

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor, Free Press House, Nariman Point,
Mumbai - 400 021. Phone No : 022 - 6188 4700Email : 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 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 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 liabilities on **10/12/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **07/11/2023** 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. Cargo Care International, b) Mr. Yatish Dayanand Puthran c) Mr. Mohan Kumar Krishna Kartha
Outstanding Dues for which the secured assets are being sold:	Rs.1,85,33,817.27/- (Rupees One Crore Eighty Five Lakhs Thirty Three Thousand Eight Hundred Seventeen and Paise Twenty Seven Only) as on 10/09/2021 plus interest at contractual rate, cost, expenses, charges thereon w.e.f 11/09/2021 till payment and realization. (Rs. 3,00,51,036.47 as on 14/11/2024 plus interest at contractual rate, cost, expenses, charges thereon w.e.f 15/11/2024 till payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Property Mortgaged by: M/s. Cargo Care International through its partners- Unit No. 401, 4th Floor, A- Wing, admn. 1825 sq.ft carpet area, Everest- Niwara, Plot No. D-3, T.T.C. Industrial Area, MIDC Turbhe, Near Eveready Factory, Navi Mumbai - 400 705.
CERSAI ID:	Security ID – 400029937743 Asset ID – 200029888323
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 1,49,83,000/- (Rupees One Crore Forty Nine Lakhs Eighty Three Thousand Only)
Earnest Money Deposit (EMD):	Rs. 14,98,300/- (Rupees Fourteen Lakhs Ninety Eight 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	Society dues of approx. Rs. 7.50 lakhs as on July, 2024
Inspection of Properties:	06/12/2024 between 03.00 pm to 05.00 pm
Contact Person and Phone No:	Mr. Siddhesh Pawar- 9029687504 Mr. Rohan Kadam- 9167981607
Last date for submission of Bid:	09/12/2024 till 5.00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 10/12/2024 from 03.00 pm to 04.00 pm

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors 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: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.**

AUTHORISED OFFICERPlace: Navi Mumbai
Date: 21/11/2024**Pegasus Assets Reconstruction Private Limited**
(Trustee of Pegasus Group Thirty Nine Trust 1)

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CHANGE OF NAME

NOTE

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

I HAVE CHANGED MY NAME FROM DHANYA VENKTESWARAN IYER TO DHANYA IYER AS PER DOCUMENTS. CL- 001

I HAVE CHANGED MY NAME FROM VRUSHABH MAHESH RAVAL TO VRUSHABH MAHESHKUMAR RAVAL AS PER DOCUMENTS. CL- 101

I HAVE CHANGED MY NAME FROM MAHESH HIRALAL RAVAL TO MAHESHKUMAR HIRALAL RAVAL AS PER DOCUMENTS. CL- 201


I, VEERENDRA MAURYA, RESIDENT OF THANE, HAVE CHANGED THE NAME OF MY DAUGHTER FROM TASHVI VEERENDRA MAURYA TO TASHVI MAURRYAA FOR ALL FUTURE PURPOSES. CL- 301

I HAVE CHANGED MY NAME FROM M JAVED QURESHI TO JAVED QURESHI AS PER AADHAR CARD. CL- 403

I HAVE CHANGED MY NAME FROM JAHARA QURESHI TO JAHAN ARA JAVED QURESHI AS PER AADHAR CARD. CL- 404

I HAVE CHANGED MY NAME FROM HAMDIA FATIMA TO HAMDIA FATIMA SAYED AS PER GAZETTE NO (M- 24262175). CL- 501

I HAVE CHANGED MY NAME FROM ROTHWER J R PUMA JAMAL TO NEW NAME- PHUMA JAMAL SHEIKH AS PER AADHAR CARD NO- 2561 1901 8031. CL- 601



Branch Office: ICICI Bank Ltd, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction Sale Notice for the 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 (6) of the Security Interest (Enforcement) Rules, 2002.

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	M/s. Ayush Enterprises (Borrower)/ Mr. Ravi Vithal Kunder/ Mrs. Vinaya Ravi Kunder/ (Guarantor/ Mortgage) Lan No. 10225006783/ 102255000014 & Mrs. Vinaya R Kunder (Borrower) Mr Ravi V Kunder (Co-Borrower) Loan Account No- LBTNE00004159464	Flat No: 207, 2nd Floor, A Wing, Dev Ashish Chs, Amrut Nagar, C.T.S No 27, Ghatkopar, West Maharashtra, Mumbai- 400086, Admeasuring Approximately 570 Square Feet Built Up Area Equivalent To 52.97 Sq. Mtrs	LAN No.102205006783- Rs.57,64,700/- (As on 04.10.2024) LAN No.102255000014- Rs.9,85,230/- (As on 04.10.2024) LAN No.LBTNE00004159464 Rs. 52,06,184/- (As on 10.09.2024)	Rs. 65,00, 000/- Rs. 6,50, 000/-	December 03, 2024 From 02.00 PM To 05.00 PM	December 12, 2024 From 11.00 AM Onward

The online auction will be conducted on the website (URL Link-<https://disposalsub.com>), of our auction agency M/s NexXen Solutions Private Limited The Mortgages/ Notices are given a last chance to pay the total dues with further interest by December 11, 2024 before 05:00 PM else the secured asset(s) will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before December 11, 2024 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before December 11, 2024 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at Mumbai.

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 7304915594/ 8454029353/ 8104548031/ 9004392416.

Please note that the Marketing agencies 1. M/s NexXen Solutions Private Limited 2. Augoe Assets Management Private Limited 3. Matex Net Pvt. Ltd., have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed Terms and Conditions of the sale, please visit www.icicibank.com/h4p4s.

Date : November 21, 2024
Place: Mumbai

Authorized Officer
ICICI Bank Limited



Saraswat Co-operative Bank Ltd. (Scheduled Bank)
ZONE-VII-NASHIK
F-18, 1st Floor, Utility Center, Opp. Rajiv Gandhi Bhavan, Sharanpur Road, Nashik-422002. Ph.No. (0253) 2310324/2579259

SYMBOLIC POSSESSION NOTICE

(as per Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

COMMON POSSESSION NOTICE FOR IMMOVABLE PROPERTIES IN CASE OF MORE THAN ONE BORROWER BY THE RESPECTIVE AUTHORISED OFFICERS (FOR IMMOVABLE PROPERTY)

Whereas, Saraswat Co-op. Bank Ltd./the Authorised officer/s of the Saraswat Co-op. Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 read with Security Interest (Enforcement) Rules 2002 issued demand notice/s on the dates mentioned against each account calling upon the respective borrower/s, guarantor/s and mortgageor/s to repay the amount as mentioned against each account within 60 days from the date of the notice(s)/date of receipt of the said notice/s.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers 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 the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on November 18, 2024.


