

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700

Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION**Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 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 mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated **31/03/2021** under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis with all known and unknown liabilities 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 Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

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	Mortgaged by:- Mr. Ramchandra Padmakar Sadigale 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.
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 been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	04/12/2024 between 03:00 p.m. to 05:00 p.m.
Contact Person and Phone No:	Mr. Gautam Bhalariao- 8999569572 Mr. Nilesh More - 9004722468
Last date for submission of Bid:	19/12/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 20/12/2024 from 11.00 a.m. to 01.00 p.m.

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


AUTHORISED OFFICER

Place: Mumbai

Pegasus Assets Reconstruction Private Limited

Date: 27/11/2024

(Trustee of Pegasus Group Thirty Nine Trust 1)

 सेन्ट बैंक होम फायनेन्स लिमिटेड Cent Bank Home Finance Limited		APPENDIX IV [Rule 8(1)] (POSSESSION NOTICE) For immovable property		
सेन्ट बैंक होम फायनेन्स लिमिटेड 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 this 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	Amount in Demand Notice (₹)
			Date of NPA	
			Date of Possession	
1	Mrs. Vaishali Gangaram Telure Alias Mrs. Vaishali Santosh Thakur And, Sanjay Markandeshwar Thakur LAN : 014027000042	Flat No. B-03, 1st Floor, 'Shree Trimala Vasa Apartment' Plot No 01402, Sr.no. 876/21/2+3 Charwak Chowk, Nr. Patti Garden Indira Nagar, Dist. Nashik-422009. Area of Property- 596.00 Sq. Ft, (65.40 Sq. Mtr) B/Up Area Borderies of Property- East- 8 Wt Wide Road, West - Flat No. B-03, North-Landing, South - Side Margin	20.09.2024 08.09.2024 21.11.2024 (Symbolic)	15,70,621/- + Interest +Expenses+ All other charges.
2	Mrs. Ravindra Keval Mandwade & Mrs. Jayashri Ravindra Mandwade LAN: 0140301000008	Flat No. 05, 2nd Floor, Kallash 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,(459 Sq. Ft) Boundaries of Property- Aest- Flat No 09, West - Flat No 06, North- Marginal Space - Marginal Space	29.08.2024 08.08.2024 21.11.2024 (Symbolic)	10,43,482/- + Interest +Expenses+ All other charges.
3	Mrs. Anjanabai Subhash Chaudhari & Mr. Harshal Subhash Chaudhari LAN: 0140290000111	Flat No. 18, 3rd Floor, Shree Rankunj F-10 Apartment S.No. 395/1, & 395/4, N/R Tractor House, Takali Road Tigranji Road, Dwaraka Nashik 422011. Area of Property - 55.76 Sq. Mt, (600 Sq Ft) Boundaries of Property- East- 9.00 Mt Colony Road, West - Sr. No 395/3, North-Nandrud Road, South - Building No F 9.	28.08.2024 08.08.2024 21.11.2024 (Symbolic)	2,44,788/- + Interest +Expenses+ All other charges.
4	Mrs. Poonam Sandeep Thakare & Mrs. Sandip Bhimrao Thakare, Guarantor- Mr. Vilas Gajanan Ghodaskar LAN: 0140301000422	Flat No. 21, 1st Floor, Dhan Lakshmi Tower Apt. Plot No.4+5+6+8, Sr. No. 154/1A+B+2+C+D+B+1, N/R Chutpatra Sambhajir Maharaj Chowk, B/H Maruti Mandali,Lakshmede Mala Tarawala Ink Road Nashik 422004. 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 21.11.2024 (Symbolic)	23,24,574/- + Interest +Expenses+ All other charges.
5	Late Mr. Govind Machindra Pote Legal Heirs- Mrs. Rani Govind Pote, Mr. Machindra Gadagu Pote, Mrs. Sushila Machindra Pote and Mrs. Rani Govind Pote LAN: 01402000000	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 21.11.2024 (Symbolic)	16,40,464/- + Interest +Expenses+ All other charges.
6	Mrs. Sangram Ramdas Mengal and Mrs. Sumanbai Ramdas Mengal LAN: 01402300000181	Flat No 16, 1st Floor, Khushi Heights, Plot No 75, Sr. No. 264/1 Beside Air Force Water Tank, Miharsul Shiv Road Baskin 422004 Area of Property- 51.11 Sq. Mt. 550 Sq Ft Boundaries of Property- Open- Open to Sky, West- Passage & Lift, North- Flat No 15, South- Flat No 09	08.08.2024 28.08.2024 21.11.2024 (Symbolic)	11,22,586/- + Interest +Expenses+ All other charges.
Place : Nashik, Date: 26.11.2024			Authorized Officer, Cent Bank Home Finance Ltd., Nashik	
Branch : Office No. F-10, 1st Floor, Suyojit Sankul, Near Rajiv Gandhi Bhawan, Near Tilakwadi Signal, Tilakwadi, Sharanpur Road, Nashik- 422002, Ph. No. 0253-6694224, 8149094047, website: www.cbhfi.com				



