

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

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank limited (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 along with all its known and unknown dues on **30/03/2024**. The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **17/07/2023** 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 Mortgagor(s):	a) M/s. Ekveera Enterprises (Prop. Mr. Jitendra H. Pawar (Borrower) b) Mr. Jitendra H. Pawar (Co-borrower & Mortgagor) c) Mrs. Jagruti Jitendra Pawar (Co-borrower & Mortgagor)
Outstanding Dues for which the secured assets are being sold:	Rs. 99,01,052.91/- (Rupees Ninety Nine Lakhs One Thousand Fifty Two and Paise Ninety One Only) as on 10/09/2021 as per notice under section 13 (2) of SARFAESI Act [Rs. 1,42,79,402.37/- (Rupees One Crore Forty Two Lakhs Seventy Nine Thousand Four Hundred And Two and Paise Thirty Seven Only) as on 13/02/2024] plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Property Owned and Mortgaged by:- Mr. Jitendra H. Pawar and Mrs. Jagruti Jitendra Pawar Flat No.502, 5th Floor, Admeasuring 603. Sq. Ft (Carpet Area) [Including Balcony, Cupboard, Door grills], B Wing, Sumeet Elegance, Bhavani Nagar, Smt. Gladys Alvares Road, Old S.No. 77/3, New Gut No. 60/1 of Village Chitalsar, Manpada, Thane 400607 and having its boundaries as under:- Towards North: Open Space Towards South: Tiki ji ni Wadi Towards East: Vally Tower NX Towards West: Happy Valley.
CERSAI ID:	Security Interest ID 400026251539 Asset ID 200026199959
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 81,90,000/- (Rupees Eighty-One Lakhs Ninety Thousand Only)
Earnest Money Deposit (EMD):	Rs. 8,19,000/- (Rupees Eight Lakh Nineteen Thousand 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:	20/03/2024 between 11.00 AM to 01.00 PM
Contact Person and Phone No:	Mr. Paresh Karande – 9594313111 Ms. Sanika Wadkar- 8879810733
Last date for submission of Bid:	28/03/2024 till 4.00 P.M.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 30/03/2024 from 02.00 PM to 03.00 PM

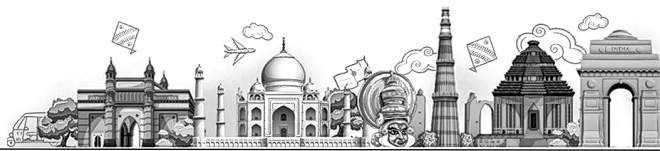
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AUTHORISED OFFICERPlace: Thane
Date: 12/03/2024**Pegasus Assets Reconstruction Private Limited**
(Trustee of Pegasus Group Thirty Nine Trust 1)

New class of antiviral drugs combat Covid-19

NEW DELHI: Scientists have discovered a new class of antiviral drugs with the potential to prevent or treat Covid-19 infections in a future outbreak. In a study published in the journal Nature, the researchers show that S-CoV-2 - the virus that causes Covid-19 activates a pathway in cells

that stops the production of peroxisomes and interferon, both key parts of the normal immune response. The team from the University of Alberta in Canada successfully tested the new class of antiviral drugs that stimulate interferon production to reverse that effect.



FROM FRONT PAGE

PM MODI ON AGNIPATH

weapon powers such as UK and France carry it in their submarine launched missiles. This is mainly because it reduces the possibility of deduction and interception. Russia however deploys MIRVs extensively. The later versions of the American-land based 'Minuteman' missile carried up to ten warheads. The advantage of multiple warheads lies in more precise targeting. According to government sources, the Agni-5 project director is a woman and has a significant women's contribution. China already has MIRV capability and it is widely accepted that it has transferred it to its strategic partner Pakistan as well. There have been reports that Pakistan has already tested one such missile in October 2023, a missile named Abeeel. Agni 5 has a range of 5000 km, and can bring a significant part of Asia as well as some regions in Europe under its striking range. The Agni 1 to 4 missiles have ranges from 700 km to 3,500 km and have already been deployed. Talking to the micro-blogging site X, the Prime Minister posted, "Proud of our DRDO scientists for Mission Divyastra, the first flight test of indigenously developed Agni-5 missiles with Multiple Independently Targetable Re-entry Vehicle (MIRV) technology." It is not clear how many warheads the Divyastra carried but the speculation is between four and six.

