtra, India, 421201 Area Admeasuring (in Sq. + Fl.) Property Type: Butlt_up_area, Super built_up_area, Carpet_area, Area_ad_measuring Property Area: 2256.00, 2250.00, 1500.00, 1518.00 Bounded By: North: AP PerTh Fittle Documents And Technical Report South: As Per The Tittle Documents And Technical Report Bouth: As Per The Tittle Documents And Technical Report South: As Per The Tittle Documents And Technical Report		
Mr. Abhimanyu Praveen Thapar,Mrs. Aarti Praveen Thapar, Real Hospitality (Prospect No 987861)	26-11-2024 Rs. 25183602.00/- (Rupees Two Crore Fifty One Lakh Eighty Three Thousand Six Hundred and Two Only)	All That Piece And Parcel Of The Property Being: Ground + 2 Floor Structure On The Survey No. 971/8711, Plot No. 72 And 73, Situated At Willage - Khardi, Taluka - shahapur, Distt. Thane, Maharashtra, India, 421601 Area Admeasuring (in Sq. Ft.): Property Type: Land area, Built _up (construction) Area Property Area: 6458.00, 4874.00 Bounded By: North: Open Plot South: Chande Road East: Road West: Open Plot		
If the said Borrowers fail to make payment to IIFL HFL as aforesaid, IIFL HFL may proceed against the above secured assets under Section 13(4) of the said Act, and the applicable Rules, entirely at the risks, costs and consequences of the Borrowers. For, further details please contact to Authorised Officer at Branch Office: IIFL House, Sun Infotech Park Road No. 16V, Plot No.B-23, Thene Industrial Area, Wagle Estate, Thane-400604./or Corporate Office: IIFL Tower, Plot No.98, Udyog Vihar, Ph-IV Gurgaon, Haryana. Place: Maharashtra Date: 27.11.2021				
riace. Manarashtra L	Jale: 21.11.2024	Sd/- Authorised Officer, For IIFL Home Finance Ltd		

जिला अभियंता का कार्यालय जिला परिषद, रामगढ़

अति अल्पकालीन निविदा आमंत्रण सूचना

ई-- निविदा सं० :- ZP/RAMGARH/08/2024-25, 2[™] Call

1.Ф	१.काय का विस्तृत विवरणा :						
豖.	प्रखण्ड	योजना का नाम	प्राक्कलित राशि	अग्रधन की	परिमाण विपत्र	कार्य पुर्ण करने	
				राशि	का मुल्य (रु०)	की अवधि	
1	रामगढ़	ग्राम पंचायत छत्तरमाण्डू के बड़की नदी में शंभु बेदिया राज बेदिया के कृषि फार्म के बगल में पुलिया का निर्माण।	3,79,58,600.00	7,60,000.00	10000.00	18 (अठारह) माह	
1 के	वेद्यार्टन में निवेदा मुकाशन की विशे हिनांक २० ४४ २०२४						

ई—निविदा डालने / प्राप्ति की तिथि एवं समय— दिनांक 28.11..2024 से दिनांक 03.12.2024 अपराह्न 3:00 बजे तक।

निविदा खोलने की तिथि एवं समय- दिनांक - 04.12.2024 को अपराहन 4:00 बजे। निविदा आमंत्रित करने वाले पदाधिकारी का पदनाम एवं पता— जिला अभियंता, जिला परिषद, रामगढ़।

ई-निविदा प्रकोष्ट का दुरभाष नं०- 9801557645

निविदा शुल्क एवं अग्रधन की राशि केवल Online mode द्वारा स्वीकार्य होगी। निविदा शुल्क एवं अग्रधन की राशि का ई— भुगतान संवेदक द्वारा जिस बैंक खाता से किया जायेगा, उसी खाते मे अग्रधन की

राशि वापस होगी। अगर बैंक खाता को बंद कर दिया जाता है। तो उसकी सारी जवाबदेही संवेदक की होगी। निविदा Double Bid पद्धति से होगा।

इस निविदा में जिला परिशद, रामगढ़ के अंतर्गत पंजीकृत समुचित श्रेणी के संवेदक भाग ले सकेंगे। विस्तृत जानकारी के लिए वेबसाईट Jharkhandtenders.gov.in एवं कार्यालय के सूचनापट्ट पर देखा जा सकता

ह0/-

PR 340361 District(24-25).D

जिला अभियंता, जिला परिषद, रामगढ

PUBLIC NOTICE

Notice is given on behalf of my client Mr. Cherian Arumana Paul that the properties as more described in the schedule hereunder and situated at Dheku, Taluka Khalapur, District Raigad, known as the Scheduled Property is going to be acquired by my client. Therefore any person(s) having any claim in respect of the above referred properties or part thereof by way of sale, exchange, mortgage, charge, gift, maintenance, inheritance, possession, lease, tenancy, sub tenancy, lien, license, hypothecation, transfer of title or beneficial interest under any trust right of prescription or pre-emption or under any Agreement or other disposition or under any decree, order or Award or otherwise claiming, howsoever, are hereby requested to make the same known together with supporting documents to undersigned to their office within a period of 15 (Fifteen) days of the publication hereof failing which the claim of such person(s) will deemed to have been waived and/or abandoned.

SCHEDULE

All that piece and parcel of vacant land situated at revenue village Dheku, Taluka Khalapur, District Raigad

Sr. No.	Owners / Occupants Name	Survey No.	Area Hector-Aar- Square Meter	Assessment Rupees - paise
1.	MR. SUNIL C1IANDRARAO MARANE	153	8-00-00 <u>0-00-00</u> 8-00-00 [Aar-Square Meter]	1-36
2.	MR. NAYAN SUNIL MARANE and MR. NANDAN SUNIL MARANE	211/6	0-18-74 <u>0-02-80</u> 0-21-54 (Hector-Aar- Square Meter)	02-93

Shailesh Santosh Palande

Advocate Office - Shop No. 09, Ground Floor, Durgesh Chsl. Patankar Wada, Khopoli, Taluka Khalapur, District Raigad, Pin 410203, Maharashtra State. Mobile No. 9823380643 Date - 26th November 2024 E-Mail: adv.palandeandpalande2011@gmail.com

AXIS BANK LTD.

Place - Khopoli

Registered Office:- Axis Bank Limited, "Trishul", 3rd Floor, OppSamartheshwar Temple, Near Law Garden Ellisbridge, Ahmedabad – 380006. Branch Address :- Axis Bank Ltd. 5ft Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsar Road, Airoli, Navi Mumbai – 400 708.

RULE 8 (1) POSSESSION NOTICE (For Immovable Property)

of Security Interest Act 2002(herein after referred as "said Act") & in exercise of powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, has issued Demand Notice as mentioned below, under Sectior 13 (12) of the said Act, calling upon the concerned Borrowers/Guarantors/Mortgagors/Guarantors, as per details given below to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice. The Concerned Borrowers / Guarantors / Mortgagors having failed to repay the respective due amounts, notices are hereby given to the Concerned Borrowers/Guarantors/Mortgagors/Guarantors in particular and the public in general that the undersigned has taken Symbolic Possession of the properties described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act on the date mentioned below. The Concerned Borrowers/Co-borrowers/Guarantors/mortgagors in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of Axis Bank Ltd for amounts mentioned below.

The borrower's attention is invited to provisions of sub – section (8) of section 13 of the Act, in respect of time available to edeem the secured assets.

Sr. No	Name / Address of the Borrowers/ Co-borrowers/Mortgagors/Guarantors	Outstanding Amount (Rs.)	Demand Notice	
	Co-borrowers/Mortgagors/Guarantors		Date of Possession	
1.	Loan Account .PHR032705361584	Rs.2040860/- (Rupees Twenty Lakh Forty Thousand Eight	26.06.2024	
	1) ASTIK ASHOK KADAM, (Borrower/Mortgagor), 2) NAMRATA MANIL SONAWANE	Hundred & Sixty Onlybeing the amount due as on 13.06.2024, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment.	22-11-2024	
	EAST – 421503 TOWARDS EAST: SURVEY I	IKA SR NO 05 HISSA NO 20 NEAR ARIHANT ANMOL VILLAGE JOV NO 05,HISSA NO 21 TOWARDS WEST : SURVEY NO 05,HISSA NO 'OWARDS SOUTH : SURVEY NO 05,HISSA NO 1 & 2		
2.	Loan Account .PHR032705153576 Rs.2543065/- (Rupees Twenty Five Lakh Forty Three			
	1) MAHESH LAXMAN VAIDHYA, (Borrower/Mortgagor), 2) ANURADHA LAXMAN VAIDYA	Thousand &Sixty Five Onlybeing the amount due as on 16.07.2024, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment.	22-11-2024	
	FLAT NO - 105 1st FLOOR NAVRATNA PLAZA SITUATED AT VILLAGE BELAVALI PLOT OF LAND BEARING SUR 7A/1-2PT, PLOT NO. 7, TALUKA AMBERNATH, KULGAON BADLAPUR EAST DIST THANE – 421503, TOWARDS SPACE TOWARDS WEST: OPEN SPACE TOWARDS NORTH: OPEN SPACE TOWARDS SOUTH: ROAD			
3.	Loan Account .PHR134206512405 1) RAJENDRA HARI DHAYADE,	Rs. 2546697/- (Rupees Twenty Five Lakh Forty Six Thousand Six Hundred & Ninety Seven Onlybeing the amount due as on	26.06.2024	
	(Borrower/Mortgagor), 2) SHOBHABAI RAJENDRA DHAYADE	13.06.2024, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment.	22-11-2024	
	AT REVENUE VILLAGE KHADVALI, TALUKA K	REE GAJANAN FORTUNE LAND BEARING SURVEY NO. 65 LYING KALYAN, DIST THANE 421604. TOWARDS EAST : TULSI PARK TOV ARY SCHOOL TOWARDS SOUTH : CHINCHAVLI GAON		
4.	Loan Account PHR086108379496 & PHR086108501790	Rs.8030858.21/- (Rupees Eighty Lakh Thirty Thousand Eight Hundred & Fifty Eight - Paise Twenty Onlybeing the amount	04.07.2024	
	1) SRIKANT KRISHNAMOORTHY, (Borrower/Mortgagor), 2) PRATHITHA MEENAKSHI SRI- KANT(CoBorrower/Mortgagor)	due as on 02.07.2024, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment.	22-11-2024	
	IMMOVABLE PROPERTY BEING FLAT 101 1S HIGHWAY SURVEY 217 (PT) KHATIVALI VAS TOWARDS EAST: KRISHNA PETROL PUMP, HIGHWAY, TOWARDS SOUTH: OPEN PROPERTY NO 2: NAME OF THE TITLE	HOLDER:- SRIKANT KRISHNAMOORTHY, ALL THAT PIECE AN ST FLOOR A WING SHREE SAI KABADI WALGANKAR COMPLEX MI SIND WEST THANE - 421604, ADMEASUINRG: 48.30 SQ.MTRS TOWARDS WEST: KHATIVALI VLLAGE, TOWARDS NORTH: MU HOLDER:- SRIKANT KRISHNAMOORTHY, ALL THAT PIECE AN	JMBAI NASHIK CARPET AREA, JMBAI NASHIK ND PARCEL OF	
	IMMOVABLE PROPERTY BEING FLAT 102 1ST FLOOR A WING SHREE SAI KABADI WALGANKAR COMPLEX MUI HIGHWAY SURVEY 217 (PT) KHATIVALI VASIND WEST THANE - 421604, ADMEASUINRG: 38.23 SO.MTRS C TOWARDS EAST: KRISHNA PETROL PUMP, TOWARDS WEST: ROAD, TOWARDS NORTH: ROAD, TOWA MUMBAI – AGRA NATIONAL HIGHWAY			
5.	Loan Account PHR064702467039 1) SUSHAMA SATYANARAYAN SAROJ,	Rs.26,10,110 /- (Rupees Twenty Six Lakhs Ten Thousand One Hundred Ten Only) being the amount due as on	29.06.2024	
	(Borrower/Mortgagor), 2) SATYANARAYAN RAMHIT SAROJ (Borrower/Mortgagor),	13.06.2024,, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment.	22-11-2024	

Public Notice
TO WHOMSOEVER IT MAY CONCERN This is to inform the General Public that following share certificate of Torrent Power Limited., having its Registered Office at 600, Samanvay, Tapovan, Ambawadi, , Ahmedabad, Gujarat, 380015. 1st Shareholder) Nimai Shrikrishna Kirtikar (Deceased) & loor d At dia, Built By:

registered in the name of the following Shareholder/s have been lost by them.