The Borrower/s, Mortgageor/s, Guarantor/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealings with the said property/ies will be subject to the charge of Saraswat Co-op. Bank Ltd. for the amounts outstanding alongwith the interest and charges.

Sr. No.	Name of the Branch	Name of the Account	Name of the Borrower/Mortgageor/ Guarantor	Description of the Property Mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession	Amount Outstanding as per Demand Notice
1	Jail Road Branch (215)	Mr. Deepak Dattatray Dusane (Loan Account No 91000000000388)	Mr. Deepak Dattatray Dusane (Principal Borrower/Mortgageor) Mr. Hemant Deepak Dusane (Guarantor)	CIDCO Row House No. N-53/V-E 14/7, 5th Scheme, Kulaswamini Vaishakh Sector, Behind Shine Cycle Shop, Trirumti Chowk, CIDCO, Nashik-422009.	10.09.2024	18.11.2024	Rs. 6,65,560/- (Rupees Six Lakhs Sixty Five Thousand Five Hundred Sixty Only).
2	Jail Road Branch (215)	Mr. Hingmire Nitesh Sunil (Loan Account No 215700100001298)	Mr. Hingmire Nitesh Sunil (Principal Borrower) Mr. Kardile Nitin Manohar (Guarantor)	Flat No. 11, Plot No. 15, S. No. 24/1+2 +3, Wadala Shivhar Mahadeo Park Apartment, Tagore Nagar, Shri Ravi Shankar Marg, Wadala Shivhar, Nashik 422006.	28.08.2024	18.11.2024	Rs. 36,55,786.95/- (Rupees Thirty Six Lakhs Fifty Five Thousand Seven Hundred Eighty Six & Ninety Five Paise Only)
3	Gangapur Road Branch (216)	Mr. Lokesh Dilip Katariya (Loan Account No 216700100000913)	Mr. Lokesh Dilip Katariya (Principal Borrower) Mrs. Shashikanta Dilip Katariya (Co-Borrower & Mortgageor) Mr. Bafna Kamlesh Vijayraj (Guarantor)	MHADTA Tenement No. 655 of 80 T/S, LIG Scheme, Near Hanuman Mandir, Behind Jijamata School, MHB Colony, Nashik 422007.	10.09.2024	18.11.2024	Rs. 7,78,391.22/- (Rupees Seven Lakhs Seventy Eight Thousand Three Hundred Ninety One & Twenty Two Paise only).
4	CIDCO Branch (206)	Mr. Sonawane Chetan Nimba (Loan Account No 206700102001612)	Mr. Sonawane Chetan Nimba (Principal Borrower/ Mortgageor) Mrs. Sonawane Kavita Chetan (Co-Borrower & Mortgageor) Mrs. Sonawane Sushila Nimba (Guarantor/ Mortgageor) Mr. Jadhav Pankaj Ambadas (Guarantor)	All that piece of immovable property being Flat No.3, Laxmi Narayan Residency, Sr No 14/1/A/1, Kamatwade, Nashik 422010, Admeasuring area 112.45 Sq. Mtrs.	02.09.2024	18.11.2024	Rs. 27,96,883/- (Rupees Twenty Seven Lakhs Ninety Six Thousand Eight Hundred Eighty Three Only).

The borrower/s, guarantor/s, mortgageor/s attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available to redeem the mortgaged property/ies i.e., secured asset/s.

Date: 21.11.2024 | Place: Nashik

Sd/- AUTHORISED OFFICER



Bank of Baroda

Powai Lake Branch, Delphi Building, C Wing, Orchard Avenue, Hiranandani Business Park, Powai, Mumbai - 400076
Tel: 022-42060878 e-mail: vjpowa@bankofbaroda.com

Sale Notice For Sale Of Immovable Properties | "APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgageor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgageor/Guarantor/Secured Assets/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Name & Address Of Borrower(S) / Guarantor/ S/ Mortgageor (S)	Detailed description of the immovable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2.Time of E-auction (Start Time to End Time)	1.Reserve Price 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection Date & Time
SANTHOSH SHETTY (Borrower) Address: Deshmukh Homes, Aboli Co Op Hsg, F 2/27, 401, Tata Power, Kalyan (E), Shil Rd, Midc, Mumbai – 421302	Flat No. 101, 1st Floor, Deshmukh Homes, Jai Sai Sagar Co-op. Hsg. Soc. Ltd., Kalyan Shil Road, Azde Golavali Village, Dombivli (E), Thane - 421201 Boundaries of Flat North : Staircase, South : Open to air, East : Open to air, West : Lobby. Encumbrance known to Bank: Nil Property Mortgaged by:- Santhosh Shetty	Rs. 11.25 Lakhs + Interest from 01.03.2021+ Other charges As on 19.11.24	1.Date of e-Auction: 10-12-2024 2.Time of E-auction: Start Time: 2.00 p.m. To End Time: 6.00 p.m.	1.Reserve Price:Rs. 20,70,000.00 2.Earnest Money Deposit (EMD) Amount: Rs. 2,07,000.00 3.Bid Increase Amount: Rs. 10,000.00	Physical	05-12-2024 Start Time: 1.00 p.m.to End Time: 5.00 p.m

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and <https://ebkray.in>. Also, prospective bidders may contact the Authorised officer on Tel No. 9505129642 Mobile 9834792092/ 9558871220.