MY NAME IS BOND...

SBI is directed to disclose the details by the close of business hours of March 12, 2024," the Court ordered. The bench also cautioned SBI of contempt of court in case it fails to comply with the court's direction. "Though we are not exercising the contempt jurisdiction, but we place SBI on notice that this court will proceed against it for wilful disobedience if it does not adhere to the directions issued," the order said. The bench passed the order after noting that the Electoral Bonds scheme, which was struck down by the top court last month, itself stipulated that the information furnished by the buyer of such bonds shall be treated as confidential by the authorised bank and shall be disclosed when called upon to do so, or at the time of registration of an offence by a law enforcement agency. "Thus, as per EB scheme itself, SBI is mandated to disclose info when demanded," the court said. Further, the court said that the details to be disclosed are readily available with SBI. Last month, the bench had unanimously quashed the Electoral Bonds scheme and directed SBI to submit the details of the political parties that have received contributions through electoral bonds from April 12, 2019, to the EC. The following were the details that SBI is required to furnish: - Details of each electoral bond purchased; - Name of purchaser; - Denomination of electoral bonds; and - Details of each electoral bond redeemed by political parties, including the date of encashment. The EC was to then publish this information on its official website within a week of receiving it from SBI.

END OF CAW, CAW...

FROM THE 2ND FRONT

China races up Indian...

The alert was for the Bay of Bengal area, which was seen as a clear indication India is planning a missile test that may take place anytime between March 11 and 16. This no-fly zone earmarked in the NOTAM alert spans 3,500 kilometres, well into the south of the Bay of Bengal.

Intel leaks to Pak...

Baikar had worked on the deck of the Nilgiri-class guided missile frigate INS Udaygiri, during the repair and upgrading period. He allegedly collected details of the missiles, torpedoes, and related upgrading information, which are not available on in open domain and are considered classified information. He drew diagrams of INS Udaygiri's deck and other warships and submarines on paper and allegedly shared them with the PIO. The case is highly sensitive because two years ago, INS Udaygiri was commissioned into the Indian Navy as a frontline warship with modern technology, as part of the 'Project 17A' frigate programme. Launched in 2022 by defence minister Rajnath Singh, INS Udaygiri's guided-missile boasted of improved stealth features, advanced weapons and sensors, and state-of-the-art platform management systems. Sources suggested that Ms Sharma also sought details of warships and submarines berthed at MDL, the reasons for their presence, which ships were undergoing trials and the time taken for the upgrades. The ATS retrieved several diagrams of warships

and submarines from Kalpesh's Facebook chat book and WhatsApp, which he had deleted after sharing. They also retrieved chats with the PIO agent, where they were engaged in long, sweet, and obscene talks. During the probe, it came to light Baikar had fallen into a trap set by PIO named Sonali Sharma, who deceitfully posed as a woman based in Dubai. Their initial contact was established on Facebook and later transitioned to WhatsApp, where Baikar, under the illusion of a budding romantic relationship, eagerly awaited a meeting that would never come, all the while being unaware of the PIO's true identity and nefarious intentions. Sources revealed that Baikar received Rs2,000 when he expressed a need for some money for personal expenses. The payment was made through a payment gateway from a suspicious bank account that had been inactive for a long time. In December last year, ATS handled a similar case where Gaurav Patil, a trainee civil apprentice at Mazgaon Dock, was apprehended by the agency in a honey trap operation involving a PIO. The PIO agent trapped him using the names like Payal Angel and Arti Sharma, and accessed crucial details of warships and submarines.