SMFG INDIA CREDIT COMPANY LIMITED
(Formerly Fullerton India Credit Company Limited)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Corporate Office: 10th Floor, Office No. 101,102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051

E-Auction Sale Notice of 30 days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Sr No Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date, Amount & Type of Possession	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1. Gayatri Snacks	10th August, 2021	Reserve Price: Rs.80,32,000/- (Rupees Eighty Lakhs Thirty-Two Thousand Only)	Date: 30.12.2024 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)
2.Aaji General Kirana Stores	Rs.54,04,009/- (Fifty-Four Lakhs Four Thousand and Nine Only) as on 2nd August, 2021	EMD:Rs.8,03,200/- (Rupees Two Lakhs Thirty Thousand Only)	
3. Gayatri Jaiswal	Symbolic Possession	Last date of EMD Deposit: 27.12.2024	
4. Punil I Jaiswal			

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) / Loan Account	Demand Notice Date, Amount & Type of Possession	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	Gourmet Foods And Beverages 2.Anil Hiranand Wadhwa 3.Anil Hiranand Tijamal Wadhwa 4. Sunil Hiranand Wadhwa 5. Naresh Hiranand Wadhwa	8th July 2024 Rs.1,36,59,477/- [Rupees One Crore Thirty-Six Lakhs Fifty-Nine Thousand Four Hundred and Seventy-Seven Only] due as on 4th July, 2024 Symbolic Possession	Reserve Price: Rs.3,00,00,000/- (Rupees Three Crore Only) EMD:Rs.30,00,000/- (Rupees Thirty Lakhs Only) Last date of EMD Deposit: 27.12.2024	Date: 30.12.2024 Time:11:00 am 01:00 pm (with unlimited extensions of 5 minute each)
Description of the Immovable property : Owner Of The Property: - Hiranand Tijamal 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(s) / Loan Account	Demand Notice Date, Amount & Type of Possession	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	H J Enterprises 2. Usha Jaisinh Nanda 3. Viral Jayshin Nanda	16th April, 2024 Rs.1,81,43,328.86/- [Rupees One Crore Eighty-One Lakhs Forty-Three Thousand Three Hundred Twenty-Eight and Eighty-Six Paise Only] due as on 15th April, 2024 Symbolic Possession	Reserve Price: Rs.24,58,00,000/- (Rupees Two Crore Forty-Five Lakhs Eighty Thousand Only) EMD: Rs.24,58,00,000/- (Rupees Twenty-Four Lakhs Fifty-Eight Thousand Only) Last date of EMD Deposit: 27.12.2024	Date: 30.12.2024 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 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 Chsk" Situated At Wagale Estate, Constructed On Land Bearing Survey No. 461 Hissa No 2 (P) & 3 (P) Of Village Panchpakhandi, Taluka & District Thane.				