Date: 19.11.2024
Place: Mumbai

Authorized Officer,
Bank of Baroda



भारतीय स्टेट बैंक
State Bank of India

Home Loan Centre, CBD - Belapur, CBD Belapur Railway Station Complex, Tower No. 4, 5th Floor, C.B.D. Belapur, Navi Mumbai - 400 614

[Rule 8(1)] PHYSICAL POSSESSION NOTICE for Immovable Property

Whereas, The undersigned being the Authorised Officer of the State Bank of India under the Securitization and Reconstruction of Financial Asset 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 Rules, 2002 issued a demand notice to borrowers to repay the amounts mentioned in the notice with further interest as mentioned below, within 60 days from the receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers and public in general that undersigned has taken **Physical Possession of the property** described herein below in exercise of powers conferred on him under section 13 (4) said Act read with rule 8 & 9 of the said rules on **Date 18/11/2024**. The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will subject to charge of State Bank of India for the amounts and further interest thereon mentioned against account herein below:

Sr. No.	Name of the Borrower & Loan Account No.	Date of 13(2) Notice and Amount	Description of properties
1.	Yellappa Hanumanta Sarankulu (Account no.42304556256)	09.07.2024 / Rs.14,20,638.00 (Rupees Forty Lacs Twenty Thousand Six Hundred And Thirty Eight Only) as on 09.07.2024 with further interest, cost, etc.	Flat No. 301, 3rd Floor, Neral Palace, S.No. 22/8A, Plot No. 7, Bopele, Opp. Maruti Sankul Building, Thane - 410101
2.	Yellappa Hanumanta Sarankulu (Account no. 42304530328, 42361714172)	09.07.2024 / Rs. 15,04,177.00 (Rupees Fifteen Lacs Four Thousand One Hundred And Seventy Seven Only) as on 09.07.2024 with further interest, cost, etc.	Flat No. 302, 3rd Floor, Neral Palace, S. No. 22/8A, Plot No.7, Bopele, Opp. Maruti Sankul Building, Thane - 410101

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.
Date: 18-11-2024, Place: Thane

Authorised Officer, State Bank of India

IN THE DEBTS RECOVERY TRIBUNAL NO. 2, MUMBAI
3rd Floor, Telephone Bhavan, Colaba Market, Colaba, Mumbai - 400 005
Case No: APPEAL NO. 16 OF 2023
Exh. No: 15

M/S LOOKLINE REAL ESTATE PRIVATE LIMITED VS STATE BANK OF INDIA & ORS. NAME AND ADDRESS OF THE DEFENDANTS

2. M/S VEDIC VANIJYAPVT. LTD. Having their registered office at: Plot 136-A, Palm Village, Bhasa, Bishnupur 24 Parganas (S) West Bengal Having their Corporate Address at: Suite 7, 1st Floor, Laxmi Tower, C Wing, Bandra Kuria Complex, Bandra (E), Mumbai-400051

3. MR. SANJAY SURAJ JALAN Residing at: 42, Kvali Mohammed Road, Flat No. 101, Kolkata -700023

5. MR. PUSHPESH BAID Residing at: 203/1 M.C. Road, 3rd Floor, Kolkata -700007

6. LAGAN COMMOMDEAL PVT. LTD. Through its Managing Director Mr. Pushpesh Kumar Baid Having their office at: 12-A Camac Street, Ushakiran Building, 4th Floor, Kolkata -700007

7. RAOH KOPPERS PVT. LTD. Through its Managing Director Mr. Pushpesh Kumar Baid Having their office at: 12-A Camac Street, Ushakiran Building, 4th Floor, Kolkata -700007

8. MR. NATWAR TRADELINK PVT. LTD. Through its Managing Director Mr. Pushpesh Kumar Baid Having their office at: 12-A Camac Street, Ushakiran Building, 4th Floor, Kolkata -700007

9. KRISHNA VINTRA E PVT. LTD. Through its Managing Director Mr. Pushpesh Kumar Baid Having their office at: 12-A Camac Street, Ushakiran Building, 4th Floor, Kolkata -700007

10. INFINITY ELECTRIC PVT. LTD. Through its Managing Director Mr. Pushpesh Kumar Baid Having their office at: 12-A Camac Street, Ushakiran Building, 4th Floor, Kolkata -700007

APPENDIX-16
[Under the Bye-law No. 35]

The Form of Notice, inviting claims or objections to the transfer of the shares and the interest of the Deceased Member in the Capital Property of the Society.
(To be published in two local newspapers having large publication)

Mr. REHMATULLAH IBRAHIM CHOUGLE, a Member of Baugh-E- Rahmat Co.Op. Housing Society Ltd., having address at Building No.16-B, Kapadia Nagar, C.S.1, Road, Kurla (W), Mumbai-400070 and holding Flat No.105 in the building of the society, died on 26.02.2022 without making any nomination. The Society hereby invites claims or objections from the heir or heirs or other claimants/ objector or objectors to the transfer of the said shares and interest of the deceased Member in the capital/ property of the Society within a period of 15 days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/ objections for transfer of shares and interest of the deceased Member in the capital/property of the Society. If no claims/objections are received within the period prescribed above, the Society shall be free to deal with the shares and interest of the deceased Member in the capital/property of the Society in such manner as is provided under the Bye-laws of the Society. The claims/objections, if any, received by the Society for transfer of shares and interest of the deceased Member in the capital/property of the Society shall be dealt with in the manner provided under the Bye-laws of the Society. A copy of the registered Bye-laws of the Society is available for inspection by the claimants/ objectors, in the office of the Society/ with the secretary of the Society between 11:00 A.M. to 6:00 P.M. from the date of publication of the notice till the date of expiry of its period. Place: Mumbai
Date: 21/11/2024

For and on behalf of
The Baug-E-Rahmat Co-op. Housing Society Ltd.,
Hon. Secretary

PUBLIC NOTICE

Notice is hereby given that the share certificate nos.104072, 104073, 104074, 104075, 104076, 104077, 104078, 14394, 16725, 38894, 38895, 38896, 38897 & 7040 bearing distinctive nos. 9835395 to 9835444, 9835445 to 9835494, 9835495 to 9835519, 9835520 to 9835529, 9835530, 9835531, 9835532, 813084 to 813133, 1623767 to 1623866, 3263051 to 3263100, 3263101 to 3263150, 3263151 to 3263200, 3263201 to 3263250, 347836 to 347895, for 338 equity shares face value Rs.10/- each of Force Motors Limited under Folio No. B-000005 standing in the name of B.Basavraj have been lost or misplaced and undersigned have applied to the company to issue duplicate share certificates for the said shares. Any person(s) who have claim in respect of the aforesaid shares should lodge claim for the same with the company at its registered office : **Mumbai Pune Road, Akurdi, Pune-411035**, within 15 days from the date of this notice, else the company will proceed to issue duplicate share certificates.
Sd/- Name of the Shareholder :
Soumya Deepak
Date : 18.11.2024 Place : Bengaluru.


PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of **ISPRAVA VESTA PRIVATE LIMITED**, (CIN: U74900MH1992 PTC065539), a company incorporated under the Companies Act, 1956 and having its registered office at First Floor, Impression House, 42A, G.D. Ambekar Marg, Wadala (West), Mumbai - 400031 and **REVELA LUXURY PROJECT FOUR LLP**, (LLPIN: AAZ8297), a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 and having its registered office at First Floor, Impression House, 42A, G.D. Ambekar Marg, Wadala (West), Mumbai - 400031, Maharashtra, to the property described in the Schedule hereunder.

If any persons or institutions claim to have any charge, encumbrance, right, interest or entitlement of whatsoever nature over the undermentioned property or any part thereof, they should make known the same in writing with evidence thereof to the undersigned within 15 days from the date of publication of this notice, failing which any such purported claim, interest, encumbrance or demand shall be deemed to have been waived and/or abandoned for all intents and purposes.

SCHEDULE
All that residential premises/unit known as "Vaddo D", admeasuring approximately 211 sq. mtrs. carpet area, comprising of a ground plus one floor structure having 3 (three) bedrooms and terrace admeasuring about 17 sq. mtrs. and verandah / balcony area admeasuring about 22 sq. mtrs along with an exclusive right to use 1 (one) number of parking space in the project known as "Eden Vaddo" to be constructed on all that piece and parcel of land admeasuring approximately 7,280 sq. mtrs. (as per 7/12 extract) and 6,900 sq mtrs. (as per physical possession) forming part of non agricultural plots of land bearing Gat Nos. 50/1 and 50/2 of Village Dattapada, Taluka Alibaug, District Ratigad, Maharashtra along with undivided right to the land, common areas and all rights incidental thereto.

Adhiraj Harish
D. M. HARISH & Co.
Advocates
305-309, Neelkanth, 98, Marine Drive, Mumbai – 400 002
Mail: notice@dmharish.com
Date: 21.11.2024.



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Phone No : 022 - 6188 4700
Email : sys@pegasus-arc.com URL : www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 below mentioned Borrower(s), Co-Borrower(s) and Mortgageor(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 liabilities on 10/12/2024.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 07/11/2023 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 Mortgageor(s):	a) M/s. Cargo Care International, b) Mr. Yatish Dayanand Puthran c) Mr. Mohan Kumar Krishna Kartha
Outstanding Dues for which the secured assets are being sold:	Rs.1,85,33,817.27/- (Rupees One Crore Eighty Five Lakhs Thirty Three Thousand Eight Hundred Seventeen and Paise Twenty Seven Only) as on 10/09/2021 plus interest at contractual rate, cost, expenses, charges thereon w.e.f 11/09/2021 till payment and realization. (Rs. 3,00,51,036.47 as on 14/11/2023 plus interest at contractual rate, cost, expenses, charges thereon w.e.f 15/11/2024 till payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Property Mortgaged by: M/s. Cargo Care International through its partners- Unit No. 401, 4th Floor, A-Wing, admn. 1825 sq.ft. carpet area, Everest- Niwara, Plot No. D-3, T.T.C. Industrial Area, MIDC Turbhe, Near Eveready Factory, Navi Mumbai - 400 705.
CERSAI ID:	Security ID - 40002937743 Asset ID - 200029888323
Reserve Price below which the Secured Asset will not be sold (In Rs.):	Rs. 1,49,83,000/- (Rupees One Crore Forty Nine Lakhs Eighty Three Thousand Only)
Earnest Money Deposit (EMD):	Rs. 14,98,300/- (Rupees Fourteen Lakhs Ninety Eight 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	Society dues of approx. Rs. 7.50 lakhs as on July, 2024
Inspection of Properties:	06/12/2024 between 03.00 pm to 05.00 pm
Contact Person and Phone No of Bid:	Mr. Siddhesh Pawar- 9029687504 Mr. Rohan Kadam- 9167981607
Last date for submission	09/12/2024 till 5.00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 10/12/2024 from 03.00 pm to 04.00 pm

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgageors 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 9285562821 & 934519754, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