Name of the Folio Certificate Disti Distinctive
 No.
 No./s
 Number/s

 0005765
 5765
 39688554 - 39689510
 Shares 2nd Shareholder) Urmila Nimai Kirtikar The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificates. Any person who has any claim in respect of the said share certificates should lodge such claim with the Torrent Power Limited having its registered office at 600, Samanvay, Tapovan, Ambawadi, Ahmedabad, Gujarat, 380015. or its Registrar and Transfer Agents Link Intime

Date: 27/11/2024. (1st holder) Nimai Shrikrishna Kirtikar (Deceased) & (2nd holder) Urmila Nimai Kirtikar

PUBLIC NOTICE

The notice is hereby given to the Public that, our client M/S DRASHTI REALTORS PVT. LTD., a Private Limited Company created under the Indian Companies Act, 2013 having its registered office address at 201, Acme Shopping Arcade, Trikamdas Road, Kandivali (West) Numbai - 400 067, have acquired development rights of the below mentioned property unde Development Agreement Dt.12/09/2024 from CHARKOP JAI BHARAT CO-OPERATIVE HOUSING SOCIETY LIMITED. having address Cluster Plot No.918, RSC 20, Survey No.41 oart of Charkop Village, Taluka-Borivali, District - Mumbai Suburban. The said Developmen Agreement is duly registered with Sub-Registrar of Assurance, Borivali-4 on 12/09/2024 under Sr. No. BRL-4-13781-2024.

We are investigating the title of our client with respect to development rights of below

nentioned property.

AND THEREFORE any person having or claiming to have any share, right, title, interest to or in the below mentioned property or in any part thereof or any claim by way of or under or in the nature of any agreement, sale, mortgage, lien, charge, gift, lease, sub-lease, under lease exchange, easement, restrictive or other covenants or conditions, encumbrances or otherwise which affects the Development Rights acquired by our client are hereby required to make the same known in writing with supporting proofs to the undersigned within 14 (Fourteen) days from the date of the publication of this notice. The claims or objections if any are not received within 7 days or received afterwards, then such claims or objections shall not be considered and the same shall be treated as abandoned or waived and necessary Title Certificate will be

SCHEDULE OF THE PROPERTY

ALL that piece and parcel of plot of land admeasuring about 1368.12 Sq.mtrs. being part of the MHADA's layout being Plot No. 918, RSC-20, Survey No.41, Village – Charkop, Taluka – Borivali, Dist. – Mumbai Suburban situate at Charkop Village, Kandivali (West), Mumbai 400 092 and bounded as follows

Composite School Plot On or towards the North by 13.40 meter wide road, RSC-20 On or towards the South by On or towards the East by HIG Plot No 32 Cluster Plot No.917 On or towards the West by Dated this 27th day of November, 2024

issued by us to our client

Sd/-KIRTI NAGDA & ASSOCIATES

Advocates High Court, 605, 6th Floor, "C" Wing, Eastern Court Building, Above Barista Hotel, Junction of Tejpal Road and Parleshwar Road, Vile Parle (East), Mumbai - 400 057 Mobile .: 85911-28386 Email.: Kirti_nagda@yahoo.com



LOWER PAREL BRANCH Urmi Estate, 95, Ganpatrao Kadam Marg, Lower Parel (West) Mumbai-400013 Ph: 022-24920313/0314/0315, Fax: 022-24920316 Email: LowerParel.MumbaiSouth(5)bankofindia.co.in

APPENDIX-IV [See rule-8(I)]
POSSESSION NOTICE (for Immovable property)

Whereas

The undersigned being the authorized officer of the Bank of India, Lower Parel Branch, Mumbai South Zone 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 a demand notice dated 09-08-2024 calling upon the borrower Mr. Ashok Jagan Kharvi & Mrs. Rekha Ashok Kharvi to repay the amount mentioned in the notice being Rs. 36,87,997.00 (Thirty Six Lakh Eighty Seven Thousand Nine Hundred Ninety Seven) within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the 26th day of November of the year 2024.

The borrower in particular and the public in general is hereby cautioned not to deal with the property / Machinery and any dealings with the property will be subject to the charge of the Bank of India for an amount Rupees 36,87,997.00 Lacs and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of

section 13 of the Act, in respect of time available, to redeem the secured assets. **Description of the Immovable Property/ Machinery**

All that part and parcel of the property Mortgage by Bank of India Lower Parel Branch EQM of 38.29 Sq. Mt. Residential Flat No. 2104,

21st Floor, C wing. Building Versatile Valley, Near Mauli Talav, Kalyan Shill Road, Dombivali (East) Thane- 421204 Registered in the Joint name of Mr. Ashok Jagan Kharvi & Mrs. Rekha Ashok Kharvi (Registered sale agreement No. Kalan-3/5079-2023 dated 06.04.2023.

ate: 26-11-2024 Place: Lower Pare Authorized Office (Bank of India)

Sd/-

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 55-56,5th Floor Free Press House Nariman Point, Mumbai -400021 Tel: -022-61884700 PEGASUS @pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION

11 Proposition under the Securitization and Reconstruction of Financial Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 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 Co-Borrower(s) that the below described secured assets being immovable properties mort gaged/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 beer ssigned the debts of the below mentioned Borrower along with underlying securities into assigned the decision the believe international controller and with a first provisions of the SARFAE. SI 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 with all known and unknown liabil ities on 20/12/2024. The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 26/12/2023 under the provisions of the SARFAESI Act and

THE DETAILS OF AUCTION ARE AS FOLLOWS:

IIIE DI	ETAILS OF ASSTRON ARE AST SELECTION.
Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	a) Mr. Ramchandra Padmakar Sadigale (Borrower) b) Mrs. Sarika Ramchandra Sadigale (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Lot No. 1 – Rs. 2,81,30,833/- (Two Crores Eighty-One Lakhs Thirty Thousand Eight Hundred and Thirty-Three Only) as on 26/11/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 27/11/2024 till the date of payment and realization.) Lot No. 2 – Rs. 1,64,25,101/- (One Crore Sixty Four Lakhs Twenty Five Thousand One Hundred and One Only) as on 26/11/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 27/11/2024 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	
CERSAI ID:	Lot No. 1: Security Id. 400012403384 Asset Id. 200012378098 Lot No. 2: Security Id. 400058501901 Asset Id. 200058999176
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Lot No. 1: Rs. 1,46,62,000/- (One Crore Forty-Six Lakhs Sixty-Two Thousand Only) Lot No. 2: Rs. 92,03,000/- (Ninety-Two Lakhs Three Thousand Only)
Earnest Money Deposit (EMD):	Lot No. 1 – Rs. 14,66,200/- (Fourteen Lakhs Sixty-Six Thousand Two Hundred Only) Lot No. 2 – Rs. 9,20,300/-

(Nine Lakhs Twenty Thousand Three Hundred Only)

Claims, if any, which have een put forward against the property and any othe ies known to Secured

pection of Properties: 04/12/2024 between 03:00 p.m. to 05:00 p.m. ontact Person and Phone or 03:00 p.m. to 05:00 p.m. ontact Person and Phone or 03:00 p.m. on 05:00 p.m. on 03:00 p.m. on 05:00 p.m. on 03:00 p.m. nspection of Properties: Last date for submission 19/12/2024 till 4:00 pm of Bid: E-Auction/Bidding through website (https://sarfaesi.auctior tiger.net) on 20/12/2024 from 11.00 a.m. to 01.00 p.m. ime and Venue of Bid

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Boi Mortgagor under Rule 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. nttp://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auctiontiger.ne contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo. 91 9265562821 & 9374519754, Email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limite (Trustee of Pegasus Group Thirty Nine Trust 1

Place: Aroli

Date: 27-11-2024

NAME OF THE TITLE HOLDER:- SUSHAMA SATYANARAYAN SAROJ. ALL THAT PIECE AND PARCEL OF IMMOVARIE

PROPERTY BEING, FLAT NO A/702, 7TH FLR ORNATE KALLISTO SURVEY NO 120/2 KALYAN BHIWANDI ROAD MR SAIBABA

temple temghar bhiwandi thane - 421302. Admeasuinrg: 43.3_Sq. Mtrs carpet area, towards east

OPEN, TOWARDS WEST: ROAD, TOWARDS NORTH: OPEN, TOWARDS SOUTH: SAIBABA TEMPLE

Authorized Officer, Place: Mumbai Axis Bank Ltd.

Date: 27/11/2024

India Prt Limited, 5th Floor, 506 T0 508, Amarnath Business Centre - 1 (ABC-1) Beside Gala Busines Centre, Nr. St. Xavier's College Corner, Off C G Road, Ellisebridge, Ahmedabad - 380006, GUJARAT within 15 days of publication of this notice after which no claim will be entertained and the Company shall proceed to issue Duplicate Share Certificate/s.



किंमत

पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

ई–मेलः sys@pegasus-arc.com युआरएलः www.pegasus-arc.com

र्ड लिलाव करिता जाहीर सचना

सिक्यरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स. २००२ च्या नियम ८ ला परंतकासह वाचत सिक्यरिटायझेशन

अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँड एन्फोर्समेंट ऑफ सिक्य्रिटी इंटरेस्ट ॲक्ट. २००२ अंतर्गत स्थावर मिळकतींची विक्री.

सर्वसामान्य जनता आणि विशेषतः खालील नमुद कर्जदार, संचालक, गहाणदार आणि हमीदार यांना याद्वारे सुचना देण्यात येते की. खालील नमद तारण मालमत्ता असलेल्या स्थावर मिळकती ह्या सरफैसी ॲक्ट. २००२ च्या तरतदींन्वये दिनांक 3१/03/२०२१ रोजीच्या अभिहस्तांकन करारादारे आरबीएल बँक लि. दारे त्यातील तारण हितसंबंधासह खालील नमद

कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा **पेगासस ग्रुप थर्टी नाईन ट्रस्ट- १ चे ट्रस्टी (पेगासस)** म्हणून त्यांच्या क्षमतेत कती करणाऱ्या पेगासस ॲसेटस रिकन्स्टक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत, जे २०/१२/२०२४ रोजी याखालील सरफैसी ॲक्ट 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 सरफैसी ॲक्ट आणि रुल्स अंतर्गत खालील नमृद तारण मालमत्ता असलेल्या

स्थावर मिळकतीचा २६/१२/२०२३ रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील पढीलप्रमाणे:

कर्जदार, सह-कर्जदार आणि ए) श्री. रामचंद्र पद्माकर सादिगले (कर्जदार) हमीदारांचे नाव बी) सौ. सारिका रामचंद्र सादिगले सह-कर्जदार) थकबाकी ज्यासाठी तारण मत्ता संच क्र. १- रु. २,८१,३०,८३३/- (रुपये दोन करोड एक्याऐंशी लाख तीस

विकण्यात येणार आहेत हजार आठशे तेहेतीस मात्र) २६.११.२०२४ रोजीस अधिक वसुलीच्या तारखेपर्यंत . २७.११.२०२४ पासून त्यावरील सांपार्श्विक दराने व्याज आणि परिव्यय, प्रभार, खर्च संच क्र. २- रु. १,६४,२५,१०१/- (रुपये एक करोड चौसष्ट लाख पंचवीस हजार एकशे एक मात्र) २६.११.२०२४ रोजीस अधिक वसलीच्या तारखेपर्यंत २७.११.२०२४ पासून त्यावरील सांपार्श्विक दराने व्याज आणि परिव्यय, प्रभार, खर्च

तारण मत्ता असलेल्या स्थावर द्वारे मालकीचे: श्री. रामचंद्र पद्माकर सदिगले मिळकतीचे वर्णन ज्या संच क्र. १: कमर्शियल परिसर धारक कार्यालय क्र. ७०४, ७वा मजला, मोज. ६६१ विकण्यात येणार आहेत चौ.फूट चर्ट्ड क्षेत्र, डे एलमास अशी ज्ञात बिल्डिंग, येथे स्थित, सोनावाला क्रॉस रोड क्र. २, गोरेगाव पूर्व, मुंबई-४०००६३.