4. Borrower(s) / Loan Account		Amount & Type of Possession	Date of Submission of EMD	Date of E-Auction
1. Kanayalal Somnath Panchal		11th September, 2023 Rs.39,71,433.85/- [Rupees Thirty Nine Lakhs Seventy One Thousand Four Hundred and Thirty Three and Eighty Five Paise Only] due as on 11th September, 2023 Symbolic Possession	Reserve Price: Rs.93,33,000/- (Rupees Ninety-Three Lakhs Thirty-Three Thousand Only) EMD: Rs.9,33,300/- (Rupees Nine Lakhs Thirty-Three Thousand Three Hundred Only) Last date of EMD Deposit: 27.12.2024	Date: 30.12.2024 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)
Description of the Immovable property : All That Piece And Parcel Property Bearing Flat No.405, 4th Floor, Tower-B, Building No.1, Crustal Avenue, Off Western Express Highway, Santa Nagar, Kandivali (East), Mumbai – 400101				
Sr No	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date, Amount & Type of Possession	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1. Rajneera Lubricants		6th March, 2023 Rs. 1,17,36,914/- [Rupees One Crore Seventeen Lakh Thirty Six Thousand Nine Hundred and Fourteen Only] due as on 6th March, 2023 Symbolic Possession	Reserve Price: Rs.1,30,40,000/- (Rupees One Crore Thirty Lakhs Forty Thousand Only) EMD: Rs.13,04,000/- (Rupees Thirteen Lakhs Four Thousand Only) Last date of EMD Deposit: 27.12.2024	Date: 30.12.2024 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)
2. Komal Ashok Ahuja				
3. Ashok Lalchand Ahuja				

Description of the Immovable property : All 1st Property bearing Shop No. /03, (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 : Uhasnagar, District: Thane				
Sr No	Borrower(s) / Guarantor(s)	Demand Notice Date, Amount & Type of Possession	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
6	/ Loan Account			
1.	Raytheon Light	6th May, 2023 Rs.72,36,107.89/-	Reserve Price: Rs. 18,36,61,000/-	Date: 30.12.2024
2.	Sameer Manilal Shah	[Rupees Seventy-Two Lakhs Thirty-Six Thousand and One Hundred And Seven And Eighty-Nine Paise Only]	(Rupees One Crore Eighty-Three Lakhs Sixty-One Thousand and Only) EMD:	Date: 11:00 am to 01:00 pm
3.	Pushpa Manilal Shah	As On 6th May, 2024 Symbolic Possession	Rs.18,36,100/- (Rupees Eighteen Lakhs Thirty-Six Thousand and One Hundred Only) Last date of EMD Deposit: 27.12.2024	(with unlimited extensions of 5 minute each)
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 And Being Plot No. 169, N.S. Kelkar Road, Dadar (West), Mumbai –400028.				

Sr. No.	benefit(s) / Guardian(s) / Loan Account	Debit(s) Number & Date, Amount & Type of Possession	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	S. H PAL S. SWAPAN HAREKRISHNA PAL S. KRISHNA SWAPAN PAL	7th December, 2023 Rs.44,90,832.86/- (Rupees Forty-Four Lakhs Thirty Thousand and Eight Hundred and Thirty Two Only) as on 6th December, 2023 Symbolic Possession	Reserve Price: Rs.52,89,600/- (Rupees Fifty-Two Lakhs Eighty-Nine Thousand Six Hundred Only) EMD: Rs.25,98,960/- (Rupees Five Lakhs Twenty-Eight Thousand Nine Hundred Sixty Only) Last date of EMD Deposit: 27.12.2024	Date: 30.12.2024 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 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] 37.47 Sq. Mtr.] Thereabouts In Society Known As "Nagee Palace Co-Op. Hsg. Soc. Ltd." Havingreg No. Tna/(Tna)/Hsg/(Tna)/0949/1996-97, 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 In The Revenue Climate Khari Of Bhayander Within The Jurisdiction Of Mira Bhayander Mahanagar Palika.				

Sr No, #	Borrower(s) / Guarantor(s) / Loan Account	Debit/Amount & Date, Amount & Type of Possession	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	SHUDHAKAR PHOTO STUDIO 2. GIFT GALLERY 3. BHUSHAN SUDHAKAR GIDH 4. SWATI SUDHAKAR GIDH 5. SUDHAKAR BALKRISHNA GIDH 6. GIDH NITESH SUDHAKAR	10th February, 2023 Rs. 86,33,201/- [Rupees Eighty Six Lakhs Thirty Three Thousand and Two Hundred and One] only on 9th February, 2023 Symbolic Possession	Reserve Price: Rs. 1,00,00,000/- (Rupees One Crore Only) EMD: Rs. 10,00,000/- (Rupees Ten Lakhs Only) Last date of EMD deposit: 27.12.2024	Date: 30.12.2024 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 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.				