Authorised Officer
Bank Of Baroda

Place: Navi Mumbai
Date: 21/11/2024

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



Bank of Baroda

Branch - Matunga East Branch, 211E Dinesh Mahal, Dr. Ambedkar Road, Matunga East, Mumbai-400019
Tel: 022-24145438, e-mail: vjmatu@bankofbaroda.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES | "APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgageor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgageor/Guarantor/Secured Asset/s/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr. Lot No.	Name & Address of Borrower/s / Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2.Time of E-auction (Start Time to End Time)	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of possession (Constructive / Physical)	Property Inspection Date and Time
1.	1. MR. MOHD NADEEM MOHD YUSUF ANSARI (Borrower) Address: 1. 301, 3rd Floor, A Wing, Ramchande Complex, Shivanjali nagar, Near Jiltha Parishad School, Asangaon(W), Shahapur, Thane-421601 2. R.No 1, Ground Floor, Parshuram Building, Dattanagar, Dhoobi Ghat, Trombay, Mumbai-400088 3. Laxmi Kirana Stores, Infront of Chembur Nagrik Bank, Chitta Camp, Trombay, T F Doner, Mumbai-400088 2. M/S. City Wholesale (Prop: Mr. Mohd Nadeem Mohd Yusuf Ansari) (Borrower) Address: 1. Shop No 9, Plot No 1, A L Lane, Shivaji Nagar, Govandi, Mumbai-400098 2. 301, 3rd Floor, A Wing, Ramchande Complex, Shivanjali nagar, Near Jiltha Parishad School, Asangaon(W), Shahapur, Thane-421601 3. MR. ABDUL HALIM CHAUDHARY (Guarantor) Address: 1.Flat No 1, Mauli Kripa Chwal, Near Jaydeep School, Kargil Nagar, Virar(E), Palghar-401303 2. Shop No 5, Ground Floor, Ramchande Complex, Shivanjali nagar, Near Jiltha Parishad School, Asangaon(W), Shahapur, Thane-421601 3. Shop No 62/63/A, Nakshatra Mall, Ranade Road, Dadar (W), Mumbai-400028 4. MR. MOHD RAJA YUSUF (Guarantor) Address: Sector C, Lane E-2, Room No 5. Chitta Camp, Trombay, Mumbai-400088.	Flat No 301, 3rd Floor, A Wing, Rama Chande Complex Shivanjali Nagar, Near Marathi Zilla Parishad School, Off Padgha-Shirdi Highway, Asangaon(West), Taluka Shahapur, District Thane-421601 Boundary of the Property are as under-North : Open Plot bearing No. 58, South : 6 Mts Wide Road, East : Plot bearing Survey No. 187 and Open Space, West : Open Space bearing Plot Survey No. 57 & C Wing. Encumbrance known to Bank: Nil Mortgaged by Mr. Mohd Nadeem Mohd Yusuf Ansari	Rs. 27.13 Lakhs + Interest from 06.07.17+ Plus Other charges as 23.10.24	1.Date of e-Auction: 10-12-2024 2.Time of E-auction: Start Time: 2.00 p.m. To End Time: 6.00 p.m.	1.Reserve Price: Rs. 11,00,000.00 2.Earnest Money Deposit (EMD) Amount: Rs. 1,00,000.00 3.Bid Increase Amount: Rs. 10,000.00	Physical	05-12-2024 Start Time: 1.00 p.m. to End Time: 5.00 p.m.
2	1. Mr. SAFDAR BAIG (Borrower) 2. Mrs. ASGARİ SAFDAR BAIG (Co-Borrower) 3. M/s. MISBAH GARMENTS (Prop SAFDAR BAIG)(Borrower) Address: Room No 17 , E line, C Sector, Chita Camp, Near Janta Hotel, Trombay, Mumba-400088	Flat No.304, 3rd Floor, C Wing, Rama Chande Complex Shivanjali Nagar, Near Marathi Zilla Parishad School, Off Padgha-Shirdi Highway, Asangaon (West), Taluka Shahapur, District Thane-421601 Boundary of the Property are as under-North : 6 Mts Wide Road, South : Survey No.56 & Flat No. C 302, East : Open Space & C Wing Staircase, West : Rama Chande Complex A & B Wing Encumbrance known to Bank: Nil, Mortgaged by Mr. Safdar Baig	Rs.31.54 Lakhs + Interest from 30.05.17+ Other charges as on 23.10.24	1.Date of e-Auction: 10-12-2024 2.Time of E-auction: Start Time: 2.00 p.m. To End Time: 6.00 p.m	1.Reserve Price: Rs. 7,00,000.00 2.Earnest Money Deposit (EMD) Amount: Rs. 70,000.00 3.Bid Increase Amount: Rs. 10,000.00	Physical	05-12-2024 Start Time: 1.00 p.m. to End Time: 5.00 p.m.
3	1. Mr. SAFDAR BAIG (Borrower) 2. Mrs. ASGARİ SAFDAR BAIG (Co-Borrower) 3.M/s. MISBAH GARMENTS (Prop SAFDAR BAIG)(Borrower) Address:Room No 17 ,E line, C Sector, Chita Camp, Near Janta Hotel, Trombay, Mumba-400088	Flat No 305 , 3rd Floor, C Wing, Rama Chande Complex Shivanjali Nagar, Near Marathi Zilla Parishad School, Off Padgha-Shirdi Highway, Asangaon(West), Taluka Shahapur, District Thane-421601 Boundary of the Property are as under-North : 6 Mts Wide Road, South : Survey No. 56 & Flat No. C 302, East : Open Space & C Wing Staircase, West : Rama Chande Complex A & B Wing Encumbrance known to Bank: Nil, Mortgaged by Mr. Safdar Baig	Rs. 16.75 Lakhs + Interest from 30.10.17+ Other charges As on 23.10.24	1.Date of e-Auction: 10-12-2024 2.Time of E-auction: Start Time: 2.00 p.m. To End Time: 6.00 p.m			



PEGASUS

पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

दूरध्वनी क्र. : ०२२-६१८८ ४७००.

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

ई लिलावद्वारे विक्री करिता जाहीर सूचना

सिक्क्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला परंतुकासह वाचत सिक्क्युरिटीअयझेशन
अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्क्युरिटी इंटरेस्ट अँक्ट, २००२
अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार, गहाणदार यांना याद्वारे सूचना देण्यात येते की,
खालील नमूद स्थावर मिळकत ही सरफेसी अँक्ट, २००२ च्या तरतुदीन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन
कराराद्वारे रत्नाकर बँक लिमिटेड (आरबीएल बँक लि.) द्वारे त्यातील तारण हितसंबंधासह खालील नमूद 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. जे सरफेसी अँक्ट च्या तरतुदी
आणि त्या नियमानुसार १०/१२/२०२४ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह “जे आहे जेथे आहे”, “जे आहे
जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने विकण्यात येईल.

पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफेसी अँक्ट आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये ०७/११/२०२३ रोजी स्थावर
मिळकत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, सह-कर्जदार आणि गहाणदारांचे नाव:	ए) मे. कार्गो केअर इंटरनॅशनल बी) श्री. यतिश दयानंद पुथरान सी) श्री. मोहन कुमार कृष्णा कर्था
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे:	रु. १,८५,३३,८१७.२७/- (रुपये एक करोड पंच्याऐंशी लाख तेहेतीस हजार आठशे सतरा आणि पैसे सत्तावीस मात्र) १०/०९/२०२१ रोजीस अधिक देय आणि वसुली पर्यंत ११/०९/२०२१ पासून त्यावरील सांपासर्विक दराने व्याज, परिव्यय, खर्च, प्रभार. (रु. ३,००,५१,०३६.४७/- १४/११/२०२४ रोजीस अधिक देय आणि वसुली पर्यंत १५/११/२०२४ पासून त्यावरील सांपासर्विक दराने व्याज, परिव्यय, खर्च, प्रभार.
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	मिळकत गहाण द्वारे :- मे. कार्गो केअर इंटरनॅशनल द्वारे त्याचे भागीदार युनिट क्र. ४०१, ४ था मजला, एविंग, मोज. १८२५ चौ.फू. चटई क्षेत्र, एव्हरेस्ट निवारा, प्लॉट क्र. डी-३, टी.टी.सी. इंडस्ट्रीअल क्षेत्र, एमआयडीसी तुर्मे, एव्हरेडी फॅक्टरी जवळ, नवी मुंबई ४०० ७०५.
सीईआरएसए आयडी:	सिक्क्युरिटी आयडी - ४०००२९९३७७४३ असेट आयडी - २०००२९८८८३२३
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत (रु. मध्ये):	रु. १,४९,८३,०००/- (रुपये एक करोड एकोणपन्नास लाख व्याऐंशी हजार मात्र)
इसारा अनामत रक्कम (इएमडी) :	रु. १४,९८,३००/- (रुपये चौदा लाख अठ्ठयाण्णव हजार तीनशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	जुलै, २०२४ रोजीस सोसायटी थकबाकी एकुण रु. ७.५० लाख
मिळकतीचे निरीक्षण	०६/१२/२०२४ रोजी दु ०३.०० ते सायं ०५.०० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. सिद्धेश पवार - ९०२९६८७५०४ श्री. रोहन कदम - ९१६७९८१६०७
बोली सादर करण्यासाठी अंतिम तारीख	०९/१२/२०२४ सायं ५.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत १०/१२/२०२४ रोजी स. ०३.०० ते दु. ०४.०० पर्यंत.