China protests Modi's...

It has also said China's move to assign "invented" names to the area did not alter the reality. "Zangnan area is Chinese territory," Chinese Foreign Ministry spokesperson Wang Wenbin said. The Chinese government has "never recognised the so-called Arunachal Pradesh illegally set up by India and firmly opposes it," he said. "India has no

right to arbitrarily develop the area of Zangnan in China. India's relevant moves will only complicate the boundary question and disrupt the situation in the border areas between the two countries," he said. "We have made solemn representations to India," Wang said.

HC porn ruling...

A careful reading of this provision does not make watching child pornography, per se, an offence under Section 67-B of Information Technology Act, 2000," the high court had said. It had, however, expressed concern over children watching pornography. Viewing pornography can have negative consequences on teenagers down the line, affecting both their psychological and physical well-being, it had said. The SC sought the response of S Harish, a resident of Chennai, and the two police officers concerned of Tamil Nadu.

becoming CM, I had directed BMC Commissioner Chahal to spend more money and increase the span between the two pillars to provide relief to the local fishermen. It had been decided that the MSRDC or MMMDA would undertake the Coastal Road project but someone forced the BMC to take on the task." Shinde assured that no construction would be done on the 300-acre open land around the Coastal Road; a park on the lines of the Central Park in New York, US, would be developed on the reclaimed land, for the use of citizens. Deputy Chief Minister Ajit Pawar said, "There are many projects, like the Coastal Road, Metro, Atal Setu and underground tunnels, under construction to minimise vehicular traffic. There are hurdles in the work but a positive attitude can help one cruise through." Importantly, he announced that no toll would be collected on the Coastal Road. He also emphasised that greenery would be maintained in every government project. Apart from Shinde, Fadnavis and Pawar, Rajya Sabha MP Milind Deora, Mymbai Guardian Minister Deepak Kesarkar and MPs Mangal Prabhat Lodha and Rahul Shewale, MLA Sada Sarvankar, BMC Commissioner Iqbal Singh Chahal, Additional Municipal Commissioners Ashwini Bhide and Ashwini Joshi were also present at the ceremony. The BMC has said the north-bound arm of the coastal road would be completed by May 2024.

'Oppenheimer' world at...


This came even as Mstyslav Chernov's '20 Days in Mariupol', a harrowing chronicle of the early days of Russia's invasion of Ukraine, won best documentary as the war in Ukraine passed the two-year mark with no signs of abating. The In Memoriam segment honoured several individuals from the entertainment industry who are no more, including art director and producer Nitin Desai, who allegedly died by suicide at 57. Desai's contributions to iconic films include Hum Dil De Chuke Sanam and Bajirao Mastani and projects with renowned filmmakers such as Sanjay Leela Bhansali, Rajkumar Hirani and Ashutosh Gowariker, with credits spanning from Once Upon a Time in Mumbai, Munna Bhai MBBS, Dostana, Lage Raho Munna Bhai, Mission Kashmir, Josh to Pyaar Toh Hona Hi Tha. A clip from one of his films was played in the background alongside his photo. The segment also featured other notable figures, including South Korean actor Lee Sun-kyun, who is known for his role in the Oscar-winning film 'Parasite' and also died by suicide on December 27.

SC rejects stay plea on...

"There cannot be any urgency in the order of reversal of conviction. Had it been the other way around, we would have considered," the bench told Raju. Justice Mehta said it is a hard-earned acquittal and in normal course, this court should have dismissed this appeal. Last week, the high court acquitted Saibaba and five other co-accused and allowed their appeals against conviction in 2017. A two-judge bench of Justices Vinay G Joshi and Valmiki S A Menezes had said that the prosecution failed to prove the case against the accused and ruled that the sanction under the UAPA was null and void, and that the entire prosecution case had been vitiated on account of invalid sanction to prosecute the accused.

