PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

PEGASUS

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 E-AUCTION

Sale of Immovable Property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and 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 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 known and unknown dues on 18/02/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured asset being immovable property on **09/11/2023** under the provisions of the SARFAESI Act and Rules thereunder.

The details of the Auction are as follows:

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|---|--|
| Name of the Borrower(s), Co-Borrower(s), and Mortgagor(s): | Mr. Narendra Uttambhai Tailor (Borrower and Mortgagor) Mrs. Dharmishta Narendra Tailor (Co-Borrower and Mortgagor) |
| Outstanding Dues for which the secured assets are being sold: | Rs. 2,48,95,997/- (Rupees Two Crore Forty-Eight Lakhs Ninety-Five Thousand Nine Hundred and Ninety-Seven Only) as on 05/11/2019 plus interest at the contractual rate and costs, charges, and expenses thereon till the date of payment and realization. (as per notice under section 13 (2) of SARFAESI Act) [Rs. 5,49,71,554.06/- (Rupees Five Crores Forty-Nine Lakhs Seventy One Thousand Five Hundred Fifty Four and Six Paise Only) as on 18/10/2024 plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. 19/10/2024 till the date of payment and realization.] |
| Details of Secured Asset | Mortgaged by- Mr. Narendra Uttambhai Tailor and Mrs. |
| being Immovable Property which is being sold | Residential Flat No. 203 on 2nd Floor, admeasuring built up area of 76.30 sq. mtrs. in the building known as Chamunda Paradise, constructed on land bearing ALL THAT piece or parcel of land or ground bearing of (1) CTS No.294: admeasuring 636.9 sq. mtrs. situated at village Vile Parle (East), Taluka Andheri, Mumbai suburban district, (2)CTS No.295, 295/1 to 24: admeasuring 564.60 sq. meters village Vile Parle (East), Taluka Andheri Mumbai suburban district (3) CTS No. 296, 296/1 to 8: admeasuring 146.8 sq. meters, CTS No. 296/1, admeasuring 17.8 sq. meters, CTS No. 296/2 admeasuring 17.8 sq. meters, CTS No. 296/2 admeasuring 17.8 sq. meters, CTS No. 296/5, admeasuring 17.8 sq. meters, CTS No. 296/6 admeasuring 289.20 sq. meters, (4) CTS No. 297, 297/1 to 5: admeasuring 289.20 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district totally admeasuring 267.30 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (6) CTS No. 386 admeasuring 710.6 sq. meters Village Vile Parle (East) Taluka Andheri, Mumbai suburban district (7), CTS No. 387 admeasuring 865.9 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (7), CTS No. 387 admeasuring 865.9 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (7), CTS No. 387 admeasuring 865.9 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (6) CTS No. 387 admeasuring 865.9 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (6) CTS No. 387 admeasuring 865.9 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (6) CTS No. 387 admeasuring 865.9 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (6) CTS No. 387 admeasur |
| CERSAI ID: | Security Interest ID – 400017258138 Asset ID- 200017219351 |
| Reserve Price below which the Secured Asset will not be sold (in Rs.): | Rs. 1,49,85,000/- (Rupees One Crore Forty-Nine Lakhs Eighty-Five Thousand Only) |
| Earnest Money Deposit (EMD) | Rs. 14,98,500/- (Rupees Fourteen Lakhs Ninety-Eight Thousand Five 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 Property | 07/02/2025 between 03:00 pm to 05:00 pm |
| Contact Person and Phone | Mr. Nilesh More- 9004722468 |
| Number: | Mr. Gautam Bhalerao- 8999569572 |
| Last date for submission of Bid: | 17/02/2025 till 04:00 pm |
| Time and Venue of Bid Opening | E-Auction/Bidding through website (https://sarfaesi.auction- tiger.net) on 18/02/2025 from 11:00 am to 01:00 pm |
| This publication is also a Fifte | en (15) days' notice to the aforementioned borrower(s)/ co-borrow- |

This publication is also a Fifteen (15) days' notice to the aforementioned borrower(s)/ co-borrower(s)/ mortgagor(s) under Rules 8 & 9 of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor website i.e. http://www.pegasus-arc.com/assets-to-auction.html for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website https://sarfaesi.auctiontiger.net or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support: 079-68136805/68136837 Mo.: +919978591888, Email: ramprasad@auctiontiger.net and support@auctiontiger.net.

Place: Mumbai

Date: 28/01/2025

AUTHORISED OFFICER

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



पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

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

ई लिलाव करिता जाहीर सूचना

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला सहवाचन सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अंतर्गत स्थावर मिळकर्तींची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफैसी ॲवटच्या तरतुर्दीन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे आरबीएल वॅक 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 असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत. जे सरफैसी कायदा च्या तरतुदी आणि त्या नियमानुसार १८/०२/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह ''जे आहे जेथे आहे", ''जे आहे जसे आहे" आणि ''जे काही आहे तेथे आहे" तत्त्वाने विकण्यात येणार आहे.

पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफैसी अधिनयम आणि त्या अंतर्गत नियमांच्या तरतुर्दीन्वये ०९/११/२०२३ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पढील प्रमाणे :