संच क्र. २: कमर्शियल परिसर धारक कार्यालय क्र. ७०५, ७वा मजला, मोजमापित चर्ट्ड क्षेत्र ४२१ चौ.फूट चर्ट्ड क्षेत्र, डे एलमास अशी ज्ञात बिल्डिंग, येथे स्थित,

सोनावाला क्रॉस रोड क्र. २. गोरेगाव पर्व. मंबई-४०००६३. सेरसार्ड आयडी संचक. १: सिक्युरिटी आयडी ४०००१२४०३३८४ ॲसेट आयडी २०००१२३७८०९८

संचक्र. २: सिक्युरिटी आयडी ४०००५८५०१९०१ ॲसेट आयडी. २०००५८९९९९७६ ज्या खालील तारण मत्ता संचक्र. १: रू. १,४६,६२,००० विकलेली जाणार नाही राखीव (रूपये एक कोटी सेहेचाळीस लाख बासष्ट हजार मात्र) संच क्र. २: रू. ९२,०३,०००

(रूपये ब्याण्णव लाख तीन हजार मात्र) इसारा अनामत रक्कम (इएमडी): संच क्र. १: रू. १४,६६,२०० (रूपये चौदा लाख सहासष्ट हजार दोनशे मात्र) संच क्र. २: रू. ९,२०,३०० (रूपये नऊ लाख वीस हजार तीनशे मात्र) मिळकतीवर करण्यात आलेले ज्ञात नाही

कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मल्य मिळकतीचे निरीक्षण ०४/१२/२०२४ रोजी द. ०३.०० ते द. ०५.०० वा दरम्यान संपर्क व्यक्ती आणि फोन क्र श्री. गौतम भालेराव- ८९९५६९५७२

श्री. निलेश मोरे- ९००४७२२४६८

बोली सादर करण्यासाठी अंतिम | १९/१२/२०२४ रोजी द. ४.०० पर्यंत बोली उघडण्याचे ठिकाण ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत २०/१२/२०२४ रोजी स. ११.०० ते दु. १.०० पर्यंत सदर प्रकाशन हे सिक्यरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स. २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमद कर्जदार/सह-

कर्जदार/गहाणदार यांना तीस (१५) दिवसांची सूचना सुध्दा आहे. विक्रीच्या तपशीलवार अटी आणि शर्तींकरिता, कोणतीही बोली जमा करण्याच्या आत तारण धनकोंची वेबसाईट म्हणजेच http://www.pegasus-arc.com/assets-to-auction.html https://sarfaesi.auctiontiger.net ला देखील भेट देऊ शकतात किंवा सेवा पुरवठादार मे. ई-प्रोक्य्रमेंट

प्राधिकृत अधिकारी ठिकाण : मुंबई पेगासस ॲसेटस रिकन्स्टक्शन प्रायव्हेट लिमिटेड दिनांक: २७/११/२०२४ (पेगासस ग्रप थर्टी नाईन टस्ट १ चे टस्टी)

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अस्वीकृती

ह्या वर्तमानपत्रांत प्रकाशित झालेल्या कोणत्यार्ह जाहिरातीमध्ये करण्यांत आलेल्या टाव्यांच्या खरेपण किंवा सत्यतेसाठी नवशक्ति कोणतीही हमी देत नाही अशा जाहिरातींवर कोणतीही कती करण्यापवीं त्यांन स्वतः चौकशी करण्याचे किंवा तज्ञांचा सल्ल घेण्याबाबत वाचकांना सचवण्यांत येते. ह्या वर्तमानपत्रांत प्रकाशित झालेल्या किंवा अधिक

वेबसाईटवर ई पेपर मध्ये अपलोड केलेल्य कोणत्याही जाहिरातीमधील कोणत्याही तथाकथित मजुकरासाठी किंवा त्यामधील दाव्यांसाठी भारतात किंवा परदेशातील कोणत्याही दिवाणी किंव फौजदारी विधी न्यायालयात किंवा न्यायाधिकरणा नवशक्तिच्या मुद्रक, प्रकाशक, संपादक आणि प्रोप्रायटर यांना जबाबदार धरता येणार नाही. दायित्व सर्वस्वी जाहिरातदारांचे असेल ज्यामध्ये नवशक्तिची कोणतीही भूमिका असणार नाही.

CHANGE OF NAME

NOTE Collect the full copy of Newspaper for the submission in passport office.

I MAMTA SETH CHANGED MY NAME TO MAMTA AJAY JINDAL AS PER THE GAZETTE CIRCULAR NO. (M-24280992). CL- 009 I HAVE CHANGED MY NAME FROM GOVIND RAMJI CHOPDA TO GOVIND PREMJI CHOPDA AS PER GAZETTE

NO (M- 24273743).

I PRADNYA KAMRI F D/O DIGAMBAR KAMBLE, RESIDING AT B- 905 EVERARD TOWERS, SION, MUMBAI HAVE CHANGED MY NAME PRADNYA GIRISHKUMAR MORE AFTER MARRIAGE FOR ALL PURPOSES AS PER DOCUMENT. CL- 130

I HAVE CHANGED MY NAME FROM RADHIKA JATIN AGGARWAL TO GAAL AS PER RADHIKA SEHGAAL AS DOCUMENTS. CL- 301

I, SEVENTI BAI SPOUSE OF NO 1504352 RANK SPR. SITARAM UTTEKAR RESIDENT OF VILLAGE AND POST DHAMNAND, TAL-- KHED RATNAGIRI HAVE CHANGED MY NAME FROM SEVENTI BAI TO SHEVANTI SITARAM UTEKAR AND MY DATE OF BIRTH IS 06/04/1935 VIDE AFFIDAVIT DATED 21/11/2024 BEFORE EXECUTIVE MAGISTRATE CHIPLUN. CL- 401

LOVINA COSMES FERNANDES TO LAVINA JAMES FERNANDES PER AADHAR CARD NO 9954 2349 8249. I HAVE CHANGED MY NAME FROM

I HAVE CHANGED MY NAME FROM

DINESH KUMAR TO DINESH PANNNALAL GUPTA AS PER GAZETTE NO .: (M-24261060).

HAVE CHANGED MY NAME FROM AMRIN SALIM AIBANI TO AMRIN SHOAIB KHAN AFTER MARRIAGE RESIDING AT A-18/104, AL KHAIF MILLAT NAGAR, LOKHANDWALA ANDHERI (WEST), MUMBAI- 400053 AS PER GOVT. OF MAHARASHTRA GAZETTE NO. (M- 24254578) DATED OCT.31- NOV.06 2024.

THIS IS TO STATE THAT BEFORE NAME MEENA VASANT MAHALE AFTER MARRIAGE MY NAME WAS CHANGED TO ROOPA RAJESH SHHANBHAG FROM MEENA VASANT MAHALE BOTH NAMES ARE OF SAME PERSOI AS PER COURT DECLARATION DATED ON 31.03.2022 (KOLHAPUR). CL- 933

PUBLIC NOTICE

NOTICE REGARDING LOST SHARE CERTIFICATE of Kotak Mahindra Bank Limited, the holder(s) Wayne Cecil Dlima & Lynn Hilda Virginia Dlima of 2000 shares under Folio No.KMF095777 in the aforesaid Company, hereby give notice that the share certificate in respect of the aforesaid shares have been misplaced and untraceable and a Complaint has also been lodged with Bandra Police Station, Mumbai on 25.11.2024 vide Lost Report No 141251-2024 Any persor having knowledge of the original Share Certificate or having daim in respect of the aforesaid shares, is hereby called upon to give notice of the same with the Company at its BKC

address or to the undersigned on 9829275974 within 15 days from the date hereof, failing which it will be presumed that there are no

Date: 27.11.2024

Wayne Cecil Dlim

नि. ७ फॉर्म नं. १३ (रेग्युलेशन ३३(२) रजि. एडी/स्पीड पोष्ट

वसुली अधिकारी यांचे समोर मुंबई कर्ज वसुली न्यायाधिकरण क्र.॥ वित्त मंत्रालय, भारत सरकार,

३ रा मजला,एमटीएनएल भवन, स्ट्रॅण्ड रोड, कुलाबा मार्केट, कुलाबा, मुंबई-४०० ००५ मागणी सूचना रिकव्हरी ऑफ डेब्टस् ॲण्ड बँकरप्टसी

ॲक्ट, १९९३ च्या कलम २५ ते २८ आणि आयकर अधिनियम. १९६१ च्या दुसऱ्या परिशिष्टाच्या नियम २ अंतर्गत सूचना वसुली कार्यवाही क्र. १४१ सन २०२३ पुढील तारीख: १८/१२/२०२४

. अर्जदार/प्रमाणपत्र धारव विरुद्ध

. लिंकॉट शर्टस प्रायव्हेट लिमिटेड ... प्रतिवादी/प्रमाणपत्र कर्जदार

. मे. लिंकॉट शर्टस प्रायव्हेट लिमिटेड सी-३१. २रा मजला. राज इंडस्टियल

कॉम्प्लेक्स, मिलिटरी रोड, मरोळ, अंधेरी (प.), मंबर्ड – ४०००५९. अंकित मनमोहन अरोर

बँक ऑफ बडोदा

. लिंकॉट शर्टस प्रायव्हेट लिमिटेड चे संचालक ती-३१, २रा मजला, राज इंडस्ट्रियल कॉम्प्लेक्स, मिलिटरी रोड, मरोळ, अंधेरी (प.) मंबई – ४०००५९. चंदरभान लछमी अरोरा.

े लिंकॉट शर्टस प्रायव्हेट लिमिटेड चे संचालक मकाम गाव-पहाडधर, पोस्ट-संगल. तालुका - पालमपूर, जि. कांगा, हिमाचल प्रदेश

तदर सूचित करण्यात येते की, . ८२,९४,०२०.२७ पै. (रुपये) ब्याऐंशी लाख चौऱ्याण्णव हजार वीस आणि पैसे सत्तावीस मात्र[ं] ची रक्कम सन्माननीय पीठासिन अधिकारी, कर्ज त्रसुली न्यायाधिकरण-॥ मुंबई यांनी ओ.ए. क्र ११११ सन २०१७ मधील काढलेल्य आयबीआयडी वसुली प्रमाणपत्रानुसा गुमच्याकडुन थकीत बनली आहे. अर्जदा ांयुक्तपणे आणि वेगवेगळे प्र.क. क्र. १ ते ३ कड्न वर्सुली पर्यंत २ जानेवारी, २०१७ पासून सार्ध रसाल ११.५% दराने पुढील व्याजासह खर्चासः . ८२,९४,०२०.२७ पै. (रुपये) ब्याऐंशी लाख बौऱ्याण्णव हजार वीस आणि पैसे सत्तावीस मात्र वी रक्कम वसुल करण्यासाठी हक्कदार आहेत.

नुम्हाला याद्वारे सदर सूचना प्राप्तीपासून १^५ देवसात वरील रक्कम जमा करण्यासाठ . बोलाविण्यात येत आहे, कसूरवार ठरल्यास रेकव्हरी ऑफ डेब्टस् ॲण्ड बँकरप्टसी ॲक्ट १९९३ अनुसार वसुली करण्यात येईल त्ररील सदर रकमेव्यतिरिक्त तुम्ही भरावया[.]

(ए) निष्पाटन पिक्रया/प्रमाणपत्राच्या सट पूचनेनंतर त्वरित सुरू होणाऱ्या कालावधीकरित देय असे व्याज.

[']बी) सदर सचना आणि वॉरंटच्या बजावण संबंधात आलेला आणि थकीत रकमेच्य वसलीकरिता करावयाच्या इतर प्रक्रियेचा सर र. प्रभार आणि खर्च.

ाम्हाला याद्वारे पढील प्रक्रियेकरिता **१८ डिसेंबर** २०२४ रोजी दु. १२.०५ वा नेम्नस्वाक्षरीकारांसमोर हजर राहण्याचे आदेश ण्यात येत आहेत.

सही भविष्य कुमार आझाव डीआरटी- ॥ , मुंबई

पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड ५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉईंट मुंबई-४०००२१. दूरध्वनी क्र. : ०२२ - ६१८८४७००. ई-मेलः sys@pegasus-arc.com युआरएलः www.pegasus-arc.c

ई लिलाव करिता जाहीर सूचना

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ ला परंतुकासह वाचत सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अंतर्गत म्थावर मिलकतींची विकी

र्वसामान्य जनता आणि विशेषत: खालील नमूद कर्जदार, संचालक, गहाणदार आणि हमीदार यांना याद्वारे सूचना देण येते की, खालील नमृद् तारण मालमता असलेल्या स्थावर मिळकती ह्या सरफैसी ॲक्ट, २००२ च्या तरतुर्दीन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे आरबीएल बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमृत् कर्जदाराची थकवाकी अभिहस्तांकित केलेल्या अशा **पेगासस ग्रुप थर्टी नाईन ट्रस्ट- १ चे ट्रस्टी (पेगासस)** म्हणू त्यांच्या क्षमतेत कृती करणाऱ्या **पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड** अशा तारण धनकोंकः गहाण/प्रभारित आहेत. जे २०/१२/२०२४ रोजी याखालील सरफैसी ॲक्ट आणि रूल्स अंतर्गत **सर्व ज्ञात आणि अज्ञा**त थकीत सह ''जे आहे जेथे आहे'', ''जे आहे जसे आहे'' आणि ''जे काही आहे तेथे आहे'' तत्त्वाने विकण्या येणार आहे.