Andhra woman dies seeing husband's brutal murder

Anantapur: In a shocking incident, a woman died after witnessing her husband's brutal murder in Andhra Pradesh's Anantapur. The wife of the victim died due to cardiac arrest after watching her husband's brutal murder. A video has surfaced on social media in which it can be seen that the dead body of the victim is lying on the floor in a pool of blood. The victim who has been identified as Murthy Rao Gokhale, 59, was a professor at Anantapur Srikrishna Devaraya University. He was murdered near JNTU campus in an apartment in Anantapur by his nephew. His wife suffered a heart attack hours after the man's death. Murthy worked as a principal at a private engineering college earlier.



PUBLIC NOTICE

This is to inform that Mr. Ankurkumar Arvindbhai Patel was doing job at P. Vijaykumar & Co. and now he is no longer associated with us. He is using the name of P. Vijaykumar & Co. to do his personal business and we are not responsible for any business done by him on our name. We have taken legal action against him for wrongly using our name. It is our humble request to not enter in to any business transaction with him in our name.

- P. Vijaykumar & Co.

**SBI State Bank of India**

SARB Thane (11697) Branch - 1st Floor Kerom Plot no A-112 Circle, Road No 22 Wagle Industrial Estate Thane (W) 400604 email id sbi.11697@sbi.co.in

A notice is hereby given that the following Borrower/Directors/Guarantors have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unreserved and as such they are hereby informed by way of this public notice.

Name & address of the Borrowers/guarantors	Details of Properties / Address of Secured Assets to be Enforced	1) Date of Demand Notice 2) Date of NPA 3) Amount outstanding
Mr. Ritesh Narsingh Kharatmol Flat No. 04, Saibhavan Apt., Near Khan Garage, Netaji Park Path, Ghatkopar (West), Mumbai 400 084	Property No.1 –Flat No. 101, 1st floor, Decent Apt., S.No. 151, Plot No. 12, Near Hammad Kirana Store, Off Neral-Badlapur Road, Village Mamdapur, Tal Karjat, Dist. Raigad 410101 adm 33.59Sq. Mtrs Carpet area. Property No. 2 –Flat No. 102, 1st floor, Decent Apt., S.No. 151, Plot No. 12, Near Hammad Kirana Store, Off Neral-Badlapur Road, Village - Mamdapur, Tal Karjat, Dist. Raigad 410 101 Both Properties Owned by Mr. Ritesh Narsingh Kharatmol	1) 12.02.2024 2) 20.08.2023 3) Rs.30,38,025.00 (Rupees Thirty Lakhs Thirty Eight Thousand Twenty Five Only) as on 12.02.2024 with further interest and incidental expenses, costs.

The steps are being taken for substituted service of notice. The above Borrower(s) and /or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002. The Borrowers 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.

(Pranesh Thakur)
Chief Manager, Authorized Officer
State Bank of India

**BRIHANMUMBAI MAHANAGARPALIKA**

Assistant Commissioner 'S' Ward
Notice of Expression of Interest Application

The Assistant Commissioner (V Ward) is inviting applications from local nongovernmental interested organizations in S Division for appointing an organization for 6 times cleaning of public toilets in V Division by drawing up their eligibility list and inviting expression of interest for appointing the organization by drawing lots.

For the details, application and sample and sample should be contacted at Ass.Engineer (SWM) The following address.

Nature of Work	Security Fees	Deposit Amount
To appoint an organization for daily cleaning of public toilets in V Ward.	Rs. 3,000/-+ 18%GST	Rs. 50,000/-

Office of Assistant Commissioner S Ward, Ass. Engineer (SWM), 4th Floor, Near Mangatram Petrol Pump, Bhandup (w) Mumbai - 400078.