| | लिलावाची तपशिल पुढील प्रमाणे : |
|-----------------------------|--|
| कर्जदार, सहकर्जदार आणि | १. श्री. नरेंद्र उत्तमभाई टेलर (कर्जदार आणि हमीदार) |
| हमीदारांचे नावे | २. धर्मिष्टा नरेंद्र टेलर (सह-कर्जदार आणि हमीदार) |
| | . , , , , , , , , , , , , , , , , , , , |
| जिच्या करिता तारण मत्तेची | सरफैसी ॲक्टच्या कलम १३(२) अंतर्गत सूचनेप्रमाणे रु. २,४८,९५,९९७/- (रुपये |
| विक्री होणार आहे त्यासाठी | दोन कोटी अट्टेचाळीस लाख पंच्याण्णव हजार नऊशे सत्त्याण्णव मात्र) ०५.११.२०१९ |
| थकीत देय होणार आहे. | रोजीस अधिक सह प्रदान आणि वसुलीच्या तारखेपर्यंत त्यावरील सांपार्श्विक दराने व्याज |
| | आणि परिव्यय, प्रभार आणि खर्च (सरफैसी ॲक्टच्या कलम १३(२) अंतर्गत |
| | सूचनेप्रमाणे.) |
| | (रु. ५,४९,७१,५५४.०६/- (रुपये पाच कोटी एकोणपन्नास लाख एकाहत्तर हजार |
| | पाचशे चोपन्न आणि पैसे सहा मात्र) १८.१०.२०२४ रोजीस अधिक सह प्रदान आणि |
| | वसुलीच्या तारखेपर्यंत १९.१०.२०२४ रोजीपासून त्यावरील सांपार्श्विक दराने व्याज |
| | आणि परिव्यय, प्रभार आणि खर्च. |
| जिच्या करिता तारण मत्तेची | द्वारे गहाण : श्री. नरेंद्र उत्तमभाई टेलर आणि श्रीम. धर्मिष्ठा नरेंद्र टेलर |
| विक्री होणार आहे त्या तारण | (१) गाव विलेपार्ले (पूर्व), तालूका अंधेरी, मुंबई उपनगर जिल्हा येथे स्थित सीटीएस क्र. |
| मत्तेची तपशिल | २९४, मोजमापित ६३६.९ चौ.मीटर्स, (२) गाव विलेपार्ले (पूर्व), तालूका अंधेरी, मुंबई |
| | उपनगर जिल्हा येथे स्थित सीटीएस क्र. २९५, २९५/१ ते २४, मोजमापित ५६४.६० |
| | चौ.मीटर्स, (३) सीटीएस क्र. २९६, २९६/१ ते ८, मोजमापित १४६.८ चौ.मीटर्स, |
| | सीटीएस क्र. २९६/१, मोजमापित १७.८ चौ.मीटर्स सीटीएस क्र. २९६/२, मोजमापित |
| | १७.८ चौ.मीटर्स, सीटीएस क्र. २९६/३, मोजमापित १७.८ चौ.मीटर्स, सीटीएस क्र. |
| | २९६/४, मोजमापित १७.८ चौ.मीटर्स, सीटीएस क्र. २९६/५, मोजमापित १७.८ |
| | चौ.मीटर्स, सीटीएस क्र. २९६/६, मोजमापित १७.८ चौ.मीटर्स, सीटीएस क्र. २९६/७, |
| | मोजमापित १७.८ चौ.मीटर्स, सीटीएस क्र. २९६/८, मोजमापित १७.८ चौ.मीटर्स, गाव |
| | विलेपार्ले (पूर्व), तालूका अंधेरी, मुंबई उपनगर जिल्हा एकूण मोजमापित २८९.२० |
| | चौ.मीटर्स (४) सीटीएस क्र. २९७, २९७/१ ते ५, मोजमापित २६७.३० चौ.मीटर्स, गाव |
| | विलेपार्ले (पूर्व), तालूका अंधेरी, मुंबई उपनगर जिल्हा, (५) सीटीएस क्र. ३२५, प्लॉट |
| | सी=२३६.७० चौ.मीटर्स, प्लॉट एफ=८८४.४० चौ.मीटर्स, गाव विलेपार्ले (पूर्व), |
| | तालका अंधेरी, मंबई उपनगर जिल्हा (६) सीटीएस क्र. ३८६, मोजमापित ७१०.६ |
| | वालूका अवरा, मुंबई उपनगर जिल्हा (द) साटाएस क्र. २८६, माजमापत ७५०.६ चौ.मीटर्स, गाव विलेपार्ले (पूर्व), तालूका अंधेरी, मुंबई उपनगर जिल्हा, (७) सीटीएस |
| | चा.माटस, गांव विलयाल (पूर्व), तालूका अवरा, मुंबई उपनार जिल्हा, (७) साटाएस क्र. ३८७, मोजमापित ८६५.९ चौ.मीटर्स, गांव विलेपार्ले (पूर्व), तालूका अंधेरी, मुंबई |
| | क्र. २८७, माजमापत ८६५.५ चा.माटस, गाव विलपाल (पूव), तालूका अधरा, मुंबई उपनगर जिल्हा (एकत्रितरित्या संक्षिप्तपणे सदर मिळकत असा संदर्भ) यानंतर |
| | |
| | एकत्रितरित्या सदर मिळकत संदर्भ. |
| सीईआरएसए आयडी | सिक्युरीटी इंटरेस्ट आयडी- ४०००१७२५८१३८ |
| | ॲसेट आयडी- २०००१७२१९३५१ |
| ज्या खालील तारण मत्ता | হ. १,४९,८५,०००/ - |
| विकलेली जाणार नाही | (रूपये एक करोड एकोणपन्नास हजार पंच्याऐंशी हजार मात्र) |
| राखीव किंमत | |
| इसारा अनामत रक्कम | ₹. १४,९८,५००/- |
| (इएमडी) : | (रूपये चौदा लाख अञ्जयाण्णव हजार पाचशे मात्र) |
| | , |
| मिळकतीवर करण्यात | ज्ञात नाही |
| आलेले कोणतेही दावे | |
| आणि तारणी धनकोंना ज्ञात | |
| असलेली अन्य कोणतीही | |
| थकबाकी व मूल्य | |
| मिळकतीचे निरीक्षण | ०७.०२.२०२५ रोजी दु. ०३.०० ते सायं ०५.०० पर्यंत |
| संपर्क व्यक्ती आणि फोन क्र. | श्री. निलेश मोरे- ९००४७२२४६८ |
| | श्री. गौतम भालेराव – ८९९९५६९५७२ |
| बोली सादर करण्यासाठी | १७/०२/२०२५ रोजी द. ४.०० पर्यंत |
| अंतिम तारीख | ३७/०१/ र०१५ राजा दु. ३.०० पथत |
| | |
| बोली उघडण्याचे ठिकाण | ई- लिलाव/बोली वेबसाईट https://sarfaesi.auctiontiger.net) |
| आणि वेळ | मार्फत १८/०२/२०२५ रोजी स. ११.०० ते दु. ०१.०० पर्यंत |
| 1 3000 | |

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

विक्रीच्या तपशीलवार अटी आणि शर्तींकरिता/संबंधीत मिळकतीची विक्री आणि ई लिलावात भाग घेण्याकरीता त्यांची बोली सादर करण्याआधी इतर तपशिल तारण धनकोंची वेबसाईट म्हणजेच http://www.pegasus-arc.com/assets-to-auction.html च्या संदर्भ घ्यावा. तसेच बोलीदारांनी वेबसाईट https://sarfaesi.auctiontiger.net किंवा सेवा पुरवटादार मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: ०७९-६८१३६८०५/६८१३६८३७ मोबा. +९१९९७८५९१८८८, ईमेल: ramprasad@auctiontiger.net आणि support@auctiontiger.net. येथे संपर्क साधावा.

ठिकाण : मुंबई

दिनांक: २८.०१.२०२५

प्राधिकृत अधिकारी पेगासस अँसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ चे ट्रस्टी)

Bhayandar –West Thane-401106

Contact Person- SRS Associates

PEGASUS

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

PUBLIC NOTICE FOR E-AUCTION Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 & 9 of the

Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s Co-Borrower(s) and 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 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 know and unknown dues on 18/02/2025.
The Authorized Officer of Pegasus has taken physical possession of the below described secured

asset being immovable property on 09/11/2023 under the provisions of the SARFAESI Act and The details of the Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), and Mortgagor(s): Outstanding Dues for which the secured assets

are being sold:

1. Mr. Narendra Uttambhai Tailor (Borrower and Mortgagor) 2. Mrs. Dharmishta Narendra Tailor (Co-Borrower and Rs. 2,48,95,997/- (Rupees Two Crore Forty-Eight Lakhs Ninety

Five Thousand Nine Hundred and Ninety-Seven Only) as or 05/11/2019 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization. (as per notice under section 13 (2) of SARFÁESI Act) [Rs. 5,49,71,554.06/- (Rupees Five Crores Forty-Nine Lakhs Seventy One Thousand Five Hundred Fifty Four and Six Paise Only) as on 18/10/2024 plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. 19/10/2024 till the date

of payment and realization.

Details of Secured Asset Mortgaged by- Mr. Narendra Uttambhai Tailor and Mrs. being Immovable Property Dharmishta Narendra Tailor

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tesidential Flat No. 203 on 2nd Floor, admeasuring built up area of 76.30 sq. mtrs. in the building known as Chamunda Paradise constructed on land bearing ALL THAT piece or parcel of land or ground bearing of (1) CTS No.294: admeasuring 636.9 sq. mtrs., situated at village Vile Parle (East), Taluka Andheri, Mumbai suburban district, (2)CTS No.295, 295/1 to 24: admeasuring 564.60 sq. meters village Vile Parle (East) Taluka Andheri Mumbai suburban district (3) CTS No. 296, 296/1 to 8: admeasuring 146.8 sq. meters, CTS No. 296/1, admeasuring 17.8 sq. meters CTS No.296/2 admeasuring 17.8 sq. meters, CTS No. 296/3 admeasuring 17.8 sq. meters CTS No.296/4 admeasuring 17.8 sq. meters CTS No.296/4 admeasuring 17.8 sq. meters, CTS No. 296/5, admeasuring 17.8 sq. meters, CTS No.296/6 admeasuring 17.8 sq. meters CTS No.296/7 admeasuring 17.8 sq. meters, CTS No. 296/8 admeasuring 17.8 sq. meters, Village Vile Parle (East) Taluka Andheri. Mumbai suburban district totally admeasuring 289.20 sq. meters., (4) CTS No. 297, 297/1 to admeasuring 267.30 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district, (5) CTS No. 325: Plo C = 236.70 sq. meters, Plot F= 884.40 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (6) CTS No. 386 admeasuring 710.6 sq. meters Village Vile Parle (East) Taluka Andheri, Mumbai suburban district (7), CTS No. 387 admeasuring 865.9 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (collectively referred to as the said properties for the sake of brevity) hereinafter collectively

referred to as "the said property".