गाससच्या प्राधिकृत अधिकाऱ्यांनी खालील सरफैसी ॲक्ट आणि रुल्स अंतर्गत खालील नमूद तारण मालमत्ता असले स्थावर मिळकतीचा २६/१२/२०२३ रोजी प्रत्यक्ष कब्जा घेतला.

कर्जदार, सह-कर्जदार आणि ए) श्री. रामचंद्र पद्माकर सादिगले (कर्जदार

बी) सौ. सारिका रामचंद्र सादिगले सह-कर्जदार) हमीदारांचे नाव कबाकी ज्यासाठी तारण मत्ता संच क्र. १ - रु. २,८१,३०,८३३/ - (रुपये दोन करोड एक्याऐंशी लाख तीर वेकण्यात येणार आहेत हजार आठशे तेहेतीस मात्र) २६.११.२०२४ रोजीस अधिक वसुलीच्या तारखेपर्य . १७.११.२०२४ पासून त्यावरील सांपार्श्विक दराने व्याज आणि परिव्यय, प्रभार, खन् संच क्र. २- रु. १,६४,२५,१०१/- (रुपये एक करोड चौसष्ट लाख पंचवीस

मिळकतीचे वर्णन ज्या

हजार एकशे एक मात्र) २६.११.२०२४ रोजीस अधिक वसुलीच्या तारखेपर्यंत २७.१९.२०२४ पासून त्यावरील सांपारिवेंक दराने व्याज आणि परिव्यय, प्रभार, खर्च द्वारे मालकीचे: श्री. रामचंद्र पद्माकर सदिगले संच क्र. १: कमर्शियल परिसर धारक कार्यालय क्र. ७०४, ७वा मजला, मोज. ६६ चौ.फूट चटई क्षेत्र, डे एलमास अशी ज्ञात बिल्डिंग, येथे स्थित, सोनावाला क्रॉस रो क्र. २, गोरेगाव पूर्व, मुंबई-४०००६३. संच क्र. २: कमर्शियल परिसर धारक कार्यालय क्र. ७०५, ७वा मजला, मोजमापिर चटई क्षेत्र ४२१ चौ.फूट चटई क्षेत्र, डे एलमास अशी ज्ञात बिल्डिंग, येथे स्थित

सोनावाला क्रॉस रोड क्र. २, गोरेगाव पूर्व, मुंबई-४०००६३. रसाई आयडी

सिक्युरिटी आयडी ४०००१२४०३३८४ ऑसेट आयडी २०००१२३७८०९८ क्युरिटी आयडी ४०००५८५०१९०१

ॲसेट आयडी. २०००५८९९९१७६ त्या खालील तारण मत्ता संच क्र. १: रू. १,४६,६२,००० विकलेली जाणार नाही राखीव (रूपये एक कोटी सेहेचाळीस लाख बासष्ट हजार मात्र) संच क्र. २: रू. ९२,०३,००० (रूपये ब्याण्णव लाख तीन हजार मात्र)

सारा अनामत रक्कम (इएमडी): संच क्र. १: रू. १४,६६,२०० (रूपये चौदा लाख सहासष्ट हजार दोनशे मात्र)

(रूपये नऊ लाख वीस हजार तीनशे मात्र कोणतेही दावे आणि तारणी . होणतीही थकबाकी व मूल्य

०४/१२/२०२४ रोजी द्. ०३.०० ते द्. ०५.०० वा दरम्यान मेळकतीचे निरीक्षण पर्क व्यक्ती आणि फोन क्र श्री. गौतम भालेराव- ८९९९५६९५७२

श्री. निलेश मोरे- ९००४७२२४६८ बोली सादर करण्यासाठी अंतिम | १९/१२/२०२४ रोजी दु. ४.०० पर्यंत बोली उघडण्याचे ठिकाण ईं- लिलाव/बोली येवसाईट (https://sarfaesi.auctiontiger.net) मार्फ आणि बेळ

कर्जदार,/गहाण्यारा यांना तीस (१५) दिवसांची सूचना सुघ्दा आहे. विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कोणतीही बोली जमा करण्याच्या आत तारण धनकोंची वेबसाईट म्हणजेन http://www.pegasus-arc.com/assets-to-auction.html केंवा वेबसाईर https://sarfaesi.auctiontiger.net ला देखील भेट देऊ शकतात किंवा सेवा पुरवठादार मे. ई-प्रोक्युरमेंट

सदर प्रकाशन हे सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमुद कर्जदार/सहः

टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: +९१ ९२६५५६२८२१ व ९३७४५१९७५४ इंमेल: <u>support@auctiontiger.net</u> येथे संपर्क साधावा.

प्राधिकृत अधिकार्र पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ चे ट्रस्टी)

स्थावर मालमत्तेच्या विक्रीसाठी विक्री सूचना

नक्यूरिटी इंटरेस्ट (एन्फोर्समेंट) नियम 2002 चा नियम 8(6) आणि नियम 9(1)च्या नियमान सिक्यूरिटायझेशन ॲण्ड रिकन्सट्रक्शन ऑफ फायनान्शियल ॲसेट्स ॲण्ड एन्फोर्समेंट ऑफ सिक्यूरिटी इंटरेस्ट ॲक्ट, 2002 अन्वये स्थावर मालमत्तेच्या विक्रीसाठी ई– लिलावाची विक्री सूचना.

नर्वसामान्य जनतेला आणि विशेषतः कर्जदाराना तसेच हमीदाराना सूचीत करण्यात येते की, खाली वर्णन केलेली स्थावर मालमत्ता सुरक्षित कर्जदात्यांनी गहाण केली गेली होती त्या मालमत्तेवर सुरक्षित कर्जदात्याच्या प्राधिकृत अधिकारीने **सम्मान कॅपिटल लिमिटेड (पूर्वी इंडियाबुल्स हाऊसिंग** गायनान्स लि. म्हणून ओळखले जायचे) [CIN : L65922DL2005PLC136029] (''सुरक्षित कर्जदार'') तर्फे वास्तविक ताबा घेतला आहे. ज्याचा 17.12.2024 रोजी **सध्याकाळी 04.00 ते** 05.00 पर्यंत ''जेथे आहे'', ''जसे आहे'', आणि ''जे काहीपण आहे'', ची वसूली साठी रु. 32,55,123/- (रुपये बत्तीस लाख पंचावन्न हजार एकशे तेवीस फक्त) म्हणजे कर्ज खाते न HHLTHN00436045 साठी रु. 27,57,041/- (रुपये सत्तावीस लाख सत्तावन्न हजार एक्केचाळीस फक्त) आणि कर्ज खाते न. HHETHN00436092 साठी रु. 4,98,082/- (रुपये चार लाख **अङ्घाण्णव हजार ब्याऐंशी फक्त)** उर्वरित मूलधन, उर्वरित (विलबशुल्क) आणि दिनांक **22.11.2024** पर्यंत व्याज कर्जाच्या अटींनुसार कर्ज करार आणि इतर संबंधित कर्ज दस्तऐवजांच्या संदर्भात लागू भविष्यातील व्याज 23.11.2024 पासून कायदेशीर खर्च किंवा इतर शुल्का सह प्रभावी होऊन जो **गणेश वासुदेव कर्पे आणि स्वाती गणेश कर्पे** यांची मालमत्ता सुरक्षित कर्जदाराच्या द्वारे कर्जाच्या वसूली साठी

नदर मालमत्तेच्या लिलावासाठी आरक्षित रक्कम **रु. 9,00,000/- (रुपये नऊ लाख फक्त)** आणि भर्नेस्ट मनी डिपॉजिट **(''ईएमडी'') रु. 90,000/- (रुपये नव्वद हजार फक्त)** म्हणजेच अनामत ठेव

स्थावर मालमत्तेचे वर्णन फ्लॅट ब्रिअरिंग कमाक । -405-26 94 चौरस मीटर्स मोजमापाचे कार्पेट क्षेत्र आणि 4 14 चौरस मीटर मोजमापाची बाल्कोनी. चौथ्या मजल्यावर. ''आयव्ही'' नामक बिल्डिंगच्या ''टाईप – सी''मध्ये 'लब्धी गार्डन्स'' नामक निवासी प्रकल्पामध्ये टहिवली तर्फ वरेडीच्या रेट्डेन्य गावात स्थित तालका कर्जत, जिल्हा रायगड, रायगड – 410101, महाराष्ट्र.

विक्रीच्या तपशीलवार नियम व अटींसाठी कृपया सुरक्षित कर्जदाराच्या www.sammaancapital.com या वेबसाईटवरील लिंक पाहा , संपर्क क्र. : 0124-6910910, +91 7065451024, ईमेल : auctionhelpline@sammaancapital.com. बोली लावण्यासाठी,

स्थळ : रायगड

सम्मान कॅपिटल लिमिटेब (पूर्वी इंडियाबुल्स हाऊसिंग फायनान्स लि. म्हणून ओळखले जायचे)

PUBLIC NOTICE

The notice is hereby given to the Public that, our client M/S DRASHTI REALTORS PVT. LTD., a Private Limited Company created under the Indian Companies Act, 2013 having its registered office address at 201, Acme Shopping Arcade, Trikamdas Road, Kandivali (West), Mumbai - 400 067, have acquired development rights of the below mentioned property under Development Agreement Dt.12/09/2024 from CHARKOP JAI BHARAT CO-OPERATIVE HOUSING SOCIETY LIMITED. having address Cluster Plot No.918, RSC 20, Survey No.41 part of Charkop Village. Taluka-Borivali. District - Mumbai Suburban. The said Development Agreement is duly registered with Sub-Registrar of Assurance, Borivali-4 on 12/09/2024 under Sr No BRI -4-13781-2024

We are investigating the title of our client with respect to development rights of below

AND THEREFORE any person having or claiming to have any share, right, title, interest to or in the below mentioned property or in any part thereof or any claim by way of or under or in the nature of any agreement, sale, mortgage, lien, charge, gift, lease, sub-lease, under lease, exchange, easement, restrictive or other covenants or conditions, encumbrances or otherwise which affects the Development Rights acquired by our client are hereby required to make the same known in writing with supporting proofs to the undersigned within 14 (Fourteen) days from the date of the publication of this notice. The claims or objections if any are not received within 7 days or received afterwards, then such claims or objections shall not be considered and the same shall be treated as abandoned or waived and necessary Title Certificate will be

SCHEDULE OF THE PROPERTY

ALL that piece and parcel of plot of land admeasuring about 1368.12 Sq.mtrs. being part of the MHADA's layout being Plot No. 918, RSC-20, Survey No.41, Village - Charkop, Taluka -Borivali, Dist. – Mumbai Suburban situate at Charkop Village, Kandivali (West), Mumbai 400 092 and bounded as follows:

Composite School Plot On or towards the North by 13.40 meter wide road, RSC-20 On or towards the South by On or towards the East by HIG Plot No.32

: Cluster Plot No.917 On or towards the West by Dated this 27th day of November, 2024

Sd/ KIRTI NAGDA & ASSOCIATES Advocates High Court,

605, 6th Floor, "C" Wing, Eastern Court Building, Above Barista Hotel, Junction of Tejpal Road and Parleshwar Road, Vile Parle (East), Mumbai - 400 057 Mobile .: 85911-28386 Email.: Kirti_nagda@yahoo.com

बैंक ऑफ इंडिया BOI

मिरा रोड शाखा: सेंटर प्लाझा, शांती पार्क, मिरा रोड (पू.), ठाणे-४०११०७. दर.: ०२२-२८५५५७९८. २८१२३७६१

(बँकेच्या लेटर हेडवर छापावे) कब्जा सूचना

[नियम ८(१)] [स्थावर मिळकतीकरीता]

ज्याअर्थी, निम्नस्वाक्षरीकार बँक ऑफ इंडिया, मिरा रोड शाखा, सेंटर प्लाझा, शांती पार्क मिरा रोड (प्), ठाणे - ४०११०७ चे प्राधिकृत अधिकारी या नात्याने सिक्युरिटायझेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् ॲन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ (क्र. ३ सन २००२) आणि कलम १३(१२) सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून दिनांक ०७.<mark>११.२०२४</mark> रोजी मागणी सूचना जारी करून कर्जदार/गहाणवटदार/हमीदार **सौ. संगीता** सुरेश कुमार जैन (सह कर्जदार) आणि श्री. सुरेश कुमार जैन (सह कर्जदार) यांस सूचनेतील नमुद रक्कम म्हणजेच रु. ८१,१०,६५०.८६ (रुपये एक्याऐंशी लाख दहा हजार सहाशे पन्नास आणि शहाएंशी पैसे मात्र) अधिक मासिक दराने द.सा. ८.४०% अप्रभारित व्याज आणि त्यावरील उपर्जित आणि उपर्जित होणारे सर्व परिव्यय, प्रभार आणि खर्चाची

परतफेड सदर सूचना प्राप्तीच्या तारखेपासून ६० दिवसांत करण्यास सांगितले होते. रकमेची परतफेड करण्यास कर्जदार / गहाणवटदार / हमीदार असमर्थ ठरल्याने. कर्जदार, सह अर्जदार, हमीदार आणि सर्वसामान्य जनतेस याद्वारे सूचना देण्यात येते की, निम्नस्वाक्षरीकारांनी खाली वर्णन करण्यात आलेल्या तारण मत्तेचा प्रत्यक्ष कब्जा सदर ॲक्टच्या कलम १३(४) सहवाचता सदर नियमावलीच्या नियम ८ अन्वये ०७ नोव्हेंबर, २०२४ रोजी घेतला आहे विशेषत: कर्जदार/गहाणवटदार/हमीदार आणि सर्वसामान्य जनतेस याद्वारे इशारा देण्यात येतो की, सदर तारण मत्तेशी कोणताही व्यवहार करू नये आणि सदर तारण मत्तेशी करण्यात आलेला कोणताही व्यवहार हा बँक ऑफ इंडिया, मिरा रोड शाखा यांस रु. ८१,१०,६५०.८६ (रुपये एक्याऐंशी लाख दहा हजार सहाशे पन्नास आणि शह्याऐंशी पैसे मात्र) अधिक एनपीएच्या तारखेपासून मासिक दराने द.सा. ८.४०% अप्रभारित व्याज आणि त्यावरील उपर्जित आणि उपर्जित होणारे सर्व परिव्यय, प्रभार आणि खर्चाच्या अधीन राहील.