The period for applying for the said work through expression of interest in the departmental office of the institution dt. 12.03.2024 (11.00 a.m.) to 19.03.2024 (up to 01.00 p.m.) Also last date for submission of filled application dt. is from 12.03.2024 to 19.03.2024 (up to 5 PM)

Sd/-
PRO/3341/ADV/2023-24
Assistant Commissioner 's' Ward
Fever? Act now, see your doctor for correct & complete treatment

**IN THE COURT**

Sudhir Chaudhary gets SC protection from arrest

PTI / NEW DELHI

The Supreme Court on Monday granted protection from arrest to news anchor Sudhir Chaudhary in connection with an FIR lodged in Ranchi for allegedly making objectionable remarks on air after the then Jharkhand chief minister Hemant Soren was arrested by the Enforcement Directorate in January.

A bench headed by Chief Justice D Y Chandrachud took note of the submissions of senior advocate Siddharth Luthra, appearing for the journalist, that he was facing threat of arrest.

"Pending further orders, no coercive steps be taken," the bench ordered and issued notice to the state police and others on the plea the news anchor.

Probe time extended for Parl breach case

NEW DELHI: A city court on Monday granted Delhi Police more time to complete its invitation in Parliament security breach case. Additional Sessions Judge Hardeep Kaur granted 45 more days to police to conclude the investigation, after the prosecution moved an application on their behalf, claiming certain reports were still awaited and scrutinising voluminous data will take time.

Trial delay in Bengal school job case

KOLKATA: The Calcutta High Court on Monday expressed its anguish at the delay in beginning the trial process in the multi-core cash-for-school job case in West Bengal. The division bench of Justices Jaymalya Bagchi and Ajay Kumar Gupta directed the CBI to immediately start the trial process. It also directed the central agency to file a detailed affidavit in the matter within the next three weeks.

SC sets May hearing for Moitra's appeal

NEW DELHI: The Supreme Court said on Monday it would hear in May the plea filed by Trinamool Congress leader Mahua Moitra challenging her expulsion from the Lok Sabha. Her plea came up for hearing before a bench of Justices Sanjiv Khanna and Dipankar Datta. The counsel appearing for Moitra said they don't intend to file a rejoinder to the counter affidavit submitted by the secretary general of the Lok Sabha in the matter.

AAP MLA denied bail in money laundering

NEW DELHI: The Delhi High Court on Monday refused to grant anticipatory bail to AAP MLA Amanatullah Khan in a money laundering case related to alleged irregularities in staff recruitment and leasing of assets by the Delhi Waqf Board during his chairmanship. "No ground for anticipatory bail is made out at this stage," said Justice Swarana Kanta Sharma. A detailed copy of the order is awaited.

Convict denied parole in Jigisha case

NEW DELHI: The Delhi High Court on Monday pulled up convict Ravi Kapoor, serving life sentence for the murder of IT executive Jigisha Ghosh, for filing two similar pleas seeking parole to attend his niece's wedding. Justice Anoop Kumar Mendiratta dismissed the two petitions of Kapoor and observed that it was a total misuse of the process of law and he deserves imposition of heavy costs. The court, however, took a lenient view and did not impose costs on the petitioner.

Mentally ill son fatally stabs mother

Gurugram: A woman died after her mentally ill son stabbed her several times and set their house in Haryana's Gurugram ablaze, police said. The 27-year-old son allegedly got infuriated after being called "mad" by his mother. Police have taken the son — Atrish — into custody, NDTV reported. Ranu Shah, 59, lived with husband and son at a posh apartment, Vipul Greens, in Gurugram Sector 48. For a long time now, Atrish had been under medical care for his illness and as per their neighbours, he used to have arguments with his parents on a regular basis.