Security Interest ID – 400017258138

Asset ID- 200017219351 CERSALID: Reserve Price below which Rs. 1,49,85,000/- (Rupees One Crore Forty-Nine Lakhs Eighty the Secured Asset will not be sold (in Rs.): Earnest Money Deposit (EMD) Rs. 14,98,500/- (Rupees Fourteen Lakhs Ninety-Eight Thousand Five Hundred Only) Claims, if any, which have Not Known been put forward against the property and any othe dues known to Secured creditor and value

07/02/2025 between 03:00 pm to 05:00 pm Contact Person and Phone Mr. Nilesh More- 9004722468 Mr. Gautam Bhalerao- 8999569572 Last date for submission 17/02/2025 till 04:00 pm of Bid: Time and Venue of Bid E-Auction/Bidding through website (https://sarfaesi.aucti tiger.net) on 18/02/2025 from 11:00 am to 01:00 pm Opening This publication is also a Fifteen (15) days' notice to the aforementioned borrower(s)/ co-borrow

er(s)/ mortgagor(s) under Rules 8 & 9 of The Security Interest (Enforcement) Rules, 2002. For detailed terms & conditions of the sale, please refer to the link provided in Secure Creditor website i.e. http://www.pegasus-arc.com/assets-to-auction.html for detailed terms & conditions of e-auction/sale of respective property and other details before submit ting their bids for taking part in the e-auction. Bidders may also visit the website https://sar faesi.auctiontiger.net or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support: 079-68136805/68136837 Mo.: +919978591888, Email ramprasad@auctiontiger.net and support@auctiontiger.net. AUTHORISED OFFICER

Pegasus Assets Reconstruction Private Limited Place: Mumbai Date: 28/01/2025 (Trustee of Pegasus Group Thirty Nine Trust-1) UNIVERSAL STARCH-CHEM ALLIED LTD.

Regd Office: Mhatre Pen Building, 'B' Wing, 2nd Floor, Senapati Bapat Marg, Dadar (W), Mumbai - 400 028. Tel No: 022-66563333 Fax No: 022-24305969/ 24327436 Email id: mumbai@universalstarch.com web site: www.universalstarch.com CIN: L24110MH1973PLC016247

Notice to Members

The Members of M/s. Universal Starch Chem Allied Limited ("the Company") are hereby formed that pursuant to the provisions of Section 110 read with Section 108 and other applicable provisions, if any, of the Companies Act, 2013 (the "Companies Act") (including ny statutory modification(s) or re-enactment(s) thereof for the time being in force), read vith Rule 20 and Rule 22 of the Companies (Management and Administration) Rules, 2014 the "Rules") as amended from time to time, Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations. 2015 "Listing Regulations"), Secretarial Standards on General Meetings issued by the Institute f Companies Secretaries of India ("SS-2") and in accordance with General Circular Nos 4/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 22/2020 dated June 15, 2020 3/2020 dated September 28, 2020, 39/2020 dated December 31, 2020, 10/2021 dated lune 23, 2021, 20/2021 dated December 08, 2021, 3/2022 dated May 05, 2022, 11/2022 dated December 28, 2022, 09/2023 dated September 25, 2023 and 09/2024 September 19, 2024 (the "MCA Circulars") issued by the Ministry of Corporate Affairs, the Company nas on January 27, 2025 completed the dispatch of the Postal Ballot Notice dated January 24, 2025 ("the Notice") through electronic mode to the Members whose email addresses vere registered with the Company or with the Depositories/ Depository Participants and whose names were recorded in the Register of Members of the Company or in the Registe of Beneficial Owners maintained by the Depositories as on January 17, 2025 ("cut-off late"), for seeking consent of the Members by postal ballot, including through voting by lectronic means, in relation to the resolution as detailed in the said Notice. Accordingly hysical copies of the Postal Ballot Notice, postal ballot forms and pre-paid business reply velones are not been sent to the Members

he Postal Ballot Notice is available on the website of the Company at www.universalstarch.com on the website of the stock exchanges where the equity shares of the Company are listed e. BSE Limited at www.bseindia.com.

The Company has engaged the services of Central Depository Services (India) Limited to provide remote e-Voting facility to its Members. The members have an option to exercise neir vote either electronically or by way of physical ballot. The Voting will commence from 09:00 a.m. (IST) on Tuesday, January 28, 2025 and will remain open till 05:00 p.m. (IST) on Wednesday, February 26, 2025. Voting whether by postal ballot or remote e-Voting hall not be allowed beyond the said date and time. The remote e-Voting module will be disabled for voting thereafter. The detailed procedure for remote e-Voting is given in the notes forming part of Notice. Once the vote on a resolution is cast by the Member, the same cannot be changed subsequently. Voting rights of the Members shall be in proportion to the

hares held by them in the paid-up share capital of the Company as on cut-off date. As per the SEBI Master circular no. SEBI/HO/CFD/PoD2/CIR/P/2023/120 dated July 11, 2023 n e-Voting facility provided by Listed entities, remote e-Voting process has been enabled o all the individual demat account holders, by way of single login credential, through their lemat accounts/ websites of Depositories/ Depository Participants in order to increase the fficiency of the e-Voting process. Members are advised to undate their mobile number and mail address with their respective DPs in order to access remote e-Voting facility. Detailed nstructions for login methods of remote e-Voting are provided in the Postal Ballot Notice. accordance with the MCA Circulars, physical copies of the Notice will not be circulated to he Members. However, it is clarified that all the persons who are Members of the Company as on the cut-off date (including those Members who may not have received this Notice due to non-registration of their email IDs with the Company or with the Depositories Depository Participants) shall be entitled to vote in relation to the resolution specified in the Notice. Any person who is not a Member as on the cut-off date should treat this Notice fo nformation purposes only.

Process for registration of email address:

a) Members holding shares in physical mode and who have not updated their ema addresses with the Company are requested to update their email addresses by writing to Link Intime India Private Limited at ali.shaikh@linkintime.co.in along with the copy of the signed request letter in Form ISR-1 mentioning name and address of the Member, selattested copy of the PAN card, and self-attested copy of any document (eg.: Aadhaar Driving License, Election Identity Card, Passport) in support of the address of the Member. Members holding shares in dematerialized mode are requested to register/ updat their email addresses with the relevant Depository Participants.

Those shareholders who have already registered their e-mail address are requested to keep their e-mail address validated, to enable servicing of notices/ documents/ Annual Reports electronically to their e-mail address in future.

he Board has appointed Leena Agarwal & Co, Company Secretary in practice, as the crutinizer to scrutinize the voting process in a fair and transparent manner

The Scrutinizer will submit his report to the Chairperson/ Managing Director/ Company Secretary of the Company. The results of the Postal Ballot will be declared on or before February 28, 2025 by uploading on the website of the Company at www.universalstarch.com. The esults shall also be communicated simultaneously to BSE Limited where equity shares of the Company are listed.

Members may also call CDSL toll free No. 1800-21-099-11 or send an email t elpdesk.evoting@cdslindia.com for any further clarifications or grievances

By order of the Board of Directors Universal Starch Chem Allied Limited

Place : Mumbai Date: 24th January, 2025

Nikhil Borana Company Secretary (ICSI Membership No. A60645

20-0-

कामाचे नाव

पुणे महानगरपालिका, पुणे

निविदा प्रक्रिया कक्ष विद्युत विभाग निविदा जाहिरात - निवन कामे

विक्री कालावधी दिनांकः - २८/०१/२०२५ ते ०६/०२/२०२५ १४.३० दुपारी पर्यंत स्वीकृती दिनांक :- २८/०१/२०२५) ते ०६/०२/२०२५ १४.३० दुपारी पर्यंत तांत्रिक निविदा उघडणे प्रक्रिया । दिनांक :- ०७/०२/२०२५) १५.०० दुपारी