तारण मत्तेच्या भरणाकरिता उपलब्ध वेळेच्या संदर्भात सरफैसी ॲक्टच्या कलम १३ च्या उप-कलम (८) च्या तरतुर्दीन्वये कर्जदारांचे लक्ष वेधण्यात येते.

तारण मत्तेचे वर्णन

सौ. संगीता सुरेश कुमार जैन आणि श्री. सुरेश कुमार जैन यांच्या नावातील फ्लॅट क्र १०४, जांगिड अपार्टमेंट, शालीपुत्री को- ऑप हाऊसिंग सोसायटी लिमिटेड, शांती पार्क, मिरा रोड पूर्व ४०११०७, महाराष्ट्रच्या समतुल्य गहाणाच्या समाविष्टित मिळकतीचे ते सर्व भाग आणि विभाग.

ठिकाण : मिरा रोड, जि. ठाणे

६० दिवसांत करण्यास सांगितले होते.

०६.०४.२०२३).

स्थळ : लोअर परेल

दिनांक : २६-११-२०२४

अन्वये २६ नोव्हेंबर, २०२४ रोजी घेतला आहे.

(८) च्या तरतुदींकडे कर्जदारांचे लक्ष वेधुन घेतले जात आहे.

ज्याअर्थी.

प्राधिकृत अधिकारी, बँक ऑफ इंडिया, मिरा रोड शाखा

बैंक ऑफ इंडिया BOI

उर्मी इस्टेट, ९५, गणपतराव कदम मार्ग, लोअर परेल (पश्चिम), मुंबई- ४०००१३

दू. : ०२२-२४९२०३१३/०३१४/०३१५, फॅक्स: ०२२-२४९२०३१६

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जोडपत्र-IV

(नियम ८(१) पहा)

कब्जा सूचना

(स्थावर मिळकतीकरिता)

निम्नस्वाक्षरीकार बँक ऑफ इंडिया, लोअर परेल शाखेचे प्राधिकृत अधिकारी या नात्याने

सिक्युरिटायझेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् ॲन्ड एन्फोर्समेंट ऑफ

सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ आणि कलम १३(१२) सहवाचता सिक्युरिटी इंटरेस्ट

(एन्फोर्समेंट) रूल्स, २००२ च्या नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून दिनांक

. ९९.०८.२०२४ रोजी मागणी सूचना जारी करून कर्जदार श्री. अशोक जगन खारवी आणि श्रीम.

रेखा अशोक खारवी यांस सूचनेतील नमूद रक्कम म्हणजेच रु. ३६,८७,९९७.०० (रुपये छत्तीस

लाख सत्त्याऐंशी हजार नऊशे सत्त्याण्णव मात्र) ची परतफेड सदर सूचना प्राप्तीच्या तारखेपासून

रकमेची परतफेड करण्यास कर्जदार असमर्थ ठरल्याने, कर्जदार आणि सर्वसामान्य जनतेस याद्वारे

सूचना देण्यात येते की, निम्नस्वाक्षरीकारांनी खाली वर्णन करण्यात आलेल्या मिळकतीचा

केब्जा त्यांना प्रदान करण्यात आलेल्या अधिकारांचा वापर करून सदर ॲक्टच्या कलम १३

च्या उप-कलम (४) सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८

विशेषतः कर्जदार आणि सर्वसामान्य जनतेस यादारे इशारा देण्यात येतो की. सदर मिळकतीशी

बँक ऑफ इंडिया यांस रु. ३६,८७,९९७.०० आणि त्यावरील व्याजाच्या अधीन राहील.

कोणताही व्यवहार करू नये आणि सदर मिळकतीशी करण्यात आलेला कोणताही व्यवहार हा

तारण मत्तेच्या भरण्याकरीता उपलब्ध वेळेच्या संदर्भात ॲक्टच्या कलम १३ च्या उप-कलम

स्थावर मिळकतीचे वर्णन:

बँक ऑफ इंडिया, लोअर परेल शाखा द्वारे गहाणित मिळकतीच्या ते सर्व भाग आणि विभाग,

३८.२९ चौ. मी. निवासी फ्लॅट क्र. २१०४, २१वा मजला, सी विंग, बिल्डिंग वर्सेटाईल व्हॅली.

माऊली तलावाजवळ, कल्याण शीळ रोड, डोंबिवली (पूर्व), ठाणे- ४२१२०४ चे समन्यायी

गहाण. श्री. अशोक जगन खारवी आणि श्रीम. रेखा अशोक खारवी यांच्या संयुक्त नावे

नोंदणीकृत. (नोंदणीकृत विक्री करार क्र. कलान-३/५०७९-२०२३, दिनांकित

सही / -

प्राधिकृत अधिकारी,

(बँक ऑफ इंडिया)

जाहीर सूचना

तमाम जनतेस सुचना याद्वारे देण्यात येते की, आमचे अशील नंदकुमार जगमोहन शेठ, नवीन जगमोहन शेठ आणि राजीव मनोहर शेठ यांनी आम्हाला येथे खालील लिखित परिशिष्टात अधिक तपशीलवारपणे वर्णिलेल्या आणि १८९/ए, एस.व्ही. रोड, अंधेरी (पश्चिम), मुंबई ४०० ०५८ येथे स्थित, वसलेल्या आणि असलेल्या गा अंधेरीच्या सीटीएस क्र. ४४०/ए, ४४०/बी आणि ४४०/१ धारक जिमनीचा प्लॉट एकत्रित सह त्यावरील उभारित रचना एकत्रित सामायिकपणे ज्ञात असलेल्या इमारती आणि नंदराज (पाडलेली) आणि खजिना महाल (विद्यमान त्चना) अशा ज्ञात त्यावरील रचनांचे मालक म्हणून त्यांच्या नामाधिकारांची तपासणी करण्याची विनंती केली आहे नदनिकांच्या संदर्भातील ते भोगवट्यात असलेले भाडेकरू /परवानाधारक यांच्या वाचन आणि वगळन कोणत्यार्ह त्यक्तीला सदर मिळकतीमध्ये अदलाबदल, गहाण (समतुल्य किंवा अन्यकाही), भेट, विश्वस्त, विक्री, वाटप विक्री करार, वारसा, कुटुंब व्यवस्था, विकासाधिकार, निर्वाह, अंत्यदान, ताबा, भाडेपट्टा, कुळवहिवाट, परवाना, धारणाधिकार, प्रभार, दावा, प्रतिज्ञा, भागिदारी, हमी, सुविधाधिकार (मार्ग हक्क समाविष्टित), निषेधाज्ञा किंवा कोणतेही प्रलंबित वाद किंवा कोणत्याही प्रकारचा कोणताही करार किंवा कसेही किंवा कोणतेही संयक्त उपक्रम करार किंवा कोणतीही इतर जप्ती, किंवा कायद्याचे कोणतेही न्यायालय, न्यायाधिकरण, महसूल किंवा वैधानिक प्राधिकारी यांच्याद्वारे पारित कोणताही हुकूम, आदेश किंवा निवाड्यांतर्गत किंवा लवाद, चिरभोगाचा हक्क किंव अग्रक्रयाधिकार किंवा अन्य कसेहीच्या मार्गे कोणच्याही प्रकारचा कोणताही दावा असल्यास याद्वारे कृपया तसे लिखित स्वरूपात सर्व पुरक दस्तावेजांच्या प्रमाणित सत्य प्रतींसह स्वरूप पाटील. वकील. ज्यांचे कार्यालय येथे हस्तम इमारत, कार्यालय क्र. २०६, २रा मजला, वीर नरीमन रोड, फोर्ट, मुंबई-४००००१ येथे ह्या प्रकाशनाच्या तारखेपासून १० (दहा) दिवसांच्या आत कळवावे. कसूर केल्यास, तशा व्यक्तींचे कोणतेही किंवा सर्व दावे किंवा आक्षेप काही असल्यास ते त्यागित आणि/किंवा परित्यागित मानले जातील आणि आम्ही तसा दावा जर काही . सल्यास त्याच्या कोणत्याही संदर्भाशिवाय आमच्या अशीलांना नामाधिकार प्रमाणपत्र जारी करू. मिळकतीचे परिशिष्ट

मुंबई उपनगराच्या नोंदणीकृत जिल्हा आणि उप-जिल्ह्यामधील १८९/ए, एस.व्ही. रोड, अंधेरी (पश्चिम), मुंबई

-४०० ०५८ येथे स्थित, वसलेल्या आणि असलेल्या गाव अंधेरीच्या एंट्री क्र: १०१ आणि जिल्हाधिकाऱ्यांचा प्र. ग. सर्व्हे क्र: ५५ धारक आणि आता सीटीएस क्र. ४४०/ए, ४४०/बी आणि ४४०/१ धारक आणि सर्व्हे क्र: ६४, प्लॉट क्र: १, सर्व्हे क्र: ९८, प्लॉट क्र: १, सर्व्हे क्र. १२४, प्लॉट क्र: १ धारक मोजमापित १६९१.८ चौ. मी. संलग्नित २१४३ चौ. यार्डस किंवा तत्सम जिमनीचे ते सर्व भाग आणि विभाग. प्तदर दिनांक २७ नोव्हेंबर, २०२४.

परिशिष्ट IV-A स्थावर मालमत्तेच्या विक्रीसाठी विक्री सूचना

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियम 2002 चा नियम 8(6) आणि नियम 9(1)च्या नियमान सिक्युरिटायझेशन ॲण्ड रिकन्सट्रक्शन ऑफ फायनान्शियल ॲसेट्स ॲण्ड एन्फोर्समेंट ऑफ सिक्युरिटी

सर्वसामान्य जनतेला आणि विशेषतः कर्जदारांना तसेच हमीदारांना सूचीत करण्यात येते की, खाली वर्णन केलेली स्थावर मालमत्ता सुरक्षित कर्जदात्यांनी गहाण केली गेली होती त्या मालमत्तेवर सुरक्षित कर्जदात्याच्या प्राधिकृत अधिकारीने सम्मान कॅपिटल लिमिटेड (पूर्वी इंडियाबुल्स हाऊसिंग फायनान्स लि. म्हणून ओळखले जायचे) [CIN : L65922DL2005PLC136029] (''सुरक्षित **कर्जदार'')** तर्फे **वास्तविक ताबा** घेतला आहे. ज्याचा <mark>17.12.2024 रोजी **सध्याकाळी 04.00 त</mark>े**</mark> 05.00 पर्यंत ''जेथे आहे'', ''जसे आहे'', आणि ''जे काहीपण आहे'', ची वसूली सार्ठ रु. 31,66,533/- (रुपये एकतीस लाख सहासष्ठ हजार पाचशे तेहेतीस फक्त) म्हणजे कर्ज खाते न गक्त); कर्ज खाते न. HHEPNV00458394 साठी रु. 3,25,020/- (रुपये तीन लाख पचवीर **हजार वीस फक्त)** उर्वरित मूलधन, उर्वरित (विलबशुल्क) आणि दिनाक **22,11,2024** पर्यंत व्याज कर्जाच्या अटीनुसार कर्ज करार आणि इतर संबंधित कर्ज दस्तऐवजाच्या संदर्भात लागु भविष्यातील व्याज 23.11.2024 पासून कायदेशीर खर्च किंवा इतर शुल्का सह प्रभावी होऊन जो **रामलाल डी. देवाशी आणि कमलादेवी रामलाल देवासी** यांची मालमत्ता सूरक्षित कर्जदाराच्या द्वारे कर्जाच्या वसूली सार्ठ

सदर मालमत्तेच्या लिलावासाठी आरक्षित रक्कम **रु. 12,05,000/- (रुपये बारा लाख पाच हजा**र **फक्त)** आणि अर्नेस्ट मनी डिपॉजिट **(''ईएमडी'') रु. 1,20,500/- (रुपये एक लाख वीस हजार पाचशे फक्त)** म्हणजेच अनामत ठेव रक्कम राखीव किंमतीच्या 10% असेल.