PUBLIC NOTICE

Notice is hereby given that, **Mr. Vasant Narayan Verlekar** is owner of land Property bearing Survey No. 16, Hissa No. 6, corresponding CTS No. 6257-2225 (Old), New CTS No. 1253, area measuring 1 Guntha equivalent to 121 Sq. Yards, situated at **Village Dahisar, Taluka Borivali, Mumbai Suburban District. Mr. Vasant Narayan Verlekar** died on 17/06/2003. **Mr. Vasant Narayan Verlekar** in his Will dated 15/06/2001, has bequeathed above mentioned land property unto his son and my client Mr. Surendra Vasant Verlekar. Now My client is intending to Develop the above mentioned. Therefore person/s having any claims or objection should report me along with proper and valid documents at my below address within **14 days** of the publication of the said public notice, failing which it will be held that such a claims / objections are deemed to have waived.

Adv. Mahesh M. Hundare
Add: Shop No. A/1, Akhtar Hussain Chawl, S. N. Dube Road, Near Kamble Doctor, Kokaipada, Dahisar (E), Mumbai 400068.
Place : Mumbai Date : 12.03.2024

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**
55-56,5th Floor Free Press House Nariman Point, Mumbai -400021 Tel:- 022-611884700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

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Place: Thane **Pegasus Assets Reconstruction Private Limited**
Date: 12/03/2024 **(Trustee of Pegasus Group Thirty Nine Trust 1)**



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

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

ई-लिलाव द्वारे विक्री करिता जाहीर सूचना

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला सहवाचत सिक्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमुद कर्जदार, सह-कर्जदार आणि गहाणदार यांना याद्वारे सूचना देण्यात येते की, खाली नमुद तारण मत्ता असलेली स्थावर मिळकत ही सरफैसी अॅक्ट, २००२ च्या तरतुदीअन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे रत्नाकर बँक लिमिटेड (आरबीएल बँक लि.) द्वारे त्यातील तारण हितसंबंधासह खालील नमुद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत, ज्या ३०/०३/२०२४ रोजी सर्व ज्ञात आणि अज्ञात दायित्वांसह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने सरफैसी अॅक्ट आणि त्यामधील नमुद नियमच्या तरतुदी अन्वये विकण्यात येणार आहे. पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील उल्लेखित तारण मत्ता असलेल्या स्थावर मिळकतीचा सरफैसी अॅक्ट आणि त्यामधील नमुद नियमच्या तरतुदीअन्वये १७/०७/२०२३ रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील खालीलप्रमाणे:

कर्जदार, सह-कर्जदार आणि गहाणदारांचे नाव	ए) मे. एकवीरा एन्टरप्रायजेस (प्रोप्रा. जितेंद्र एच. पवार)(कर्जदार) बी) श्री. जितेंद्र एच. पवार (सह-कर्जदार आणि गहाणदार) सी) सौ. जागृती जितेंद्र पवार (सह-कर्जदार आणि गहाणदार)
तारण मत्ता विक्री करण्याकरीता उर्वरीत थकीत:	सरफैसी अॅक्टच्या कलम १३(२) अंतर्गत १०/०९/२०२१ रोजीस रु. ९९,०१,०५२.९१ (रुपये नव्याण्णव लाख एक हजार बावन्न आणि पैसे एक्याण्णव मात्र). [रु. १,४२,७९,४०२.३७/- (रुपये एक करोड बेचाळीस लाख एकोणऐंशी हजार चारशे दोन आणि पैसे सदतीस मात्र) १३.०२.२०२४] रोजीस सह प्रदान आणि वसुलीच्या तारखेपर्यंत त्यावरील सांपाश्चिक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च.
स्थावर मिळकतीचे वर्णन	मिळकत मालकीचे आणि गहाण द्वारे: श्री. जितेंद्र एच पवार आणि सौ. जागृती जितेंद्र पवार प्लॉट क्र. ५०२, ५ वा मजला, मोजमापित ६०३ चौ.फू. (चटई क्षेत्र) (समाविष्ट बाल्कनी, कपबोर्ड, डोअर ग्रील्स), बी विंग, सुमीत एलिगन्स, भवानी नगर, श्रीम. ग्लाडीस अल्वारेस रोड, जुना स क्र. ७७/३, नवीन गट क्र. ६०/१, गाव चितळसर, मानपाडा, ठाणे ४००६०७ आणि ज्यांच्या सीमा खालीलप्रमाणे: उत्तरेला: ओपन स्पेस, दक्षिणेला: टिक्कू जी नी वाडी, पूर्वेला: वॅली टॉवर एनएक्स, पश्चिमेला: हॅपी व्हॅली
सीईआरएसआय आयडी	सिक्युरिटी इंटरेस्ट आयडी ४०००२६२५१५३९ असेट आयडी २०००२६१९९९५९
राखीव किंमत	रु. ८१,९०,०००/- (रुपये एक्याऐंशी लाख नव्वद हजार मात्र)
इसारा अनामत रक्कम (राखीव किंमतीच्या १०%)	रु. ८,१९,०००/- (रुपये आठ लाख एकोणीस हजार मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही
मिळकतीचे निरीक्षण	२०/०३/२०२४ रोजी स.११.०० ते दु.०१.००
संपर्क व्यक्ती आणि दू.क्र.	श्री. परेश कारंडे ९५९४३१३१११ कु. सानिका वाडकर- ८८७९८१०७३३
बोली सादर करण्यासाठी अंतिम तारीख	२८/०३/२०२४ रोजी सायं. ४.०० वा. पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई-लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत ३०/०३/२०२४ रोजी दु. २.०० वा. पासून दु. ३.०० वा. पर्यंत