| निविदा क्र. | खात्याच नाव | 3,1112-112 | निविदा संच किंमत रु. | अंदाजित पुर्वगणित रक्कम रुपये | बयाना रक्कम रु. | कामाचा मुदत (महिने) | ानावदा विषयक जबाबदार व्यक्तीचे नाव व दुरध्वनी क्रमांक |
|-----------------|----------------|---|-------------------------|-------------------------------------|--------------------|---------------------------|--|
| PMC/ELECTRICAL/ | विद्युत | कात्रज सर्प उद्यान येथे पब्लिक इलेक्ट्रिक | रु. १३५९/- | ₹. | ₹. | 3 | मंगेश मिसाळ |
| 2024/249 | | चार्जिंग स्टेशनला विद्युत विषयक कामे करणे. | | ३०९४२२१/- | 30885/- | | ९६८९९८७४४७ |
| PMC/ELECTRICAL/ | विद्युत | मोहम्मद वाडी स्मशानभूमी येथे चिमणी | रु. १३५९/- | ₹. | ₹. | ξ | संगीता राजेश ढगे |
| 2024/250 | | उभारणे तसेच कोंढवा येवलेवाडी येथे चिमणी उभारणे. | | ४१८६०४१/- | ४१८६०/- | | ९६८९९३११०४ |
| PMC/ELECTRICAL/ | विद्युत | नदी सुधार प्रकल्प अंतर्गत नदी किनारी | रु. १३५९/- | ₹. | ₹. | 3 | मंगेश मिसाळ |
| 2024/251 | | अडथळा ठरणारी कोरेगाव पार्क येथील APC वाहिनी स्थलांतरित करणे. | | ३६८७३४५/- | ३६८७३/- | | ९६८९९८७४४७ |
| PMC/ELECTRICAL/ | विद्युत | नदी सुधार प्रकल्प अंतर्गत नदी किनारी | रु. १३५९/- | ₹. | ₹. | 3 | मंगेश मिसाळ |
| 2024/252 | | अडथळा ठरणारी तुळशीराम वर्निंग घाट | | ३६८७३४५/- | ३६८७३/- | | ९६८९९८७४४७ |
| | | येथील APC वाहिनी स्थलांतरित करणे. | | | | | |

- अ) सदर कामाबाबत निविदा अटी/शर्ती इ. बाबतचा सर्व तपशिल निविदा संचामध्ये नमूद केला असून सदर कामाचे निविदा www.mahatenders.gov.in य वेबसाईटवर उपलब्ध आहे. निविदा संचाची विक्री व स्विकृती सदर वेबसाईटवरून फक्त ऑनलाईन पद्धतीने करण्यात येत असून सर्व निविदा दोन पाकिट पद्धतीने मागविण्यात येत आहेत
- ब) निविदा प्रक्रियाच्या शेवटच्या दिवशी निविदा संच प्राप्त न झाल्यास व स्विकृतीच्या शेवटच्या दिवशी ऑनलाईन सादरीकरण न झाल्यास याची सर्वस्वी जबाबदारी
- क) ऑनलाईन निविदा प्रक्रियेबाबतची संपूर्ण माहिती टेंडर सेल विभाग पुणे मनपा येथे मिळेल.
- ड) कार्यालयीन आदेश क्र. अतिमआ (वि.)/३२, दिनांक २२/०४/२०१६ नुसार बयाणा रक्कम इ.सी.एस/आर.टी.जी.एस./एन.ई.एफ.टी. सुविधेमार्फतच

(स्वाक्षरी/-Yogesh Mali

जाहिरात क्र. २/१३१३ दि. २७/०१/२०२५

कार्यकारी अभियंता (विद्युत) पुणे महानगरपालिका **PUBLIC NOTICE**

NOTICE is hereby given to the public at large viz; (1)Rajesh Chagganlal Choksey residing at Abhijit Building, B-101, Indravan Complex Behind Dada-Dadi Park, Dutt Mandir Road, Malad East, Mumbai 400097, **(2) Chandrakant Chagganlal Choksey** residin at Room No.D-41, Sai Prasth Society, No.37 Charkon Sector No.3. Behind Puniab Nationa Rank Kandivali (West) Mumhai-400067 (3 Yusuf Kazi. (5) Abdul Habib Yusuf Kazi residing at A-1, Hawa Heera Mahal, Pushpa Park, Daftary Road, Malad (East), Mumbai 400097 ("**Owner**") with respect to the nore particularly described in the

Schedule hereunder written.

Any person having any claim against, in to o upon the property mentioned in the Schedule nereunder written by way of sale, exchange nheritance, agreement, contract, mortgag equitable or otherwise), partnership, joint renture, development rights, family rrangement, maintenance, bequest ssession, lease, tenancy, license, harge, lis-pendens, pledge, guarantee, loans advances, injunction or any other attachment or under any decree, order or award passed by iny Court of Law, Tribunal, Revenue of Statutory Authority or arbitration, easement gift, leave and license, trust, right of residence naintenance or otherwise howsoever ar nereby required to notify the same in writin along with supporting documentary evidence to the undersigned at 204B,2nd floor, "Hallmark Business Plaza", Near Gurunanak Hospital, Bandra (East), Mumbai – 400 051, within 14 days from the date of publication o this present notice, failing which the claims and/or objections, if any, shall be considered s waived and/or abandoned.

THE SCHEDULE ABOVE REFERRED TO: (Description of the said Property)

All those pieces and parcels of Plot of Ian bearing layout Plot No. (2) B and (1) C (forming part of the approved layout No.T.O.L.0.376/1-4-61) admeasuring about 1965 sq. yds. equivalent to 1642.99 Sq Meters alongwith the road and passages admeasuring 2509 sq. yds. equivalent to 2097.83 sq. mtrs. bearing Survey No. 3 Hissa No. 1 (pt) bearing corresponding CTS No. 92, area admeasuring 2523.20 Sq. Mtrs. of Village Kurar, Taluka Borivali, in the Registration District of Mumbai Suburban ngether with the structures standing thereo tuate, lying and being at Kurar, Malad (East) Mumbai- 400 097.

Dated this 28th day of January, 2025 For M/s. Law Origin

PUBLIC NOTICE TAKE NOTICE THAT, I am

nvestigating the title of Mr. Mustafa Nisar Hassoni, having his Indian address at Zahra Villa, Cemetry Road, Byramj Town Kotal Road, Nagpur - 440 013 ("Vendor") to the premises more particularly described in the **Schedule** hereunder written ("the said Premises") as my clients are negotiating acquire the same from the Vendor, with a clear and marketable title, free from all encumbrances and lien. Any party or person having any right, title, interest, demand and/or claim of any nature way c sale whatsoever by winheritance, share, mortgage, lease, lien, license aift. possession

encumbrance and/or otherwise howsoever in respect of the said Premises or any part thereof (and/or anybody in control of and/or in possession of the title deeds in respect of the said (collectively, Premises) are` "Claims" hereby requested to make the same known in writing to the undersigned at Arun Panickar, Advocate, High Court, Chamber No.2, Masjid Manor, 4^ Floor, 16, Homy Modi Street, Near Bombay House, Opp. M&J Services, Fort, Mumbai-400 023 also with a copy addressed

to email over advocatearunpanickar@gmail.c om within 14 days from the date of publication of this notice of his/her/their such claims, if any with all supporting documents failing which any claim and/or demand received thereafter shall not be entertained and the same shall be deemed to have een relinguished and/or waived the claim and shall not be binding on my clients and/or the Vendor and my clients shall be free to proceed further to complete the transaction.

THE SCHEDULE ABOVE **REFERRED TO:**

Commercial premises being Office No. 72 admeasuring about 3275 sq. ft. built up area situated on the 7th floor in the 'Sakha building known as Bhavan' of Sakhar Bhavan Premises Co-operative Society Limited at 220 Nariman Point Mumbai - 400 021 constructed on the land bearing Plot No. 20 Backbay Block III Reclamation and CS No. 1971 of Fort Division in the Registration District and Subregistration District of Mumbai City ("said Premises") together with ten fully paid up shares of Rs.50/- each under distinctive Nos. 111 to 120 under Common Certificate No. 12 **("said Shares")** issued by Sakhar Bhavan Premises Sakhar Bhavan Co-operative Society Limited. Arum Panickar Advocate, High Court



Zonal Stress Asset Recovery Branch, Fourth Floor, Suraj Plaza III, Sayajiganj, Baroda Phone- +91 0265-2360022,, Email-armsgz@bankofbaroda.com,Web:-www.bankofbaroda.com

Bank of Baroda SALE NOTICE FOR SALE OF MOVABLE / IMMOVABLE PROPERTIES | "APPENDIX- IV-A [SEE PROVISO TO RULE 6(2) & 8 (6)] E-Auction Sale Notice for Sale of Movable / 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). Mortgagor (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", "Whatever there is" and "Without Recourse" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time,