सदर प्रकाशन हे सिक्क्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमूद कर्जदार/
सह-कर्जदार/गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे.
विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोंची वेबसाईट म्हणजेच
<http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net>
च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार मे. ई-प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर बिडर सपोर्ट क्र.: +९१
९२६५६२८२१ आणि ९३७४५१९७५४, ramprasad@auctiontiger.net, श्री. रामप्रसाद, मोबाईल क्र. +९१
८००००२३२९७, ईमेल: support@auctiontiger.net येथे संपर्क साधावा.

प्राधिकृत अधिकारी

ठिकाण : नवी मुंबई

पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

दिनांक : २१/११/२०२४

(पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ चे ट्रस्टी)

पिरामल कॅपिटल अँड ह्राऊसिंग फायनान्स लि. (पीसीएचएफएल) (पूर्वी दिवाण हाऊसिंग फायनान्स कॉर्पोरेशन लि. अशी ज्ञात) सीआयएन: एल६६९७एमएफए१९८४पीएलसी०३२६३९ नोंदणीकृत कार्यालय : युनिट क्र. ६०१, ६वा मजला, पिरामल अंमिती बिल्डिंग, पिरामल आस्ट्या कॉर्पोरेट पार्क, कमानी जंक्शन, फातर स्टेशन समोर, एलबीएस मार्ग, कुर्ली (परिचय), मुंबई-४०००७० दू. +९१ २२ ३८०४४०० संपर्क व्यक्ती: १. क्रिष्णा मिश्रा - ९०८२६३६५२२, २. श्री. विकास बनकर - ९२८७७५७८०				
सांकेतिक कर्जावर ई-लिलाव उत्तरावर्ती विक्री सूचना, ई-लिलाव तारीख:०१.१२.२०२४, सं. ११.०० ते दु. २.००				
कर्जद/ शाखा/ कर्जदार/ सह-कर्जदार/ हमीदार	मागणी सूचनेची तारीख व रक्कम	मिळकत प्राप्त अंतिम	राखीव किंमत	इसारा अनामय रक्कम (इअर) (रा. कि. व्या २.०%)
(कर्ज कोड क्र. ०००१४४२२)/ (पुणे शाखा) १. शिवतारा प्रॉपर्टीज प्रायव्हेट लिमिटेड. (कर्जदार/गहाणदार) २. श्री. सोमनाथ विवाहीनयन चव्हाण (गहाणवटदार) ३. श्री. लता पंढरे नामडे (गहाणवटदार) ५. श्री. विमला शारिंदे (गहाणवटदार) ५. श्री. नीता उमेरा पायगुडे. (गहाणवटदार) ६. श्री. सत्यमाया शिवाजीराव (गहाणवटदार) ६. श्री. दिगंबर संतरवार चव्हाण (गहाणवटदार) ८. श्री. जनार्दन संतरवार चव्हाण (गहाणवटदार) ९. श्री. युवराज उर्फ योगीराज कव्हाण चव्हाण (गहाणवटदार) १०. श्री. योगिता अर्जुन सोमनाथ (गहाणवटदार) ११. श्री. सुरेंद्र पुरविला म्हातारे (गहाणवटदार) १२. श्री. गुरप्रीत मनमथ मन्वसाने (गहाणवटदार) १३. विजया चंद्रकांत शेठे (गहाणवटदार) १४. श्री. चंद्रकांत रघुनाथ शेठे (गहाणवटदार) १५. श्री. सोमनाथ मास्की जाधव (गहाणवटदार) १६. श्री. अभय चंद्रकांत वेदायळ (गहाणवटदार) १७. डॉ. पोपट तुळशीदास गाडे. (गहाणवटदार) १८. डॉ. उमेश विमल हांडे (गहाणवटदार) १९. डॉ. विठ्ठल मोरे (गहाणवटदार) २०. श्री. सुभाष महादेवराम मोरे (गहाणवटदार) २१. श्री. विठ्ठल महादेवराम मोरे (गहाणवटदार) २२. श्री. संदीप माणिकराव हरगुडे (गहाणवटदार) २३. श्री. दिगंबर भालवंत काळे (गहाणवटदार) २४. श्री. कुशल कुंजलाल ओसवाल (गहाणवटदार) २५. श्री. नीलेश एस. सिंग (हमीदार) २६. श्री. मिनाडी एन. सिंग (हमीदार)	०८-०९-२०२४/ ११.४४.१०.५२२ /- (सर्वे असा कोटी चव्वेचावडीस लाख दहा हजार पाचवे सव्वाणच मात्र)	(गहाण मिळकतीचे वर्णन) विकास कारागुमार नोंदीणी जिल्हा, अजिमेक हवेली, दिवाण प्रजेचा अधिकारीनेमधील आणि जिवाहा परिशद पुणे, तालुका पंचायत समिती हवेली, ग्रामपंचायत गाव केनाडच्या स्थानिक हद्दीतील अशा महसूल गाव केनाड, तालुका हवेली, जिल्हा पुणे येथे स्थित मोजाग्रास साधारण ०० हेक्टर ९२ आर क्र. २६० घाक गट (पुर्वी जुना गट क्र. २६० की, सव्हे क्र. ४४/५/सी/ मोजाग्रास ०२ आर II गुंडे) वही क्षेत्र मोजाग्रास साधारण ०० हेक्टर ९० आर ते सर्व ते भाग आणि विभाग, जी खालीलप्रमाणे सीमावध: पूर्वेला किंवा त्या दिशेने: गट क्र. २६३ की जमिनीद्वारे, दक्षिणेला किंवा त्या दिशेने: श्री. हरगुडे यांच्या मिळकतीद्वारे, पश्चिमेला किंवा त्या दिशेने: गट क्र. २६२ द्वारे, उत्तरेला किंवा त्या दिशेने: गट क्र. २६३ द्वारे.	रु. ६,६९,०६,००० /- (सर्वे असा लाख नव्वड हजार सहस्रो मात्र)	रु. ६६,१०,६००/- (सर्वे असा कोटी एकविसार लाख सहस्रो मात्र)