Sr No. 9	borrower(s) / Guarantor(s) / Loan Account	Defaulted Month & Date, Amount & Type of Possession	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	Urvash Lakhani	11th September, 2023	Reserve Price: Rs. 1,00,00,000/- (Rupees One Crore Only)	Date: 30.12.2024
1.	Varsha Lakhani	Rs. 82,76,894/- (Rupees Eighty-Two Lakhs Seventy-Six Thousand Eight Hundred And Ninety Four Only) As On 11th September, 2023 Symbolic Possession	EMD: Rs. 10,00,00,00/- (Rupees Ten Lakhs Only) Last date of EMD Deposit: 27.12.2024	Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)

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 Contractor's website i.e. www.smfaindiacredit.com**

Date : 27/11/2024. Place: Mumbai

DEMAND NOTICE		
<p>Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the said Act), read with Section 13(1) of the said Act, the said Secured Parties (the said Secured Parties) have issued Demand Notice (the said Demand Notice) under Section 13(2) of the said Act, read with Section 13(1) of the said Act, read with Section 3 of the said Rules, the Authorised Officer (the said Authorised Officer) (Formerly known as India Infoline Housing Finance Ltd.) has issued Demand Notice under Section 13(2) of the said Act, calling upon the Borrower(s) to, for the repayment amount mentioned in the respective Demand Notice(s) issued to them. In the event of non-compliance with the Demand Notice(s) hereby given, on or before the date of the publication of this notice, the amounts indicated herein below, together with further interest from the date(s) of Demand Notice (the date of payment, the date of the Borrower(s), amount due on as date of Demand Notice and security offered towards repayment of loan amount are as under:-</p>		
Name of the Borrower(s)	Demand Notice Date & Amount	Description of secured asset (immovable property)
Grantor(s) Mr. Pritpal Singh Kulwant Singh Bora, Mrs. Harin, W/o. Karan For Car (Prospect No NS 98925, IL1064591)	22-11-2024 Prospect No. 98925 Rs. 498015.00 (Rupees Four Lakh Ninety Eight Thousand and Fifteen Only) Prospect No. 98925, IL1064591 (Rupees One Crore Forty Six Lakh Nine Thousand Three Hundred and Fifty Only)	All That Piece and Parcel Of The Property Being: Flat 1906 And 1907, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 24

जिला अभियंता का कार्यालय
जिला परिषद, रामगढ़

अति अल्पकालीन निविदा आमंत्रण सूचना

ई-निविदा सं० :- *JP/RAMGARH/08/2024-25, 2nd Call*

1.कार्य की विस्तृत विवरणी :-

क्र.	प्रखण्ड	योजना का नाम	प्राक्कलित राशि	अग्रघन की राशि	परिमाण विपत्र का मूल्य (रु०)	कार्य पूर्ण करने की अवधि
1	रामगढ़	ग्राम पंचायत छतरमाण्डू 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. वेबसाईट में निविदा प्रकाशन की तिथि— दिनांक 28.11.2024

2. ई—निविदा डालने/ प्राप्ति की तिथि एवं समय— दिनांक 28.11.2024 से दिनांक 03.12.2024 अपराह्न 3:00 बजे तक।

3. निविदा खोलने की तिथि एवं समय— दिनांक — 04.12.2024 को अपराह्न 4:00 बजे।

4. निविदा आमंत्रित करने वाले पदाधिकारी का पदनाम एवं पता— जिला अभियंता, जिला परिषद, रामगढ़।

5. ई—निविदा प्रकोष्ट का दुरभाष सं०— 9801557645

6. निविदा शुल्क एवं अग्रघन की राशि केवल **Online mode** द्वारा स्वीकार्य होगी।

7. निविदा शुल्क एवं अग्रघन की राशि का ई— भुगतान संवेदक द्वारा जिस बैंक खाता से किया जायेगा, उसी खाते में अग्रघन की राशि वापस होगी। अगर बैंक खाता का बंद कर दिया जाता है। तो उसकी सारी जवाबदेही संवेदक की होगी।

8. निविदा Double Bid पद्धति से होगा।

9. इस निविदा में जिला परिषद, 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 है।

ह०/—
जिला अभियंता,
जिला परिषद, रामगढ़

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.