DATE OF E-AUCTION :- 20TH FEBRUARY 2025, TIME OF E-AUCTION :- 02:00 PM TO 6:00 PM Description of the immovable property with known Name & Address of Borrower/s / Guarantor/s and Mortgagors (2) EMD Amount of the Property encumbrances, if an date & Time (3) Bid Increase Amoun M/s Goldstar Metal Solutions Pvt Ltd. Office: All the right, title and interest in commercial Rs.10,39,70,598.33/- (Rupees Ten 1. Rs. 78,00,000/-13.02.2025 property bearing office no 220 & 221 having total | Crore Thirty Nine Lakh Seventy 2. Rs. 7,80,000/-Read. Add: B/701, 702, 703, Citi Point Premises, J B 11:00 AM Nagar, Andheri East, Mumbai built up area admeasuring 470 sq.ft. (235.00 sq. ft. | Thousand Five Hundred Ninety | 3. Rs.25,000/-To each) and Total super built-up area admeasuring 640 | Eight Rupees Thirty Three Paisa 1.Mr. Prem Prakash Saraogi sq. ft. (320.00 sq. ft. each) on the second floor of Only) with further interest thereon 02:00 PM 2.Mr. Anil Kumar Garg building known as "ARENJA CORNER" in Arenja as mentioned in the notice, till the 3.Mr. Umapat Shyambihari Tiwari Corner Premises Co-op Society Ltd. situated on land date of payment and incidental 4.Mrs. Savita Prem Prakash Saraogi bearing plot no. 71, sector 17, near Vashi Bus Stop, expenses, costs, charges incurred / 5.Mrs. Khushboo Prem Prakash Saraogi Vashi, Navi Mumbai standing in the name of M/s to be incurred less recovery. Plastika Industries. 6.Mr. Harsh Saraogi. Property Id: BARB58150041 7.M/s Goldstar Polymers Ltd Status of Possession :- Physical 8.M/s Goldstar Extrusion, 9.M/s Plastika Industries 10.Mrs. Shradha Saraoqi

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.htm and online auction portal https://baanknet.com/ Also, prospective bidders may contact the Authorised officer on Mobile no. 8797375787.

Date: 27.01.2025 Place: Vadodara

Authorised Officer 🎎 ZOSARB, Bank Of Baroda



PHYSICAL POSSESSION NOTICE

PICICI Bank Branch Office: ICICI Bank LTD Office Number 201-B, 2nd Floor, Road No. 1 Plot No. B3, WIFI IT PARK, Wagle Industrial Estate, Thane (West)- 400604 The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings

| wit | h the property will be subje | ct to charges of ICICI Bank Limited. | | |
|------------|--|---|--|------------------------|
| Sr. No. | | Description of Property/ Date of Physical Possession | Date of Demand Notice/ Amount in Demand Notice (Rs) | Name of Branch |
| 1. | Atharva Creators Private Limited/ Anant Londhe/ Anagha Londhe/' 624205500858/ 624255001899 | Property No.2:- Plot No.97, Kh No.66/A, Nilkamal Co-Op. Hsg. Soc. Ltd., P. H. No.38, Mouza And Grampanchayat Besa, Narsala, District Nagpur, Maharashtra 440027/ Property No.3:- Plot No.98, Kh No.66/A-2, Nilkamal Co- Op. Hsg. Soc. Ltd., P. H. No.38, Mouza And Grampanchayat Besa, Narsala, District Nagpur, Maharashtra- 440027/ January 23, 2025 | 4,89,29,323.00/- | Nagpur, Maharashtra |
| | | | | |

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Sincerely Authorised Signatory Date: January 28, 2025 For ICICI Bank Ltd. Place: Nagpur

OSBI State Bank of India

State Bank Of India - HLC, Borivali West (15545):-Elegante Corner, Guru Tapasya CHS Ltd, 620/4, New Suvarna Hospital, Kastur Park, Shimpoli Road, Borivali West, Mumbai - 400092, Tel-022-29687528 /527 Email Id-racpc.borivali@sbi.co.in

E-AUCTION NOTICE

OF VEHICLES ON "AS IS WHERE IS"& "AS IS WHAT IS" BASIS The undernoted cars seized by the Bank are for sale on 'As is where is' & 'As is what is' basis. details of which are

as under: ADDRESS FOR CAR INSPECTION Sr. CAR NO. MAKE/ Name Of Rc Minimum **Earnest** Reserve [10%] Rs Price Rs./Lacs Mr. Shazad MH-47-AU-8396 NO House No.314, Uttan Road, Bhoot Bunglow Bus stop. Keshav Shrushti Road (Khadivargaon) Deshmukh 4,62,200/-46220/-

BLACKROOF (Mr. Sanjay Nunis: 8286919240) This is also a notice to the above named borrowers about holding of the sale, in case the secured debt (vehicle) referred herein remained unpaid in full.

Term & Conditions:

1. Interested parties can inspect the vehicle at the venue mentioned above any day from 11:00 AM to 05:00 PM from the date of publication of this notice up to 02.02.2025

2. The interested bidders have to register first on ebikray.in portal and deposit bid amount through NEFT/RTGS into the e-wallet of 05.02.2025 (Wednesday) at 11.00 AM TO 3.00 PM on the portal https://ebkray.in. Bidders can increase their bid amount after opening of the tenders on the website

No bid will be accepted below the reserve price.

ECOSPORT

- The successful bidder will have to pay the balance amount within 3 days from the date of Auction, failing which the EMD amount will be forfeited.
- 6. Authorized officer has absolute rights to accept or reject the bids or adjourn/postpone/cancel the sale without assigning any reasons thereof. Other terms and conditions apply.

7. Statutory Notice under Rule 8(6) of the Sarfaesi Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the Sarfaesi Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Place: Mumbai Date: 28.01.2025 Chief Manager, State Bank of India, HLC, Borivali

Public Notice For E-Auction For Sale Of Immovable Properties

Fubic Notice For E-Auction For Sale U1 immovable Properties
Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline India Floring Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase–IV, Gurgaon-122015 (Haryana) and Branch Office at Gyarsi Prasad Plot No. 222, Second Floor in above of G P Parshik Sahakari Bank Ltd Ram Nagar Road Opposite of Venus Book Depot Gokulpeth, Nagpur - 440010 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(Interinater "Act"). Whereas the Auhorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS, AS IS WHAT IS BASIS and WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflonehome.com

| Bollower(s)/ | Demand Notice | Description of the immovable | | Date of Physical | Reserve Price | |
|---|---|--|------|---------------------------------|-----------------------------|--|
| Co-Borrower(s) | Date and Amoun | property/ Secured Asset | | Possession | Rs. 9,68,000/- (Rupees | |
| /Guarantor(s) | 15-May-2023 Rs. | All That Part And Parcel of The | | 13-Dec-2024 | Nine Lakh Sixty Eight | |
| Mr. Pankaj Laxmandas | 10,50,921.00/- (Rupees Te | Property Bearing Flat No 18, Ground | | Total Outstanding | Thousand Only) | |
| Motwani | Lakh Fifty Thousand Nine | | | As On Date 09-Jan-2025 | Earnest Money Deposit (EMD) | |
| Mrs.Jaya Harishkumar Dayaramani | | Sq. Ft., Building A3, Kh. No. 12/12 Mz Wanjri Plot No. 02 At Nagpur (m Corp.), | RS. | 13,01,372 /- (Rupees Thirteen | Rs. 96,800/- (Rupees | |
| (Prospect No | Bid Increase Amount | Nagnur (urban) Nagnur 440026 | Lakh | One Thousand Three Hundred | Ninety Six Thousand | |
| IL103333516) | Rs. 20,000/- (Rupees Tween Thousand Only) | Nagpur (urban), Nagpur 440026, (area Admeasuring 307.09 Sq. Ft.) | | and Seventy Two Only) | Eight Hundred Only) | |
| Date of Inspection | on of property | EMD Last Date | | Date/ Time of E-Auction | | |
| 04-Mar-2025 11:00 | hrs -14:00 hrs | 06-Mar-2025 till 5 pm. | | 10-Mar-2025 11:00 hrs13:00 hrs. | | |

Mode Of Payment: - EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. For Balance Payment - Login https://www.iiflonehome.com >My Bid >Pay Balance Amount

For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www.iiflonehome.com well in advance an has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details toward EMD, copy of the KYC and PAN card at the above mentioned Branch Office.