स्थावर मालमत्तेचे वर्णन फ्लॅट क्र. 407, 4 था मजला, श्री समर्थ दर्शन, नेरळ साई मदिर, नागेश्वर देवळासमोर, धामोटे, नेरळ पूर्व, रायगड, महाराष्ट्र – 410101.

विक्रीच्या तपशीलवार नियम व अटींसाठी कृपया सुरक्षित कर्जदाराच्य vww.sammaancapital.com या वेबसाईटवरील लिंक पाहा , संपर्क क्र. : 0124-6910910, +91 7065451024, ईमेल : auctionhelpline@sammaancapital.com. बोली लावण्यासाठी, https://assets.matexauctions.com वर लॉग ऑन करा.

अधिकत अधिकार्र सम्मान कॅपिंटल लिमिटेड तारीख : 22.11.2024 (पूर्वी इंडियाबुल्स हाऊसिंग फायनान्स लि. म्हणून ओळखले जायचे) स्थळ : रायगड

इंडियन बेंक 🖧 Indian Bank

स्टेस्ड ॲसेट मॅनेजमेंट ब्रांच मुंबई, ७३, ७ वा मजला, मित्तल चेंबर्स नरिमन पाईंट, मुंबई २१. **ई-मेल:** s816@indianbank.co.in armbmumbai@indianbank.co.ir

जोडपत्र - IV-ए (नियम ८(६) साठी परंतुक पहा यल ॲसेटस् ॲण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस ॲक्ट, २००२ सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ (६) साठी परंतुकांन्व थावर मत्तेच्या विक्रीकरिता ई-लिलाव विक्री सूचना.

मेळकत ही तारण धनकोंकडे गहाण/प्रभारित आहे जिचा **प्रत्यक्ष कब्जा** जो इंडियन बँक, एसएएम मुंबई शाखा, त धनकोंच्या प्राधिकृत अधिकाऱ्यांनी घेतला आहे ती, २४.११.२०२४ रोजीसच्या **एकुण रु. १०,४१,०७,२९४.००**/ २५.११.२०२४ पासूनच्या पढील व्याज, खर्च, इतर आकार व परिव्यय यांच्या वसुलीसाठी १६.१२.२०२४ रोजी

(कर्जदार/हमीदारचे नाव आणि पत्ता खालीलप्रमाणे:) . मे. तरुण पॉलिमर्स (कर्जदार), ऑफिस क्र. १०१/बी, १ ला मजला, जय हमिरमल कॉम्प्लेक्स, केंब्रिज शॉप

support.ebkray@psballiance.com वर ई-मेल करावा.

२. श्री. लेमन फुटेरमल जैन, (भागीदार/हमीदार आणि गहाणदार) ३. श्री. चंद्रकांत फुटेरमल जैन (भागीदार/हमीदार आणि गहाणदार) ४. सौ. चंपाबेन एफ जैन, (हमीदार आणि गहाणदार) ५. सौ. नयना चंद्रकांत जैन, (हमीदार आणि गहाणदार) सर्वांचा एकच पत्ता: ३०४, प्रसाद टॉवर, ६० फूट रोड, भाईंदर पश्चिम

६. श्री. पोपटलाल एच कावेडिया, (हमीदार आणि गहाणदार), सर्वांचा एकच पताः ७. सौ. कमलावेन पी कावेडीया, (हमीदार आणि गहाणदार), ८. श्री. आशिष एच कावेडिया, सर्वांचा एकच पताः ए-३०१, नागेश्वर पार्क, देवचंद नगर, ६० फूट रोड, नाकोडा हॉस्पिटल जवळ, भाईंदर पश्चिम, ठाणे ४०११०१.

-िललाव स्वरूपाद्वारे विक्री करण्यासाठी इच्छुक असणाऱ्या मिळकतीचे विशिष्ट तपशील खालीलप्रमाए

गहाणच्या मार्गे द्वारे अनन्य प्रभार, श्री. पोपटलाल एच कावेडीया, सौ. कमलाबेन पी कावेडीया आणि श्री. आशिष पी . कावेडीया यांच्या नावे. क्षेत्र: ४८० चौ.फू (बिल्ट अप क्षेत्र), **फ्लॅट सीमा:** पूर्व: फ्लॅट क्र. ०९, **पश्चिम:** ओपन टू स्काय उत्तर: ओपन टू स्काय, दक्षिण: फ्लॅट क्र. ११. इमारत सीमा: पूर्व: इमारत ई, पश्चिम: इमारत सी, उत्तर: उमा निवास

र. २९.३७ लाख 🛮 र. २.९३७ लाख आयडीआयबी३०१४७४२०६३९सी रु. ५०,०००/ मिळकतीवरील बोजा आम्हाला ज्ञात नाही कब्जा प्रकार प्रत्यक्ष कब्जा बोली वाढविण्याची स्क्कम: रु. ५०,०००/- ई-लिलावाची तारीख आणि वेळ स. ११.०० ते दु. ०४.०० ोलीदारांना ऑनलाईन बोलीमध्ये सहभागी होण्यासाठी आमचे ई-लिलाव सेवा परवठादार पीएसबी अलायन प्रा.लि. ची वेबसाईट वेबसाईट https://www.ebkray.in ला भेट देण्याचा सह्रा देण्यात येत आहे. तांत्रिक

मदतीसाठी कृपया ८२९१२२०२२० वर कॉल करावा. नोंदणी स्टेटस आणि इअर स्टेटस सार्ठ

मिळकतीचा तपशिल आणि मिळकतीचे छायाचित्र आणि लिलावाच्या अटी आणि शर्तीसाठी कृपया https://iwww.ebkray.in येथे भेट द्या. आणि सदर पोर्टलशी संबंधित स्पष्टिकरणासाठी कृपया पीएसबी अलायन्स प्रा.लि.शी संपर्क क्र. ८२९१२२०२२० वर संपर्क करावा. बोलीदारांना वेबसाईट https://www.ebkray.in मध्ये मिळकत शोधतेवेळी वरील नमूद मिळकतीचा आयड

क्रमांक वापरण्याचा सळा देण्यात येत आहे. गरिशिष्ट नमूद मिळकर्त (प्रयोज्य असेल तेव्हा) चे निरिक्षण आणि संबंधीत दस्तावेज आणि अद्ययावत ईसं (शाखेत) इच्छुक खरेदीदार/बोलीदार द्वारे त्यांच्या खर्चाने ०५.१२.२०२४ रोजीस दु. १.०० ते दु. ४.०० दरम्या

प्राधिकृत अधिकारीचे संपर्क क्रमांक: श्री. दीपक कुमार वैष्णव ९९५००-७५५५५. ठिकाणः मुंबई दिनांक : २६.११.२०२४ इंडियन बँक

कर्ज वसुली न्यायाधिकरण मुंबई (डीआरटी १) १ ला मजला, एमटीएनएल टेलिफोन एक्स्चेंज बिल्डिंग, सेक्टर-३०ए, वाशी, नवी मुंबई-४०० ७०३.

प्रबंधव

प्रपत्र क्र. ३ [नियम-१५(१)(ए) पहा)]/ १६(३

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युनियन बँक ऑफ इंडिया विरुद्ध मे. बसर स्टील प्रा.लि.

खटला क्र. टीएन/४९५/२०२३

(१) मे. बसर स्टील प्रा.लि.

२०१, स्टॅन्डर्ड हाऊस, ८३, महर्षी कर्वे मार्ग, मरिन लाईन्स, मुंबई-४०० ००२

२३ ए बेल्वेडेरे कोर्ट, साने गुरुजी मार्ग, जेकब सर्कल, महालक्ष्मी, मुंबई, महाराष्ट्र-४०० ०११ (३) सौ. रशिदा बसर,

म्लॅट क्र. ८२, ८वा मजला, क्ल्पतरु हाईट्स, आग्रीपाडा पोलिस स्टेशनपुढे, डॉ. ए बी नायर रोड, मुंबई सेंट्रल (पू), मुंबई, महाराष्ट्र-४०० ०११ (६) मे. बसर टाऊन प्रा.लि. २०१, स्टॅन्डर्ड हाऊस, ८३, महर्षी कर्वे मार्ग, मरिन लाईन्स, मुंबई, महाराष्ट्र-४०० ००२

ज्याअर्थी, वरील नमूद **टीएन/४९५/२०२३** नामदार प्रबंधक/पीठासिन अधिकाऱ्यांसमोर **३०.१०.२०२४** रोजी पूचीबद्ध केला होता. ज्याअर्थी, नामदार न्यायाधिकरणाने कृपावंत होऊन रु. ७०,७६,०६,८२०.१८/- च्या कर्जाच्या वसुलीसाठी गुमच्याविरुद्ध दाखल केलेल्या ॲक्टच्या कलम १९(४) अंतर्गत सदर अर्जावर (ओ.ए.) समन्स/सूचना जारी केली.

समन्स

(जोडलेल्या दस्तावेजांच्या प्रतींसह अर्ज). . ऑक्टच्या कलम १९ च्या पोट-कलम (४) नुसार, तुम्हा प्रतिवादींना खालीलप्रमाणे निर्देश देण्यात येत आहेत. (i) विनंती केलेल्या अनुतोषांना मंजुरी का देऊ नये त्याची समन्सच्या बजावणीच्या ३०(तीस) दिवसांत कारणे दाखविण्यासाठी;

(ii) मूळ अर्जाच्या अनु. क्र. ३ए अंतर्गत अर्जदारांनी विनिर्दिष्ट केलेल्या मिळकती आणि मत्तांव्यतिरिक्त अन

मिळकती आणि मत्तांचे तपशील जाहीर करणे: (iii) मिळकतींच्या जप्तीसाठीच्या अर्जावरील सुनावणी आणि निकाल प्रलंबित असल्याने मूळ अर्जाच्या अनु क्रमांक अंतर्गत जाहीर केलेल्या अशा अन्य मत्ता आणि मिळकतींचा आणि तारण मत्तांचा व्यवहार करण्या किंवा त्या निकाली काढण्यास तुम्हाला मज्जाव करण्यात आला आहे.

(iv) तुम्ही न्यायाधिकरणाची पूर्व परवानगी घेतल्याखेरीज ज्यावर तारण हितसंबंध बनवले आहेत त्या कोणत्याह मत्तांची आणि/किंवा मूळ अर्जाच्या अनु. क्रमांक ३ ए अंतर्गत जाहीर किंवा विनिर्दिष्ट केलेल्या अन्य मत्ता आणि मिळकतींचे त्यांच्या व्यवसायाच्या सामान्य कामकाजाव्यतिरिक्त विक्री, भाडेपट्टा किंवा अन्य प्रकारे हस्तांतर करणार नाहीत

व्यवसायाच्या नियमित कामकाजाच्या ओघांत तारण मत्ता किंवा अन्य मत्ता व मिळकती यांच्या विक्रीतुन रोकड

झालेल्या विक्री रकमेचा हिशोब देण्यास तुम्ही बांधील असाल व अशी विक्री रक्कम अशा मत्तांवर तार

हितसंबंध धारण करणाऱ्या बँक किंवा वित्तीय संस्थेकडे ठेवलेल्या खात्यामध्ये जमा केली पाहिजे. म्हाला <mark>३०.०१.२०२५ रोजी सकाळी १०.३० वा</mark>. लेखी निवेदन सादर करून त्याची एक प्रत अर्जदारांना साद . हरण्याचे व प्रबंधकांसमोर हजर राहण्याचे देखील निर्देश देण्यात येत आहेत, कसूर केल्यास, तुमच्या गैरहजेरीत अर्जावर सुनावणी होऊन निकाल दिला जाईल. गझ्या हस्ते आणि ह्या न्यायाधिकरणाच्या शिक्क्याने ह्या दिनांक: **११.११.२०२४ रोजी दिले**