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 C11ANDRARAO MARANE	153	8-00-00 0-00-00 8-00-00 [Aar-Square Meter]
2.	MR. NAYAN SUNIL MARANE and MR. NANDAN SUNIL MARANE	211/6	0-18-74 0-02-80 0-21-54 (Hector-Aar- Square Meter)

Sd/-
 Shailesh Santosh Palande
 Advocate

Office - Shop No. 09, Ground Floor, Durgesh Chsl. Patankar Wada, Khopoli,
 Taluka Khalapur, District Raigad, Pin 410203, Maharashtra State.

Place - Khopoli
 Date - 26th November 2024

Mobile No. 9823380643
 E-Mail : adv.palandeandpalande2011@gmail.com

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

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

Whereas the Authorized Officer of **Axis Bank Ltd.**, under Securitization & Reconstruction of Financial Assets and Enforcement 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 Section 13 (12) of the said Act, calling upon the concerned Borrowers/ Guarantors/ Mortgagees/ 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 / Mortgagees having failed to repay the respective due amounts, notices are hereby given to the Concerned Borrowers/ Guarantors/ Mortgagees/ 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/ mortgagees 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 redeem the secured assets.

Sr. No	Name / Address of the Borrowers/ Co-Borrowers/Mortgagors/Guarantors	Outstanding Amount (Rs.)	Demand Notice
			Date of Possession
1.	Loan Account_PHR032705361584 1) ASTIK ASHOK KADAM, (Borrower/Mortgagor), 2) NAMRATA MANIL SONAWANE	Rs.2040860/- (Rupees Twenty Lakh Forty Thousand Eight 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.	26.06.2024 22-11-2024

EAST – 421503 TOWARDS EAST: SURVEY NO 05,HISSA NO 21 TOWARDS WEST : SURVEY NO 05,HISSA NO 17 TOWARDS NORTH : SURVEY NO 05,HISSA NO 16 & 28 TOWARDS SOUTH: SURVEY NO 05,HISSA NO 1 & 2			
2.	<p>Loan Account_PHR032705153576</p> <p>1) MAHESH LAXMAN VAIDHYA, (Barrower/Mortgagor)</p> <p>2) MANURADHA LAXMAN VAIDYA</p>	<p>Rs.2543065/- (Rupees Twenty Five Lakh Forty Three Thousand & 85Kity Five Onlybeing the amount due as on 17-07-2024, together with the interest thereon at the contractual rate plus all costs, charges and expenses till date of payment.</p>	<p>29.07.2024</p> <p>22-11-2024</p>
FLAT NO - 105 1st FLOOR NAVRATNA PLAZA SITUATED AT VILLAGE BELAVALI PLOT OF LAND BEARING SURVEY/HISSA NO. 7A/1-2PT, PLOT NO. 7, TALUKA AMBARNATH,KULGAON BADLAPUR EAST DIST THANE – 421503. TOWARDS EAST : OPEN SPACE TOWARDS WEST : OPEN SPACE TOWARDS NORTH : OPEN SPACE TOWARDS SOUTH : ROAD			

3. Loan Account: PHR134208512405	Rs. 254669/- (Rupees Twenty Five Lakh Forty Three Thousand Six Hundred and Ninety Seven Only being the amount due as on 13.06.2024, together with all other interest thereon at the contractual rate plus all costs, charges and expenses till date of payment.	26.06.2024
1) RAJENDRA HARI DHAYADE (Borrower/Mortgagor),		22-11-2024
2) SHOBHABAI RAJENDRA DHAYADE		
<p>FLAT NO. 401, 4TH FLOOR, BLDG NO. A, SHREE GAJANAN FORTUNE LAND BEARING SURVEY NO. 65 LYING AND SITUATED AT REVENUE VILLAGE KHADVALI, TALUKA KALYAN, DIST NASHIK 421604, TOWARDS EAST: TULSI PARK TOWARDS WEST: RAILWAY TRACK TOWARDS NORTH: MILITARY SCHOOL TOWARDS SOUTH: CHINCHAVLI GAON</p>		

4. CHAIRMAN/SECRETARY PNBHO/016879496/0 PACPRO08108501790	Rs.60,00,000/- (Rupees Eighty Lakh Thirty Thousand Eight Hundred & Fifty Eight - Paise Twenty Only)being the amount 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.	04.07.2024
1) SRIKANT KRISHNAMOORTHY (Borrower/Mortgagor), 2) PRATHITHA MEENAKSHI SRI- KANT(CoBorrower/Mortgagor)		22-11-2024