The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the provided of the column of the colu the closing time of the auction, the closing time will automatically get extended for 5 minutes

The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balan 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode

The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land an all other incidental costs, charges including all taxes and rates outgoings relating to the property.

The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.

Bidders are advised to go through the website https://www.iiflonehome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed term

and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings

For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- care@iiflonehome. Support Helpline Numbers:@1800 2672 499. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hr

between Monday to Friday or write to email: care@iifonehome.com

Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physic possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.

Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law

In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale. thts to postpone/cance

tender/Auction, the decision of AO of IIFL-HFL will be final

STATUTARY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002 he Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auctio

failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cos Place: Nagpur Date: 28-Jan-2025 Sd/-Authorised Officer, IIFL Home Finance Limited



Name of the Borrower/ Guarantors / Demand Notice

Central Office: Chander Mukhi, Nariman Point, Mumbai - 400 021 Branch Office: Recovery Department, North Mumbai Regional Office 3rd Floor, NCL Building, Plot No 6, E Block, Bandra Kurla Complex, Bandra East, Mumbai - 400 051

Details of the property

SALE NOTICE FOR SALE OF MOVEABLE/IMMOVABLE PROPERTIES E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with provision to Rule 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) and Guarantor (s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, physical possession, symbolic possession (specifically marked against the property) of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS and "AS IS WHAT IS" and "WHATEVER THERE IS" as mentioned below against the properties for the recovery of amount due to the Secured Creditor from the Borrowers and Guarantors as mentioned below. To the best of knowledge and information of the Authorized officer, there are no encumbrances on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property.

| Mortgagors & Contact no. of Branch | Date & Due Amount | | | EMD/ | | |
|---------------------------------------|----------------------|----------------------------|---------------------------|---------------------------------------|--|--|
| | (Rs. In lac) | | | Bid increase (in lac) | | |
| Mr. Santosh Ramchandra Jadhav | 03-03-2024 | Flat No.305, 3rd Floor, A- | 13.50 | | | |
| Mrs. Shanzeeta Shaikh | 14.93 Lacs + | Apartment CHSL, Kopa | 1.35 | | | |
| B/O- Virar East | Interest + other | Palghar 401305. | 0.10 | | | |
| Mr. Hajarilal Meena | Charges | Buit Up Area- 405.00 Sq | | | | |
| Mob:- 8347491515 | | Carpet Area- 277.84 Sq. | . ft. | | | |
| Date of Inspection & time | Last date & time fo | or deposit of Bid amount | E-Auctio | uction Date & time ate:-28-02-2025 | | |
| Date:- 14.02.2025, | Date:- | 28-02-2025 | Date:-2 | | | |
| Time:- 12.00 PM to 4.00 PM | Time | :- 6.00 PM | Time:-10.00 AM to 6.00 PM | | | |
| The auction will be conducted through | h the Bank's approve | d service provider: Websit | te of E-auction ac | ency https://ebkray. | | |

E-auction agency contact details are: PSB Alliance eBKray Helpdesk No. +918291220220 Email: support.ebkray@psballiance.com

For Any queries related to bidder registration and EMD payment/refund related queries: Email: support.ebkray@psballiance.com Please contact the helpdesk officials during office hours on the working days

It is advisable for Bidders to complete the following formalities well in advance. Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform https://ebkray.in/ using his mobile number and

Step 2: KYC verification: As a part of e-KYC the documents will be verified by the system.

Please note that Steps 1 & 2 should be completed by bidder well in advance Step3: EMD amount: The interested Bidders/Purchasers has to transfer the EMD amount using online mode (i.e. NEFT/ Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before/during the auction

time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the auction time. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem

Please follow the guidelines available at https://ebkray.in/ for payment of EMD/bidding during auction process Step 4: Bidding Process and Auction Results:

Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.

In case there is sole bidder for any property, the sole bidder will have to participate in the e-auction and will have to increase his. her/its offer at least by the amount equal to the amount of bid increase amount as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.

Please follow the guidelines available at https://ebkray.in/ for payment of EMD/bidding during auction For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website www.centralbankofindia.co.in

Authorized Officer, Central Bank of India

Date: 27.01.2025 E-MAIL ID: recoverymsro@centralbank.co.in

प्रति, Mrs. Archana Ashok Kharchan,

Tata Garden Chandan Nagar Pune

Address: Krishnakunj Bungalow Mitra Mandal Society Opp Salunkhe Hospital

ज्या अर्थी सदरचे अर्जदार हयांनी मे. सत्र न्यायाधीश

वसई यांच्या कोर्टात प्रस्तुतचा दिवाणी चौकशी याचिक

दाखल केला आहे. त्याअर्थी असे जाहीर करण्यात येत

की सदरह दिवाणी चौकशी याचिकामध्ये, सामनेवाले

Mrs. Archana Ashok Kharchan यांच्यावर प्रत्यक्ष

नोटीसीची बजावणी झालेली नसल्यामुळे ही जाही

नोटीस प्रसिद्ध करीत आहेत. तरी सदर सामनेवाले

अगर त्यांचे प्रतिनिधींनी त्यांची बाजु मांडण्यासाठी ही

नोटीस प्रसिद्ध झाल्यापासून ३० दिवसांच्या आत

उपरनिर्दिष्ट प्रकरणी सामील होउन आपले लेखी

म्हणणे नोंदवावे आणि तसेच या लेखावरुन असे

कळविण्यात येते की सदरहु मुदतीत आपले लेखी

म्हणणे न आल्यास न्यायालय अर्जदाराचे म्हणणे ऐकन

प्रस्तुतचा अर्जात निकाल देण्यात देईल यांची

संबंधीतांनी नोंद्र घ्यावी. सदर प्रकरणी पढील तारीख

१२/२/२५ रोजी नेमण्यात आली आहे. आज दि

८/०१/२०२५ रोजी माझ्या सहीनिशी व न्यायालयाच्य

^(शक्का) हुकूमावरून

प्रपत्र क्र. १४

अधिक्षक,सत्र न्यायालय, वसई

(रेग्युलेशन ३३(२) पहा

शिक्यानिशी दिली.

वसुली अधिकारी-।/॥ चे कार्यालय,

कर्ज वसुली न्यायाधिकरण, मुंबई (डीआरटी ३) १ला मजला, एमटीएनएल टेलिफोन एक्सचेंज बिल्डिंग, सेक्टर-३०ए,

वाशी, नवी मुंबई-४०० ७०३

मागणी सूचना

; रिकव्हरी ऑफ डेब्टस अँड बँक्रप्ट्सी ॲक्ट, १९९३ ची कलम_्२५ ते २८ आणि

आरपी क्र. २१० सन २०२४

बँक ऑफ इंडिया

विरुद्ध

एमआर हर्ष ट्रेडिंग द्वारे आणि इतर

रहिवासीत येथे:- i) दुकान क्र. १, हरिहरिश्वर मंदिराजवळ, पापडी कांड, वसई (पश्चिम)

ii) ए/१०३, १ला मजला, झवेरी रेसिडेन्सी सीएचएस, दिवाणमन गाव भाबोला, चुलणा रोड, वसः

रहिवासीत येथे:- ए/१०३, १ँला मजला, झवेरी रेसिडेन्सी सीएचएस, दिवाणमन गाव भाबोला, चुलण्

यादारे अधिसचित करण्यांत येते की. तमच्याकडन ओए/५४९/२०१८ मध्ये सन्माननिय पीठासि

अधिकारी, कर्ज वसूली न्यायाधिकरण (डीआरटी ३), मुंबई यांनी पारित केलेल्या आदेशान

जारी केलेल्या वसुली प्रमाणपत्रानुसार रु. १७,१९,६५९.०० (रुपये सतरा लाख एकोणीस

हजार सहाशे एकोण साठ मात्र)ची रक्षम तुमच्याकडून (संयुक्त आणि वैयक्तिकरित्या) येणे

थिकत आहे. अर्जदार खर्चासह वसुली वार्षिक व्याज दराने भविष्यातील व्याज सीडी यांच्याकडून