पीसीएचएफएल कडे गहाण आणि जंगमगहाण "तारा अथेना " प्रकल्पातील न विकलेल्या युनिट्सची सूची				
अ. क्र.	वर्नाक	युनिट क्र.	वटई क्षेत्र (चौ.फु. मध्ये)	विक्रीयोग्य क्षेत्र (चौ.फु. मध्ये)
१	ए	१०३	६९०	९००
२	ए	३०४	६६०	६००
३	ए	४०४	७७९	८८३
४	ए	४०४	६६०	६००
५	सी	२०४	७७९	८८३
६	सी	११०१	६७९	८८३
७	सी	१५०४	५२३	६८०
८	सी	१०२	५२३	६८०
९	सी	५०२	५२३	६८०
१०	सी	५०३	५२३	६८०
११	सी	६०१	५१२	६६६
१२	सी	६०२	५१२	६६६
१३	सी	६०४	५१२	६६६
१४	सी	८०१	५१२	६६६
१५	सी	८०३	५१२	६६६
१६	सी	८०४	५१२	६६६
१७	सी	१३०१	५१०	६६३
१८	सी	१३०२	५१०	६६३
१९	गोविन्द	१०	२००	२६४
२०	गोविन्द	१३	२०२	२६९
२१	गोविन्द	१४	१७६	२७२
२२	गोविन्द	१५	१७६	२७२
२३	गोविन्द	१६	१७६	२७२
२४	गोविन्द	१७	१७६	२७२
२५	गोविन्द	१८	१७६	२७२
२६	गोविन्द	१९	१७६	२७२
२७	गोविन्द	२०	१७६	२७२
२८	गोविन्द	२१	१७६	२७२
२९	गोविन्द	२२	१७६	२७२
३०	गोविन्द	२३	१७६	२७२
३१	गोविन्द	२४	१७६	२७२
३२	गोविन्द	२५	१७६	२७२
३३	गोविन्द	२६	१७६	२७२
३४	गोविन्द	२७	१७६	२७२
३५	गोविन्द	२८	१७६	२७२

पीसीएचएफएल कडे जंगमगहाण अशा "तारा अथेना " येथी प्रकल्पातील बुक झालेल्या युनिट्सची सूची				
अ. क्र.	वर्नाक	युनिट क्र.	वटई क्षेत्र (चौ.फु. मध्ये)	विक्रीयोग्य क्षेत्र (चौ.फु. मध्ये)
१	ए	११०३	६७९	८८३
२	ए	११०४	६७९	८८३
३	सी	१०३	६७९	८८३
४	सी	३०१	५२३	६८०
५	सी	७०१	५२३	६८०
६	सी	१०३	५२३	६८०
७	सी	२०४	५१२	६६६
८	सी	५०१	५१२	६६६
९	सी	८०२	५१२	६६६
१०	सी	११०२	५१२	६६६
११	सी	११०३	५१२	६६६
१२	गोविन्द	१	२००	२६७
१३	गोविन्द	२	२००	२६७
१४	गोविन्द	१८	१९६	२६६
१५	गोविन्द	१९	१९६	२६६
एकूण		६१८१३.००	८८९६.००	३३०२.९२