PROPERTY NO 1: NAME OF THE TITLE HOLDER:- SHRIKANT KRISHNAMOORTHY, ALL THAT PIECE AND PARCEL OF IMMovable PROPERTY BEING FLAT 101 1ST FLOOR A WING SHREE SAI KABADI WALGANKAR COMPLEX MUMBAI NASHIK HIGHWAY SURVEY 217 (PT) KATHIVALI VASIND WEST THANE - 421604, ADMEASURING: 48.30 SQ.MTRS CARPET AREA, TOWARDS EAST: KRISHNA PETROL PUMP, TOWARDS WEST: KATHIVALI VLLAGE, TOWARDS NORTH: MUMBAI NASHIK HIGHWAY, TOWARDS SOUTH: OPEN

IMMOVABLE PROPERTY BEING LOT 102 1ST FLOOR A WING SHREE SAI KABADI WALANKARAN COMPLEX MUMBAI NASHIK
HIGHWAY SURVEY 217 (PT) KHATVALI VASIND WEST THANE : 421604, ADMEASURING: 38.23 SQ.MTRS CARPET AREA,
TOWARDS EAST: KRISHNA PETROL PUMP, TOWARDS WEST: ROAD, TOWARDS NORTH: ROAD, TOWARDS SOUTH:
MUMBAI - AGRA NATIONAL HIGHWAY

1) SUSHAMA SATYANARAYAN SAROJ, (Borrower/Mortgagor), 2) SATYANARAYAN RAMHIT SAROJ (Borrower/Mortgagor),	One Hundred Ten Only) being 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
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NAME OF THE TREE HOLDER:- SUSHAMA SATANARAYAN SAHOO, ALL THAT PIECE AND PARTS OF IMMOVABLE 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

Date: 27-11-2024
Place: Aroli

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, Samanva, Tapovan, Ambawadi, Ahmedabad, Gujarat, 380015, registered in the name of the following Shareholder/s have been lost by them: :-				
Name of the Shareholder	Folio No.	Certificate No/s	Distinctive Number/s	No. of Shares
1st Shareholder) Nimai Shrikrishna Kirtikar (Deceased) & (2nd Shareholder) Urmila Nimai Kirtikar	0005765	5765	39688554 - 39689510	957
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 certificate/s should lodge such claim with the Torrent Power Limited having its registered office at, 600, Samanva, Tapovan, Ambawadi, Ahmedabad, Gujarat, 380015, or its Registrar and Transfer Agents Link Intime India Pvt Limited, Floor, 506 To 508, Ambanagar Business Centre - 1 (ABC-1) Beside Gala Complex, Nr. St. Xavier's College, Corner of C-1 Road, Ellisbridge, 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.				
Place: - Mumbai Date: 27/11/2024.				Name of Shareholder
(1st holder) Nimai Shrikrishna Kirtikar (Deceased) & (2nd holder) Urmila Nimai Kirtikar				

SCHEDULE OF THE PROPERTY

ALL that piece and parcel of plot of land measuring 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 situated at Charkop Village, Kandivali (West), Mumbai - 400 092 and bounded as follows :

On or towards the North by : Composite School Plot
On or towards the South by : 13.40 meter wide road, RSC-20
On or towards the East by : HIG Plot No.32
On or towards the West by : Cluster Plot No.917

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 Patelshwar Road, Vile Parle (East), Mumbai - 400 057
Mobile : 91291-28386 Email: Kirti_nagda@yahoo.com

बैंक ऑफ इंडिया
Bank of India BOI
Relationship beyond banking

LOWER PAREL BRANCH
Urmi Estate, 95, Ganpatrao Kadam Marg,
Lower Parel (West) Mumbai-400013
Ph : 022-24920313/0314/0315, Fax: 022-24920316
Email : LowerParel.MumbaiSouth5@bankofindia.co.in

[See rule-8(l)]
POSSESSION NOTICE
(for Immovable property)

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 Khavri & Mrs. Rekha Ashok Khavri to repay the amount mentioned in the notice being Rs. 36,87,997.00 (Thirty Six Lakh Eighty Seven Thousand and 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 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.