समन्स जारी करण्यास प्राधिकृत अधिकाऱ्यांची स्वाक्षर

जाहीर सूचना

सचना यादारे देण्यात येते की. सौ. गिता शर्मा ह्या बी. आर. रोडलगत, मलंड (पश्चिम), मंबई ४०० ०८० येथे स्थित योगी हिल्स ए-१ आणि ए-२ मधील रोझ ब्लॉसम अशा ज्ञात इमारतीमधील ४थ्या मजल्यावर स्थित मोजमापित ७५५ चौ. फू. सुपर बिल्ट अप क्षेत्र, फ्लॅट क्र. ४०४ (सदर फ्लॅट ् एकत्रित सह सर्व भारांपासून मुक्त सदर सोसायटीच्य शेअर प्रमाणपत्र क्र. १६० मध्ये समाविष्टित विभिन्न क्र. ७९६ ते ८०० (दोन्ही एकत्रित) धारक सद सोसायटीच्या प्रत्येकी रु. ५०/- चे पाच पूर्ण भरण शेअर्स धारक निवासी परिसरांचे मालक होते स्वर्गीय सौ. गिता शर्मा यांचे १७/०६/२०१ रोजीस निधन झाले असून त्यांच्या पश्चात हिंत सक्सेशन ॲक्ट, १९५६ च्या तरतृदींनुसार त्यां एकमेव वारसदार आणि पुढील वंशज म्हणून श्री. जगदीश सुरींदर शर्मा (मुलगा) हे आहेत. माझे अशील (१) सौ. दिना विकास जोबालिया. (२ श्री. विकास नागिणदास जोबलिया, (३) श्री. तीर्थ विकास जोबालिया यांनी सदर फ्लॅट सध्याचे मालक श्री. जगदीश सुरींदर शर्मा यांच्याकडून खरेदी करण्याचे मंजुर केले आहे. कोणत्याही व्यक्तींन सदर फ्लॅट किंवा त्यावरील कोणत्याही भागाव विक्री, गहाण, भेट, हुकूम, ताबा, वारसा न्यायालयीन आदेश किंवा अन्यकाहीच्या मार्गे कोणतेही हक किंवा दावे असल्यास याद्वारे तसे लिखित स्वरूपात पुरक दस्तावेजी पुराव्यासह निम्नस्वाक्षरीकारांना त्यांचे कार्यालय येथे २६/ए श्री हेरंब सीएचएस लि., एम. पी. रोड, मुलुंड (पूर्व), मुंबई ४०० ०८१ येथे सदर तारखेपासू-चौदा (१४) दिवसांच्या आत कळविणे आवश्यव आहे. कसूर केल्यास, असे गृहित धरले जाईल की तसे कोणतेही दावे नाहीत आणि तसे जर कार्ह असल्यास ते त्यागित किंवा परित्यागित आहेत आणि तशा दाव्यांच्या कोणत्याही पुढील संदर्भाशिवाय सदर फ्लॅटची माझ्या अशीलांच्य नावे विक्री पूर्ण होईल दिनांक २७ नोव्हेंबर, २०२४

अमृता टिल्लु (दामले)

जाहीर नोटीस

या नोटीसेद्वारे सर्व जनतेस कळविण्यात येते की, सदनिका क्र. ए/६०२, ए विंग, सहावा मजला, सालासार क्लासिक को-ऑप. सोसायटी लि., सालासार कॉम्प्लेक्स नगर भवन जवळ, भाईंदर (प.) तालुका जिल्हा ठाणे ही श्री. देवेंद्र चंदलाल शाह आणि श्रीमती निरंजना देवेंद्र शाह यांचे नावे आहे. श्री. देवेंद्र चंदुलाल शाह यांचे दिनांक १५/०५/२०२४ रोजी व श्रीमती निरंजना देवेंद्र ०२/०१/२०१३ रोजी मयत झाले आहे. त्यांच्या मृत्युनंतर त्यांचा मुलगा जय देवेंद्र शाह यांनी वरील सदनिका आणि समभाग आपल्या नावे करण्यासाठी सोसायटीकडे व इतर सरकारी कार्यालयात अर्ज केला आहे. तरी सदर सदनिकेवर कोणाही व्यक्तींचा, कोणत्याही प्रकारचा हक्क, अधिकार, हितसंबंध, दावा असल्यास त्यांनी ही नोटीस प्रसिद्ध झाल्यापासून १४ दिवसांच्या आत सालासार क्लासिक सोसायटी ऑफीस किंवा ३, सुपार्श्व दर्शन, फाटक रोड, टेलिफोन एक्सचेंज समोर, फाटक रोड, भाईंदर प.. ठाणे-४०११०१ या पत्त्यावर लेखी पुराव्यांसह कळवावे. अन्यथा तसा कोणाचाही कोणत्याही प्रकारचा हक्क, अधिकार, हितसंबंध, दावा नाही आणि असल्यास तो सोडून दिला आहे, असे समजण्यात येईल.

> सही/-वकील केनेट आर. गऱ्या

जाहिर नोटीस

तमाम लोकांस कळविण्यात येते की, माझे अशील यांना खालील वर्णनाची मौजे - शिरसाड, ता. वाडा, जि. पालघर येथिल राजेश जनार्दन भोईर व राजमल चौकचंद संघवी यांचे मालिकची खालील परिशिष्टात वर्णन केलेली मिळकत कायमचे फरोक्तखताने विकत घ्यावयाची आहे.

परिशिष्ट

मौजे शिरसाड, ता. वाडा, जि. पालघर आकार रु. पै. खातेदाराचे नाव गट नं. क्षेत्र हे. आ. प्र. राजेश जनार्दन भोईर ११७/३ 2.84 ११७/३ 0.80.00

तरी सदरह वर्णनाच्या मिळकती बाबत ज्या कोणाचे हक्क. हितसंबध. फरोक्तखत, साठेखत, वहिवाट, दान, गहाण, बक्षिस इ. व अशा कोणत्याही प्रकारचा करार-मदार हक्क असल्यास तशी लेखी हरकत सदरह् नोटिस प्रसिध्द झाल्या पासुन १४ दिवसांचे आत आमचे **नंदनवन** बिल्डींग, गाळा नबंर १२, ता. पो. वाडा, जि. पालघर या पत्यावर लेखी कागदोपत्री पुराव्यासह कळवावी, त्यानंतर आलेली हरकत मान्य केली जाणार नाही व कोणाचाही, कोणताही हक्क हितसंबंध नाही व असल्यास तो त्याने सोडून दिला असे समजले जाईल व व्यवहार पुर्ण केला

दिनांक- २६/११/२०२४

खरेदीदाराचे वकील

जाहीर सूचना

सचना याद्वारे देण्यात येते की. सिद्धी एम्पायर एलएलपी. लिमिटेड लाएबिलिटी पार्टनरशिप फर्म, ज्यांचे नोंदणीकृत कार्यालय येथे १ला मजला, ११७, ई-स्केअर प्रिमायसेस को-ऑपरेटिव्ह सोसायटी लि., सुभाष रोड, विले पार्ले (पूर्व), मुंबई ४०००५७ यांनी येथे खालील परिशिष्टात नमूद त्यांचा फ्लॅट त्यासह अधिक तपशीलवारपणे नमूद कार पार्किंग स्पेस **(सदर** मिळकत) हे पणनयोग्य नामाधिकारांसह सर्व भार, गहाण, वादांपासून मुक्त माझ्या अशीलांना विक्री आणि/किंवा हस्तांतरित करण्याचे मंजुर केले आहे.

कोणत्याही व्यक्तींना सदर मिळकत किंवा त्यावरील कोणत्याही भागासंदर्भात वाटप, करार, विक्री, हस्तांतर, अदलाबदल, कुळविहवाट, उप-कुळविहवाट, भाडेपट्टा, उप-भाडेपट्टा, गहाण (समतुल्य किंवा अन्य), भेट, धारणाधिकार, प्रभार, विश्वस्त, वारसा, निर्वाह, सविधाधिकार, अंत्यदान, ताबा, अभिहस्तांकन, परवाना, मयत, अंत्यदान, विभागणी प्रभार, प्रतिज्ञा, हमी, भागिदारी, कर्जे, आगाऊ, संपादन, भार, निषेधाज्ञा आणि/किंवा कोणत्याही जप्तीअंतर्गत, किंवा कोणत्याही न्यायालयाद्वारे पारित कोणताही निवाडा, ह्कूम आदेश किंवा परस्कारांतर्गत, न्यायाधिकरण समाविष्टित लवाद न्यायाधिकरण, महसल किंवा वैधानिक अधिकारी, किंवा कायद्याच्या कोणत्याही प्रक्रियेद्वारे किंवा अन्य कोणत्याही प्रकारेच्या मार्गे कोणताही दावा, हक्क, नामाधिकार, इस्टेट, शेअर किंवा हितसंबंध असल्यास आणि/किंवा कोणत्याही व्यक्तींकडे सदर मिळकतीच्या मूळ नामाधिकार विलेखांचा ताबा असल्यास त्यांनी तसे कृपया लिखित स्वरूपात पुरक दस्तावेजी पुराव्यासह नेम्नस्वाक्षरीकारांना त्यांचे कार्यालय १०२, हिरामणी एन्क्लेव, टिळक मंदिर रोड, पोस्ट ऑफिसजवळ, विले पार्ले (पूर्व), मुंबई ४०००५७ येथे सदर तारखेपासून ७ (सात) दिवसांत कळवावे, अन्यथा तसा दावा किंवा हितसंबंधाच्या कोणत्याही संदर्भाशिवाय सदर मिळकतीची विक्री पूर्ण होईल आणि तसे जर काही असल्यास ते सर्व हेतू आणि कारणांसाठी त्यागित असल्याचे मानले जातील

सदर मिळकतीचे परिशिष्ट

सदर दिनांक २६ नोव्हेंबर, २०२४.

नेहरू रोड, विले पार्ले (पूर्व), मुंबई - ४०००५७ येथे स्थित हिरानी व्हिला अशा ज्ञात इमारतीच्या ११व्या मजल्यावरील मालकी असलेला फ्लॅट क्र. ११०३ आणि रेरा चटई क्षेत्रनुसार मोजमापित १०६४ चौ. फूट एकत्रित सह १ (एक) कार पार्किंग स्पेस. वरील सदर इमारत ही गाव विले पार्ले (पूर्व), तालुका अंधेरीच्या अंतिम प्लॉट क्र. ३४५ आणि सीटीएस क्र. १६६४, १६६४/१ आणि २ धारक आणि अंतिम प्लॉट क्र. ३४३ आणि सीटीएस क्र. १६६३/बी, १६६३बी/१ ते ४ धारक जिमनीवर उभारित आहेत.

> (श्रीम. दर्शना शाह) वकील

बैंक ऑफ़ इंडिया **BO** Bank of India Relationships beyond banking बँक ऑफ इंडिया, चर्चगेट शाखा:

बालदोता भवन, तळ मजला, ११७, महर्षी कर्वे मार्ग, एसीसी सिमेंट भवन जवळ, चर्चगेट, मुंबई-४०००२० दू: (०२२) २२०३ ०३७०(ए ॲन्ड एस), २२०३ ०३७१ (एडीव्ही), २६३२ ७५५७ (फोरेक्स), २२०३ ०३७५ (डी)

ई-मेल : churchgate.mumbaisouthbankofindia.co.in

जोडपत्र–IV (नियम-८(१) पहा) कब्जा सूचना (स्थावर मिळकतीकरीता)

निम्नस्वाक्षरीकार **बँक ऑफ इंडिया, चर्चगेट शाखा, मुंबई दक्षिण झोन** चे **प्राधिकृत अधिकारी** या नात्याने सिक्युरिटायझेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् ॲन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ आणि कलम १३(२) सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ सहवाचता नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून दिनांक २६.०८.२०२४ रोजी मागणी सूचना जारी करून कर्जदार श्री प्रशांत अनंत कोंडकर यांस सूचनेतील एकुण नमूद रक्कम रु. १५,३४,४४६.०८/- (रुपये पंधरा लाख चौतीस हजार चारशे सेहेचाळीस आणि आठ पैसे मात्र) ची परतफेड सदर सूचना प्राप्तीच्या ६० दिवसांत करण्यात सांगितले होते.

रकमेची परतफेड करण्यास कर्जदार व अन्य असमर्थ ठरल्याने, कर्जदार व अन्य आणि सर्वसामान्य जनतेस याद्वारे सूचना देण्यात येते की, निम्नस्वाक्षरीकारांनी खाली वर्णन करण्यात आलेल्या मिळकतीचा सिक्युरिटी (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ सहवाचता सदर ॲक्टचे कलम १३ चा उप कलम(४) अन्वये त्यांना प्राप्त अधिकारांचा वापर करुन २६ नोहेंबर, २०२४ रोजी सांकेतिक कब्जा

विशेषत: कर्जदार आणि सर्वसामान्य जनतेस याद्वारे इशारा देण्यात येतो की, सदर मिळकतीशी कोणताही व्यवहार करू नये आणि सदर मिळकतीशी करण्यात आलेला कोणताही व्यवहार हा **मे. व्हिडिओ वर्क्स** करिता बँक ऑफ इंडियाकरिता रक्कम रु. १५,३४,४४६.०८/- (रुपये पंधरा लाख चौतीस हजार चारशे सेहेचाळीस आणि आठ पैसे मात्र (सूचनेच्या तारखेपर्यंत सांपार्श्विक दराने) अधिक त्यावरील पुढील व्याजच्या अधीन राहील.