जोडाव III									
पीसीएचएफएल कडे अंगमगहाण अशा "तारा अथेना " येथी प्रकल्पातील विकलेल्या आणि रजिस्टर्ड युनिट्सची सूची									
अ. क्र.	वर्नाक	युनिट क्र.	वटई क्षेत्र	विक्रीयोग्य क्षेत्र	किमी/ तारा प्रमुख	प्रार रकम	सिद्धक	३८	३९
			(चौ.फु. मध्ये)	(चौ.फु. मध्ये)	(ह. लागाव)	(ह. लागाव)	वेणी (ह. लागाव)	सी	सी
१	ए	२०२	७७९	८८३	२३.५५	२३.००	३.५५	२१.९५	१२.८५
२	ए	३०३	७७९	८८३	२८.२६	२९.२६	११.००	२६.५५	१२.५०
३	ए	३०२	९९०	१००	११.२७	११.०२	१.२५	२९.४२	२०.३०
४	ए	३०३	९९०	१००	२८.२२	२८.८०	१.५८	२९.४२	२०.५५
५	ए	४०३	९९०	१००	२७.९२	२८.००	१.०८	२९.४५	२१.३०
६	ए	४०४	९९०	१००	२८.८१	२८.५५	१.३४	२९.४५	११.६८
७	ए	५०३	९९०	९९९	३०.८४	३०.८४	०.००	२९.४५	१८.९५
८	ए	७०२	९९०	१००	२७.९२	२८.१२	१.२०	२९.४५	२०.००
९	ए	८०३	९९०	१००	३०.२७	२८.७५	१.५१	२९.३९	१७.३५
१०	ए	१००२	८८४	८९०	३१.२०	२८.९७	१.२३	२९.४२	१८.९५
११	ए	१००३	८८४	८९०	३१.७५	२८.९५	१.७५	२९.४२	१८.७५
१२	ए	११०३	८८४	८९०	३०.०२	२९.०५	१.०७	२९.४२	१८.७५
१३	सी	१०४	९९०	१००	२९.१८	२०.००	९.१८	२९.४२	१८.७५
१४	सी	१०४	९९०	१००	३०.०५	२७.६०	२.४५	२९.४२	१८.७५
१५	सी	२०३	७७९	८८३	२९.१५	२९.५५	०.३९	२९.४२	२०.३५
१६	सी	३०३	९९०	१००	३०.२१	२७.४५	२.७६	२९.४२	२०.३५
१७	सी	३०३	९९०	१००	३०.०२	२८.६०	१.४१	२९.४२	२०.३५
१८	सी	३०४	९९०	१००	२८.४८	२८.४५	०.०३	२९.४२	२०.३५
१९	सी	४०१	७७९	८८३	२९.१५	२९.५५	०.४०	२९.४२	२०.३५
२०	सी	४०२	७७९	८८३	२९.१५	२९.५५	०.४०	२९.४२	२०.३५
२१	सी	५०१	९९०	१००	२९.८१	२९.४२	०.३९	२९.४२	२०.३५
२२	सी	५०४	९९०	१००	२९.१५	२९.१५	०.००	२९.४२	२०.३५
२३	सी	६०१	९९०	१००	३०.२१	२७.४५	२.७६	२९.४२	२०.३५
२४	सी	७०१	९९०	१००	२९.१५	२९.१५	०.००	२९.४२	२०.३५
२५	सी	७०२	९९०	१००	२९.१५	२९.१५	०.००	२९.४२	२०.३५
२६	सी	८०४	९९०	१००	२९.१५	२९.१५	०.००	२९.४२	२०.३५
२७	सी	९०२	९९०	१००	२९.१५	२९.१५	०.००	२९.४२	२०.३५
२८	सी	९०३	९९०	१००	२९.१५	२९.१५	०.००	२९.४२	२०.३५
२९	सी	१००२	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
३०	सी	१००३	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
३१	सी	१००४	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
३२	सी	१००५	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
३३	सी	१००६	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
३४	सी	१००७	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
३५	सी	१००८	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
३६	सी	१००९	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
३७	सी	१०१०	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
३८	सी	१०११	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
३९	सी	१०१२	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
४०	सी	१०१३	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
४१	सी	१०१४	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
४२	सी	१०१५	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
४३	सी	१०१६	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
४४	सी	१०१७	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
४५	सी	१०१८	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
४६	सी	१०१९	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
४७	सी	१०२०	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
४८	सी	१०२१	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
४९	सी	१०२२	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
५०	सी	१०२३	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
५१	सी	१०२४	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
५२	सी	१०२५	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
५३	सी	१०२६	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
५४	सी	१०२७	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
५५	सी	१०२८	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
५६	सी	१०२९	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
५७	सी	१०३०	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
५८	सी	१०३१	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
५९	सी	१०३२	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
६०	सी	१०३३	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
६१	सी	१०३४	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
६२	सी	१०३५	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
६३	सी	१०३६	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
६४	सी	१०३७	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
६५	सी	१०३८	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
६६	सी	१०३९	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
६७	सी	१०४०	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
६८	सी	१०४१	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
६९	सी	१०४२	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
७०	सी	१०४३	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
७१	सी	१०४४	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
७२	सी	१०४५	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
७३	सी	१०४६	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
७४	सी	१०४७	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
७५	सी	१०४८	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
७६	सी	१०४९	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
७७	सी	१०५०	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
७८	सी	१०५१	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
७९	सी	१०५२	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
८०	सी	१०५३	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
८१	सी	१०५४	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
८२	सी	१०५५	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
८३	सी	१०५६	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
८४	सी	१०५७	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
८५	सी	१०५८	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
८६	सी	१०५९	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
८७	सी	१०६०	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
८८	सी	१०६१	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
८९	सी	१०६२	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
९०	सी	१०६३	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
९१	सी	१०६४	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
९२	सी	१०६५	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
९३	सी	१०६६	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
९४	सी	१०६७	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
९५	सी	१०६८	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
९६	सी	१०६९	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
९७	सी	१०७०	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
९८	सी	१०७१	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
९९	सी	१०७२	८८४	८९०	२९.१५	२९.१५	०.००	२९.४२	२०.३५
१००	सी	१०७३	८८४	८९०	२९.१५	२९.१५	०.००	२९.	

Terms & Conditions
M/s. Cargo Care International
Pegasus Group Thirty Nine Trust 1

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **10/12/2024** for the above mentioned mortgaged properties from **03:00 pm to 04:00 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.
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 a proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and E Procurement Technologies Ltd. Auction Tiger, Ahmedabad, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: ramprasad@auctiontiger.net & 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. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). The bidder cannot withdraw the EMD after submission of the bid. In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submit by the bidder).

7. **The reserve price of the auction property is Rs. 1,49,83,000/- (Rupees One Crore Forty Nine Lakhs Eighty Three Thousand Only) and the Earnest Money Deposit will be Rs. 14,98,300/- (Rupees Fourteen Lakhs Ninety Eight Thousand Three Hundred Only).**
8. **The mortgaged property will be sold on "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities/encumbrances on 10/12/2024.**
9. **The last date for submission of bid is 09/12/2024 before 05.00 pm and the date and time of the Auction is scheduled on 10/12/2024 from 03:00 pm to 04:00 pm.**
10. **"The Successful bidder shall be deemed to purchase the property with full knowledge, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc."**
11. **Sale is subject to conditions prescribed in the SARFAESI Act 2002 and condition mentioned in public notice dated 21/11/2024.**
12. **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 drawn in favor of Pegasus Group Thirty Nine Trust 1 payable at Mumbai or EMD can also be paid by way of RTGS / NEFT/Fund Transfer to the credit of A/c no. 409819116154, A/c name: - Pegasus Group Thirty Nine Trust 1, Bank Name: RBL Bank Limited, Mumbai Nariman Point Branch, IFSC Code: RATN0000155, MICR Code: RATN0000155 and the same can be deposited/sent to Authorised Officer at the office of Pegasus mentioned hereinabove with a reference of the said E-auction notice.**
13. **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 Lakh Only).**
14. **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.

15. 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 the property shall be resold.
16. 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 the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
17. 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.
18. 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.
19. 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.
20. 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.**
21. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.
22. **This publication is also fifteen days' notice to the aforementioned borrowers/guarantors under Rule 8 of The Security Interest (Enforcement) Rules, 2002.**
23. Further enquiries may be clarified with the Authorized Officer, Mr. Siddhesh Pawar, Sr. manager, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free

Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884728,
Mobile No. 9029687504, email: siddhesh@pegasus-arc.com and Mr. Rohan Kadam, Officer,
Mobile No. 9167981607, email: rohan@pegasus-arc.com

Special Instructions:

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

AUTHORISED OFFICER

Place: Navi Mumbai

Date: 21/11/2024

Pegasus Assets Reconstruction Private Limited

(Trustee of Pegasus Group Thirty Nine Trust 1)