Declaration of the Immovable Property and Machinery:

All that part and parcel or the property mortgage by Bank or India Lower Panel Branch EQM of 38.29 Sq. Mt. Residential Flat No. 2104, 21st Floor, C wing, Building Versatile Valley, Near Maal Talav, Kalyan Shil Road, Dombivli (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.

Date: 26-11-2024
Place: Lower Panel

Sd/-
Authorized Officer
(Bank of India)


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

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/or 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 details of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated **31/03/2021** under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis with all known and unknown liabilities 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 Rules thereunder.

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.

be Inmovable Property which is being sold

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, Admsguring Carpet Area Of 421 Sq.Ft., In Building Known As "De Elmas", Situated at Sonawala Cross Road. No.2 Goregaon East, Mumbai 400063.

CERSAID:	Lot No. 1: Security Id. 400012403384 Asset Id. 200012378098
	Lot No. 2: Security Id. 400058501901 Asset Id. 200058999176

which the Secured Asset will not be sold (in Rs.):	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)

been put forward against the property and any other dues known to Secured creditor and value	
Inspection of Properties:	04/12/2024 between 03:00 p.m. to 05:00 p.m.
Contact Person and Phone	Mr. Gautam Bhalaria, 8800560572

Last date for submission of Bid:	19/12/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 20/12/2024 from 11.00 a.m. to 01.00 p.m.
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.

AUTHORISED OFFICER

Date: 27/11/2024 (Trustee of Pegasus Group Thirty Nine Trust 1)



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

ई-मेल: sys@pegasus-arc.com युआरएल: www.pegasus-arc.com

ई लिलाव करिता जाहीर सूचना

सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ ला परंतुकासह वाचत सिक्कुरिटीआयडोशन
अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंटरस्ट अँक्ट,
२००२ अंतर्गत स्थावर मिल्कतीची विक्री.

सर्वसामान्य जनता आणि विशेषतः खालील नमूद कर्जदार, संचालक, गहाणदार आणि हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद तारण मालमत्ता असलेल्या स्थावर मिल्कती ह्या सरफेसी अँक्ट, २००२ च्या तरतुदीन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे आरबीएल बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट- १ चे ट्रस्टी (पेगासस) म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत, जे २०/१२/२०२४ रोजी याखालील सरफेसी अँक्ट आणि रुल्स अंतर्गत सर्व ज्ञात आणि अज्ञात थकीत सह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्वाचे विकण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील सरफेसी अँक्ट आणि रुल्स अंतर्गत खालील नमूद तारण मालमत्ता असलेल्या स्थावर मिल्कतीचा २६/१२/२०२३ रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील पुढीलप्रमाणे:

कर्जदार, सह-कर्जदार आणि हमीदारांचे नाव	ए) श्री. रामचंद्र पद्माकर सादिगले (कर्जदार) बी) सी. सारिका रामचंद्र सादिगले सह-कर्जदार)
थकबाकीच्या व्यासादी तारण मत्ता विकण्यात येणार आहेत	संच क्र. १- रु. २,८१,३०,८३३/- (रुपये दोन करोड एक्काऐंशी लाख तीस हजार आठशे तेहेतीस मात्र) २६.११.२०२४ रोजीस अधिक वसुलीच्या तारखेपर्यंत २७.११.२०२४ पासून त्यावरील सांपाष्विक दराचे 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 वसुलीच्या तारखेपर्यंत २७.११.२०२४ पासून त्यावरील सांपाष्विक दराचे व्याज आणि परिव्यय, प्रभार, खर्च
तारण मत्ता असलेल्या स्थावर मिल्कतीचे वर्णन ज्या विकण्यात येणार आहेत	द्वारे मालकीचे: श्री. रामचंद्र पद्माकर सादिगले संच क्र. १: कमर्शियल परिसर धारक कार्यालय क्र. ७०४, ७वा मजला, मोज. ६६१ चौ.फूट चटई 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 चटई क्षेत्र ४२१ चौ.फूट चटई क्षेत्र, डे एलमास अशी ज्ञात बिल्डिंग, येथे स्थित, सोनावाला क्रॉस रोड क्र. २, गोरेगाव पूर्व, मुंबई-४०००६३.
सेरसाई आयडी	संच क्र. १ : सिक्कुरिटी आयडी ४०००१२४०३३८४ असेट आयडी २०००१२३७८०९८ संच क्र. २ : सिक्कुरिटी आयडी ४०००५८५०१९०१ असेट आयडी. २०००५८९९११७६
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	संच क्र. १: रु. १,४६,६२,००० (रुपये एक कोटी सेहचाळीस लाख बासष्ट हजार मात्र) संच क्र. २: रु. ९२,०३,००० (रुपये व्याणव लाख तीन हजार मात्र)
इसारा अनामत रक्कम (इएमडी):	संच क्र. १: रु. १४,६६,२०० (रुपये चौदा लाख सहासष्ट हजार दोनशे मात्र) संच क्र. २: रु. १,२०,३०० (रुपये नऊ लाख वीस हजार तीनशे मात्र)
मिल्कतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही
मिल्कतीचे निरीक्षण	०४/१२/२०२४ रोजी दु. ०३.०० ते दु. ०५.०० वा दरम्यान
संपर्क व्यक्ती आणि फोन क्र	श्री. गौतम भालेराव- ८९९५६९५७२ श्री. निलेश मोरे- ९००४७२२४६८
बोली सादर करण्यासाठी अंतिम तारीख	१९/१२/२०२४ रोजी दु. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत २०/१२/२०२४ रोजी स. ११.०० ते दु. १.०० पर्यंत
सदर प्रकाशन हे सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/गहाणदार यांना तीस (१५) दिवसांची सूचना सुध्दा आहे.	
विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कोणतीही बोली जमा करण्याच्या आत तारण धनकोंची वेबसाईट म्हणजेच http://www.pegasus-arc.com/assets-to-auction.html किंवा वेबसाईट https://sarfaesi.auctiontiger.net ला देखील भेट देऊ शकतात किंवा सेवा पुढवठारदार मे. ई-प्रोक्चुरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: +९१ ९२६५५६२८२१ व ९३७४५१७५४, ईमेल: support@auctiontiger.net येथे संपर्क साधावा.	

प्राधिकृत अधिकारी

ठिकाण : मुंबई
दिनांक : २७/११/२०२४

पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ चे ट्रस्टी)

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. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property: Not Known
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (10) above, will cause forfeiture of

amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.

11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai-400021. Bids should be submitted on or before **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, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/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 & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.
27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sale shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

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:

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.

Place: Mumbai
Date: 27/12/2024

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

DETAILS OF BIDDER – FILL All IN CAPITAL LETTER

Name(s) of Bidder (in Capital)

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

[illegible]

11

11

____/____/____

[illegible][illegible][illegible][illegible]

Provide the names of the companies where appointed as a Director

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
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____,

Date : ____/____/____

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

<u>Lot No. 1.</u> 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.	<u>Lot No. 2.</u> 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.
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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"):

<u>Lot No. 1.</u> 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.	<u>Lot No. 2.</u> 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.
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Mortgagor of the Property ("Mortgagor"): Mr. Ramchandra Padmakar Sadigale

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

Mr. Ramchandra Padmakar Sadigale (Borrower), Mrs. Sarika Ramchandra Sadigale (Co-Borrower)

I/We, _____, R/o _____, have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of Pegasus 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 law for 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 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 clause, where a bidder has an account, or an account of any Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under Insolvency & Bankruptcy Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC;

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

Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

Provided further that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*.

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):

Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;

- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

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

- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is] subject to any disability, corresponding to clauses (a) to (h), under any law in 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 party of 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 institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the term shall have the meaning assigned to the in 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 registered 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.

Deponent

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

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

1. Name of Company: _____

2. Registered Number: _____

3. Registered Address: _____

The Company as stated above hereby confirms and declares that on the below date:

(Please tick the correct box)

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

Or

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

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

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

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The Company is listed on _____ (Name of the Stock Exchange) or is a majority owned subsidiary of _____ (Name of the listed Company) listed on _____ (Name of the Stock Exchange).

The Company undertakes that the facts stated above are true and correct.

The Company undertakes and agrees that it will notify **Pegasus** without delay or any changes to the controlling shareholders, person exercising control or having controlling ownership interest in the Company, as declared in **the table above**.

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

(to be signed by the official authorised to sign the Board Resolution)

Full name of the authorised official: _____

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: _____