सदर प्रकाशन हे सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमुद कर्जदार/सह-कर्जदार/गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे. विक्रीच्या तपशिलवार अटी आणि शर्तीकरिता तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> चा संदर्भ घ्यावा किंवा कोणतेही बोली सादर करण्यापूर्वी सेवा पुरवठादार ई-प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बोलीदारांसाठी सहाय्य क्र. मो: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, श्री. रामप्रसाद मो. +९१ ८०००२३२९७, ईमेल : support@auctiontiger.net येथे संपर्क साधावा.

प्राधिकृत अधिकारी
ठिकाण: ठाणे
दिनांक: १२/०३/२०२४
पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(ट्रस्टी ऑफ पिगॅसस ग्रुप थर्टी नाईन ट्रस्ट १)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **30/03/2024** for the mortgaged properties mentioned in the e-auction sale notice from **02.00 pm to 03.00 pm**. with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid. The undersigned shall not be responsible for any claims/charges/encumbrances of whatsoever manner on the property, of/by any authority known or unknown, upon failure to carry out due diligence by the intending bidder.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support : 079-68136805/68136837 Mo.: +91 9265562821 & 9374519754, Email : vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, and support@auctiontiger.net.
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details.
7. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group 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.**

8. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 1,00,000/- (Rupees One Lakhs Only)**.
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
10. In default of payment within the said period, the sale will automatically stand revoked and the entire deposit made by the successful bidder together with the earnest money shall be forfeited without any notice and the property shall be resold.
11. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
12. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
13. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
14. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
15. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
16. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned in the **public notice dated 12/03/2024**.
17. **This publication is also a 15 day's notice to the borrowers/guarantors under Rule 8 and 9 of The Security Interest (Enforcement) Rules, 2002.**
18. The sale is subject to **"As is where is", "As is what is", and "Whatever there is"** with all known and unknown liabilities.

19. Further enquiries may be clarified with the Authorized Officer, Mr. Paresh Karande, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884726, Mobile No. 9594313111/ 8879810733, email: paresh@pegasus-arc.com/
sanika@pegasus-arc.com

Special Instructions:

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

Place: Thane
Date: 12/03/2024

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

ANNEXURE-II
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____ / ____ / ____

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

Signature: _____

Name: _____

Address: _____

eMail ID: _____