तुम्हाला याद्वारे ह्या सूचनेच्या प्राप्तीच्या **१५ दिवसांत** वरील रकम प्रदान करण्याचे निर्देश देण्यात

येते आहेत, कसूर केल्यास, रिकव्हरी ऑफ डेब्टस ड्यु टु बॅक्स अँड फायनान्शिअल इन्स्टिट्युशन

तुम्हाला याद्वारे सुनावणीच्या पुढील तारखेस किंवा त्यापूर्वी तुमच्या मत्तांचे तपशील एक

पुढील कार्यवाहीसाठी १३/०१/२०२५ रोजी स. ११.३० वा. निम्नस्वाक्षरीकारांसमोर हज

(ए) प्रमाणपत्र/निष्पादन प्रक्रियेच्या ह्या सूचनेनंतर तात्काळ सुरू होणाऱ्या कालावधी साठी देय

(बी) ही सूचना आणि वॉरंटस् च्या बजावणीच्या व थकबाकी रकमेच्या वसुलीकरिता केलेल्य

अन्य सर्व उपाययोजनांच्या संबंधात आलेले सर्व खर्च, आकार आणि परिव्यय.

ॲक्ट, १९९३ व त्या अंतर्गत बनवलेले नियम यांच्या अनुषंगाने वसुली केली जाईल.

प्रतिज्ञापत्रावर घोषित करण्याचे आदेश देण्यांत येतात.

वरील रकमे व्यतिरिक्त तम्हाला खालील रकमा सद्धा भराव्या लागतीलः

माझ्या हस्ते आणि न्यायाधिकरणाच्या शिक्क्याने ह्या <mark>१९/०८/२०२४</mark> रोजी दिले.

होण्याचे आदेश याद्वारे तुम्हाला देण्यात येतात.

आयकर अधिनियम, १९६१ च्या द्सऱ्या परिशिष्टाच्या नियम २ अन्वये सूचना.

तामतलाव शाखाः चैत्रबन, १ला मजला, महालक्ष्मी मंदिर रोड,

एसटी बस डेपोसमोर, वसई (पश्चिम), जिल्हा पालघर ४०१२०१

ई-मेल: Tamtalao.MumbaiNorth@bankofindia.co.in

. क्र. ०२५० -२३२२४४७/२३२३१७९ • फॅक्स-०२५०-२३२२८६^६

रजि. ए/डी, दस्ती द्वारे न झाल्यास प्रकाशनाद्वा

जाहीर नोटीस

पेठ मौजे वसई (मालोंडे), तालुका : वसई, जिल्हा : पालघर, येथील बिनशेती जमीन मिळकत जीचा

सेटीएस नं. १८९, पर्डी नं. ११९ प्रो, क्षेत्र ३९१९.७

चौरस मिटर, ही जमीन मिळकत माझे अशिल मे

युनिकपूनम होम्स एल एल पी तर्फे भागीदार श्री.

अनुप अशोक मेहता आणि श्री. अश्विन मनेककुमार

मेहता ह्यांचे मालकीची व कब्जेवहीवाटीची असुन सदर वर वर्णन केलेल्या जमीन मिळकतीची मालकी

अशिलांतर्फे सदरची जाहीर नोटीस प्रसिद्ध करीत

आहे. तसेच सदर जमीन मिळकतीचे डेव्हलपमेंटर्च

तरी सदरबाबत कोणासही काहीएक हरकत, वाद

दावा असल्यास व सदर मिळकतीवर कोणीही

इसमाचा हक्क अधिकार किंवा हितसंबंध असेल व

. संदर मिळकती संदर्भात कोणाही व्यक्तीचा वा

संस्थेचा कुठल्याही प्रकारचा हक्क, अधिकार

वहीवाट. बक्षीस. कब्जा. बोजा किंवाहितसंबंध

असल्यास सदरहु नोटीस प्रसिद्ध झाल्यापासुन १४

दिवसांचे आत सर्व लेखी पुराव्यानिशी खालील पत्यावर कळवावे, अन्यथा कोणाचाही काहीही

हक्क, हितसंबंध नाही व असल्यास तो आपण

सोडला आहे असे समजुन व्यवहार पुर्ण केला जाईल

३०२, प्रिता को-ऑपरेटीव्ह हौसिंग सोसायटी, बैंक

ऑफ बडोदासमोर, मनवेलपाडा रोड, विरार (पुर्व),

गलका : वसई, जिल्हा : पालघर, पिन : ४०१ ३०५.

परवानगी घेणेची आहे.

याची नोंढ घ्यावी.

ॲड. माधुरी अशोक पाटील

वकील, उच्च न्यायालय, मुंबई

बैंक ऑफ इंडिया **BOI** र

सीडी-१. एमआर. हर्ष ट्रेडिंग

ालघर- ४०१२०१

(पश्चिम) पालघर-४०१२०१

(द्वारे प्रोप. श्री. मुकेश पी. पश्ते)

सीडी-२. श्रीमती मेलिता मुकेश पश्ते.

(टायटल क्लियर) असणेबाबत माई

ग नोटीसीद्वारे सर्व जनतेस कळविण्यात येते की, गाव

सूचना घ्यावी की, सूचनेनुसार,माझ्या अशिलाच्या वतीने मी ही सूचना जारी करत आहे., जे खालील लिखित परिशिष्टात अधिक तपशीलवारपणे वर्णन केलेल्या मिळकतीमधील हक्क, नामाधिकार आणि नामाधिकाराची तपासणी करण्यासाठी मला निर्देश दिले आहेत.

सूचना प्रसिद्ध झाल्याच्या तारखेपासून १५ (पंधरा) दिवसांच्या आत, फ्लॅट क्र. ७, पहिला मजला, दौलत बिल्डिंग, अप्पर कुलाबा रोड, कुलाबा पोस्ट ऑफिस, मुंबई - ४०० ००५ या पत्त्यावर लेखी स्वरूपात कळवावे. क्सूर केल्यास, असे कोणतेही दावे किंवा आक्षेप असल्यास, ते त्यागीत समजले

कुलाबा, मुंबई - ४०० ००५ चा सी.टी.एस. क्र. ५०२, प्लॉट क्र. ८ येथे स्थित गुलमनोर को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड च्या मालकीचे गुलमनोर अशी ज्ञात इमारतीमधील फ्लॅट क्र. १ सह गुलमनोर को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड ज्यांचा पत्ता: स्ट्रॅंड रोड, टेलिफोन भवनसमोर, कुलाबा, मुंबई - ४०० ००५ द्वारे जारी केलेले शेअर्स एकत्रित सदर फ्लॅटला जोडलेले

दिनांक: २८.०१.२०२५, मुंबई

ताबा सूचन

निम्नस्वाक्षरीकार **सम्मान कॅपिटल लिमिटेड चे (CI**N:L65922DL2005PLC136029) (यापूर्वी इंडियाबुल्स हाऊसिंग फायनान्स लिमिटेड म्हणून ओळखले जात होते) सिक्योरिटाइजेशन ॲण्ड रिकन्सट्रक्शन ऑफ फायनान्शियल असेट्स ऑण्ड एन्फोर्समेन्ट ऑफ सिक्योरीटी इंटरेस्ट ॲक्ट, 2002 अन्वये प्राधिकत अधिकारी आणि सदर सचना प्राप्त झाल्याच्या दिनांकापासन स्पष्ट 60 दिवसांच्या आत 13.09.2021 रोजी सूचनेत नमूद केलेली आणि अधिक रक्कम रू..12,37,788.76 (रूपये बारा लाख सदतीस हजार सातशे अङ्ग्वाऐंशी पैसे आणि शहात्तर पैसे फक्त) साठी कर्ज खाते क्र. HHLTHN00305429 या रकमेची परत फेड करण्याची दिनांक 26.06.2021 पासून ते प्रत्यक्ष भरणा करेपर्यंतची मागणी,सूचना कर्जदार प्रकाश **धोंडू पंडिरकर आणि निशा प्रकाश पंडिरकर** यांना कलम 13(12) सह सिक्योरिटी इंटरेस्ट (एन्फोर्समेन्ट) रूल्स, 2002 चा नियम 3 अन्वये प्राप्त झालेल्या अधिकारात जारी केली.