तारण मत्ताच्या विमोचनाकरिता उपलब्ध वेळेत ॲक्टचे कलम १३ चे उप-कलम (८) च्या तरतुदीनुसार कर्जदारांचे लक्ष वेधण्यात येत आहे.

फ्लॅट क्र. ४०४, चौथा मजला, बी-विंग, गगनगिरी अपार्टमेंट, गाव नारिंगी, विरार (पूर्व), ता: वसई, जि पालघर ४०१३०५ चे ते सर्व भाग आणि विभाग श्री. प्रशांत अनंत कोंडकर द्वारे मालकीचे

दिनांक: २६.११.२०२४ प्राधिकत अधिकार्र ठिकाण: मुंबई

बँक ऑफ इंडिया

ॲड. अनिष जयंत सांबरे

Terms & Conditions

- 1. The E-auction sale will be online E-auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 20/12/2024 for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from 11:00 am to 01:00 pm. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
- 2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
- 3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
- 4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes and rates and outgoing, both existing and future, relating to the Schedule Property.
- 5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
- 6. <u>Due Diligence:</u> The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
- 7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property: Not Known
- 8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be madeas per clause mentioned below.
- 9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
- 10. Failure to remit the amount as required under clause (10) above, will cause forfeiture of

- amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
- 11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
- 12. In case of non-acceptance of offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
- 13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
- 14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai-400021. Bids should be submitted on or before 19/11/2024 till 04.00 p.m. Email address: nilesh@pegasus-arc.com/gautam@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: Lot 1) Rs. 1,46,62,000/- (Rupees One Crore Forty-Six Lakhs Sixty Two Thousand Only) and Lot 2) Rs. 92,03,000/- (Rupees Ninety-Two Lakhs Three Thousand Only).
- 17. The Earnest Money Deposit of the auction property is as follows: Lot 1) Rs. 14,66,200/- (Rupees Fourteen Lakhs Sixty-Six Thousand Two Hundred Only) and Lot 2) Rs. 9,20,300/- (Rupees Nine Lakhs Twenty Thousand Three Hundred Only).
- **18.** Last date for submission of bid is 19/12/2024 before 04:00 PM and the Auction is scheduled on 20/12/2024 from 11.00 am to 1.00 pm. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
- 19. Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty Nine Trust I, payable at Mumbai or EMD can also be paid by way of RTGS/NEFT / Fund Transfer to the credit of A/c no. 409819116154 Account Name: Pegasus Group Thirty Nine Trust I, Bank Name: M/s RBL Bank Ltd., Nariman Point Branch, IFSC Code: RATN0000155.

- 20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs. 1,00,000/- (Rupees One Lakh Only).**
- 21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
- 22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
- 23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
- 24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
- 25. In the event of 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 & stampedon each page).
 - Other necessary statutory and govt. compliances, if any.
- 27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
- 28. The prospective bidder needs to submit the source of funds/ proof of funds.
- 29. Sale shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Gautam Bhalerao-8999569572 and Mr. Nilesh More-9004722468.

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Special Instructions:

Place: Mumbai

Date: 27/12/2024

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

AUTHORISED OFFICER

Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Thirty Nine Trust 1)

ANNEXURE-II

<u>DETAILS OF BIDDER – FILL All IN CAPITAL LETTER</u>

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

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Whether connected to any political party: Yes No
If Yes, please provide the name of the political party and the connection:
I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website https://.auctiontiger.net and shall abide by them.
Name & Signature

ANNEXURE-III <u>DECLARATION BY BIDDER(S)</u>

То,					
Authorized Officer					
Bank Name :	,	Date :	/	/	

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

Signature:	
Name:	
Address:	
eMail ID:	

DECLARATION

Re: Source of funds

Property Description:-

Lot No. 1. Commercial Premises Bearing Office No. 704, 7th Floor, Admsg. 661 sq.ft. Carpet Area, In Building Known As "De Elmas", Situated at Sonawala Cross Road. No.2 Goregaon East, Mumbai – 400063.

Lot No. 2. Commercial Premises No. 705, 7th Floor, Admeasuring Carpet Area Of 421 Sq.Ft., In Building Known as "De Elmas", Situated at Sonawala Cross Road. No.2 Goregaon East, Mumbai 400063.

I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **20/12/2024** in the matter of **Ramchandra Sadigale** are from genuine personal/business sources.

I/we hereby further declare that the said funds do not originate from any unlawful source and are in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.

I hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Yours truly,

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Lot No. 1. Commercial Premises Bearing Office No. 704, 7th Floor, Admsg. 661 sq.ft. Carpet Area, In Building Known As "De Elmas", Situated at Sonawala Cross Road. No.2 Goregaon East, Mumbai – 400063.

Lot No. 2. Commercial Premises No. 705, 7th Floor, Admeasuring Carpet Area Of 421 Sq.Ft., In Building Known as "De Elmas", Situated at Sonawala Cross Road. No.2 Goregaon East, Mumbai 400063.

Mortgagor of the Property ("Mortgagor"): Mr. Ramchandra Padmakar Sadigale

Name of the borrower / c	co-borrower / guarantor / m	nortgagor ("Borrowers"):
Mr. Ramchandra Padmaka	r Sadigale (Borrower), Mrs.	Sarika Ramchandra Sadigale (Co-
Borrower)		
I/We,	, R/o	, have submitted bid for the
Property being sold by wa	ny of public e-auction by Pegas	sus Assets Reconstruction Private
Limited acting in its cap	pacity as trustee of Pegasus	s Group Thirty Nine Trust – 1
("Pegasus").		
I/We,	R/o _	do hereby solemnly
swear and affirm:		

- 1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):
 - (1) if such person, or any other person acting jointly or in concert with such person
 - (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
 - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other lawfor the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

Provided that the person shall be eligible to submit the bid if such person makes payment of all overdue amounts with interest thereon and charges relating to non-performing asset accounts before submission of the bid:

Provided further that nothing in this clause shall apply to a bidder where such bidder is a financial entity and is not a related party to the Mortgagor.

Explanation I.- For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid.

Explanation II.— For the purposes of this clause, where a bidder has an account, or an account of any Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was acquiredpursuant to a prior resolution plan approved under Insolvency & Bankruptcy Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC;

- (d) has been convicted for any offence punishable with imprisonment
 - (i) for two years or more under any Act specified under the Twelfth Schedule of IBC; or
 - (ii) for seven years or more under any law for the time being in force:

 Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:
 - Provided further that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation I.
- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
 - Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation I;
- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transactionor fraudulent transaction has taken place and in respect of which an order has been madeby the Adjudicating Authority under IBC:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of Mortgagor by the bidder as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor hasbeen admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is] subject to any disability, corresponding to clauses (a) to (h), under any lawin a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

Explanation **5** [I]. — For the purposes of this clause, the expression "connected person"means—

- (i) any person who is the promoter or in the management or control of the Mortgagor; or
- (ii) any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or
- (iii) the holding company, subsidiary company, associate company or related partyof a person referred to in clauses (i) and (ii):

Provided that nothing in clause (iii) of *Explanation* I shall apply to a bidder where such bidder is a financial entity and is not a related party of any of the Mortgagor:

Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid;

Explanation II— For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in

this behalf, namely: (a) a scheduled bank; (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding: (c) any investment vehicle, registered foreign insituational investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999); (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002); (e) an Alternate Investment Fund registered with Securities and Exchange Board of India: (f) such categories of persons as may be notified by the Central Government.

2. I/We ______ are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of Pegasus Group Thirty Nine Trust – 1

3. That no insolvency under the IBC is contemplated or pending against me/us before any of the NCLT/NCLAT or any other court.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-3 of this affidavit to be true and correct.

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

(Applicable to Pvt Ltd. Company/Public Ltd. Company/Foreign Ltd. Company/OBC)

1.	Name of Company:
2.	Registered Number:
3.	Registered Address:
Th	e Company as stated above hereby confirms and declares that on the below date:
(Pl	ease tick the correct box)

The following **natural person(s)** (listed in Table below) exercise control or ultimately have a controlling ownership interest in the Company i.e., having ownership/entitlement of **more than 10%** of shares/capital/profits or controlling through voting rights, agreement, arrangement, etc.

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There are **no natural person(s)** who exercise control or ultimately have a controlling ownership interest in the Company as stated above, therefore details of natural person(s) holding the position of directors/senior management in the Company are given in the Table.

(*If you have ticked any of the above, please complete Table below before signing the declaration)

Sr	Full Name of	Date	Nationality	Address	Type of KYC		Controlling
No.	Beneficial	of			Documer	nts	ownership
	owner/controlling	Birth					Interest
	natural person(s)				Identity	Address	(%)

The C	Sammany is listed on			(Name of th	o Stools E	wahamaa) a	ania a		
	Company is listed on								
-	ity owned subsidiary	-		(Name of	the listed	Company) listed on		
(Name	e of the Stock Excha	ınge).							
The C	ompany undertakes	that the	e facts stated a	bove are true	e and corre	ect.			
change	company undertakes es to the controlling ship interest in the C	shareho	olders, person	exercising c	ontrol or h	-	•		
For an	nd on behalf of [nam	e of Co	mpany]						
Signat	ture of the Authorise	d Offic	ial:						
(to be	signed by the officion	al autho	rised to sign t	the Board Re	solution)				
Full name of the authorised official:									
Design	Designation/Position:								
Date:		-							

To.

Pegasus Assets Reconstruction Private Limited

55-56, 5th Floor, Free Press House,

Nariman Point,

Mumbai – 400 020

Sub: Consent for KYC Verification

Dear Sir,

I / we had bid for the property put on sale by you under SARFAESI Act. At the time of bidding / purchase, I / we had submitted my / our KYC documents.

- I / We understand that as per the applicable laws you are required to do KYC Verification.
- 1. In view of the above, for entering into any transaction:
- a) I voluntarily opt to share my KYC Identifier details with Pegasus Assets Reconstruction Private Limited ("Pegasus") as part of the customer due diligence ("CDD") procedure, and provide my explicit consent to Pegasus to download the necessary information from the Central KYC Records Registry; OR
- b) I voluntarily opt for Aadhaar based KYC due diligence, or e-KYC or offline verification, and submit to Pegasus, my Aadhaar number, Virtual ID, e-Aadhaar, XML, Masked Aadhaar, Aadhaar details, demographic information, identity information, Aadhaar registered mobile number, face authentication details and/or biometric information; OR
- c) I voluntarily opt to provide my consent and furnish my Officially Valid Document ("OVD"), more specifically, my passport, driving licence, proof of possession of Aadhaar number, the Voter's Identity Card issued by the Election Commission of India, job card issued by NREGA duly signed by an officer of the State Government and letter issued by the National Population Register containing details of name and address; and where the OVD furnished by me does not have the updated address, the documents or the equivalent e-documents shall be OVDs for a limited purpose: (i) utility bill not older than two months; or (ii) property or municipal tax receipt; or (iii) applicable pension or family pension payment orders issued by government or public sector undertaking (PSU); (iv) letter of allotment of accommodation issued by government, regulatory bodies, PSUs, scheduled commercial banks financial institutions and listed companies or leave and licence agreements with such employers allotting official accommodation.

2. I am informed by Pegasus and understand that:

- a)submission of Aadhaar is not mandatory, and there are alternative options for KYC due diligence and establishing identity including by way of physical KYC with OVD other than Aadhaar and all these options were given to me;
- b) where the Permanent Account Number (PAN) is obtained, Pegasus shall verify the PAN using the verification facility of the Income Tax Department;

- c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;
- d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.
- 3. I authorise and give my consent to Pegasus (and its service providers), for following informed purposes:
- a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);
- b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;
- c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;
- d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.
- 4. I / We understand that the Aadhaar number will not be stored/ shared except as per law and regulations. I / We will not hold Pegasus or its officials responsible in the event this document submitted by me / us is not found to be in order or in case of any incorrect information provided by me / us.
- 5. In case of offline KYC, I hereby confirm that I have downloaded the e-Aadhaar myself using the OTP received on my Aadhaar registered mobile number.

The above consent and purpose of collecting Information has been explained to me in my local language.

Name:			
Signature: _			
Date:			