सदर रकमेची परतफेड करण्यात कर्जदार अपयशी ठरल्यामुळे याद्वारे कर्जदार आणि सर्वसामान्य जनतेला सूचना देण्यात येते की, सदर कायद्याचे कलम 13 ची उप कलम (4) सह सिक्योरिटी इंटरेस्ट (एन्फोर्समेन्ट) रूल्स, 2002 चा नियम 8 अन्वये प्राप्त झालेल्या अधिकारात खाली वर्णन केलेल्या मालमतेचा निम्न स्वाक्षरीकाराने ताबा

विशेषत: कर्जदार आणि सर्वसामान्य जनतेला याद्वारे खबरदार करण्यात येते की, या मालमत्तेचे व्यवहार करू नयेत आणि कोणत्याही व्यवहारावर सम्मान कॅपिटल लिमिटेड (यापूर्वी इंडियाबुल्स हाऊसिंग फायनान्स लिमिटेड म्हणून ओळखले जात होते) ची कर्ज आकारणी रू.12,37,788.76 (रूपये बारा लाख सदतीस हजार सातशे अङ्घाऐंशी पैसे आणि शहात्तर पैसे फक्त) पुढील व्याज 26.06.2021 पासून

क्रमांक २०८/५, आटगाव गावात स्थित, शहापर जिल्हा - ठाणे, ठाणे, महाराष्ट्र - ४२१६०५,

अधिकृत अधिकारी सम्मान कॅपिटल लिमिटेड

तारीख: 24.01.2025 (यापूर्वी इंडियाबुल्स हाऊसिंग फायनान्स लिमिटेड म्हणून ओळखले जात होते) स्थळ : ठाणे

याद्वारे सूचना देण्यात येत आहे की, आम्ही येथे खाली लिहीलेल्या परिशिष्टात अधिक विशेषत्वाने वर्णन केलेल्या मालमत्तेच्या (''मालमत्ता'') संबंधातील नमूद मालकांच्या मालकी अधिकारांची चौकशी करीत आहोत

प्रस्थापित असो किंवा नसो यांचा मालकांविरुद्ध आणि/किंवा मालमत्तेविरुद्ध किंवा त्यातील कोणत्याही भागाच्या संबंधातील विक्री, अदलाबदल, भाडे, भाडेपट्टा, पोट-भाडेपट्टा अनुज्ञप्ती, अभिहस्तांकन, गहाण (समन्याय किंवा अन्य), वारसा, मृत्युपत्रीत देणगी उत्तराधिकार, बक्षिस, धारणाधिकार, आकार, परिरक्षा, सुविधाधिकार, न्यास, कब्जा, जप्ती व्यादेश, प्रलंबित वाद, कुटुंबव्यवस्था/तडजोड, कोणत्याही न्यायालयाचा हुकूमनामा किंवा आदेश, करार/करारनामे, विकास अधिकार, भागिदारी किंवा कोणत्याही स्वरूपाचे अन्य काही असेल तर त्याद्वारे कोणताही शेअर, अधिकार, हक्क, दावा, लाभ, मागणी किंवा हितसंबंध इत्यादी असेल तर त्यांनी निम्नस्वाक्षरीकर्त्यांना खालील नमूद केलेल्या पत्त्यावर/ईमेल आयडीवर या जाहीर सूचनेच्या जाहिरातीच्या तारखेपासून **१४ (चौदा) दिवसांच्य** आत दस्तावेजी पुराव्यासह लेखी स्वरूपामध्ये ज्ञात होण्यासाठी कळविणे आवश्यक आहे. अन्यथा जर अशा प्रकारचा दावा/मागणी/आक्षेप आणि/किंवा दावे/ मागण्या/आक्षेप, जर काही असतील तर, त्यांचा अधित्याग आणि/किंवा परित्याग करण्यात आलेला आहे, असे समजण्यात येईल. या जाहीर सूचनेला प्रतिसाद देऊन संबोधित केलेल्या सर्व

| | | | | , | | | | | | | |
|---|---------|---------|--------------|---------|--------------------------------------|--|--|--|--|--|--|
| जिल्हा रायगड, महाराष्ट्र येथे स्थित जिमनीचे ते सर्व तुकडे आणि भाग : | | | | | | | | | | | |
| अनु. | गांव | तालुका | सर्व्हे क्र. | क्षेत्र | सातबारा उताऱ्यानुसार मालकांचे नाव | | | | | | |
| क्र. | | | | | मालकाच नाव | | | | | | |
| ۶. | तळेगांव | खालापूर | ३/३ | 0-60-00 | यारा लिव्हींग एलएलपी | | | | | | |
| ۶. | खानावले | पनवेल | <i>६३/३</i> | 0-80-80 | रवी गुलाब खुबचंदानी | | | | | | |
| ₹. | खानावले | पनवेल | ६३/५ | ०-०६-०० | उराज संतोष बहल | | | | | | |
| ٧. | खानावले | पनवेल | ६५/२ | 0-83-80 | उराज संतोष बहल | | | | | | |

आज दिनांक२८ जानेवारी, २०२५

भागिदार डीएसके लिगल वकील आणि सॉलिसिटर्स १७०१, वन वर्ल्ड सेंटर, १७वा मजला, टॉवर २बी, ८४१, सेनापती बापट मार्ग, एल्फिन्स्टन रोड, मुंबई-४०००१३, इमेल आयडी : srs.publicnotice@dsklegal.com

[नियम ३४ (३) पहा] सर्व मान्यताप्राप्त पर्यायांद्वारे

पहिला मजला, एम.टी.एन.एल. टेलिफोन एक्स्चेंज बिल्डिंग, सेक्टर ३०-ए, वाशो, नवी मुंबई-४००७०३

आयुकर कायदा, १९६१ च्या दुसऱ्या अनुसुचीच्या नियम ४८ अंतर्गत आणि कर्ज व दिवाळखोरी कायदा-१९९३ नुसार स्थावर मालमत्ता जप्ती वॉरंट

बँक ऑफ बडोदा

श्रीमती. अंजनाबाई पर्वत जगताप व इतर

सीडी-१ श्रीमती. अंजनाबाई पर्वत जगताप

जितेंद्र नाट

रा.: मु. पो.- मडकी जांब, तालुका- दिंडोरी, जिल्हा- नाशिक, महाराष्ट्र-४२२२०२

प्रमाणपत्र क्र. **६६/२०२४** अन्वये जारी केले आहे.

रा.ः मु. पो.- मडकी जांब, तालुका- दिंडोरी, जिल्हा- नाशिक, महाराष्ट्र-४२२२०२

सीडी-२. श्रीमती. हौसाबाई बाबुराव पवार

रा.ः मु. पो.- मोहाडी, तालुका- दिंडोरी, जिल्हा- नाशिक, महाराष्ट्र-४२२००१

सीडी-३. श्रीमती. मंगला बाळू वडजे

रा.: मु. पो.- मडकी जांब, तालुका- दिंडोरी, जिल्हा- नाशिक, महाराष्ट्र-४२२२०२

ब्याऐशी हजार, सहाशे पाच रुपये) भरण्यात अपयशी ठरल्याने प्राधिकृत अधिकारी, कर्जवसुली न्यायाधिकरण मुंबई (डीआरटी–३) यांच्या सूचनेनुसार **ओ.ए. क्र. ११०९/२०१६** नुसार पुनर्प्राप्ती

त्यामुळे, तुम्हाला सूचित केले जाते की, पुढील आदेश येईपर्यंत सदर उल्लेख केलेल्या मालमत्तेचे हस्तांतरण, विक्री, करार, गहाण कर्ज, हक्क, ताबा अथवा कोणत्याही स्वरुपातील व्यवहार तुम्हाला करता येणार नाहीत. तसेच, वर उल्लेखित व्यक्तींना त्याचा कोणत्याही स्वरुपात लाभ घेता येणार नाही.

मालमत्तेचे विवरण

सदर क्षेत्र आणि भूखंडाची माहिती पुढीलप्रमाणे: गाव- मडकी जांब, तालुका - दिंडोरी, जि. नाशिक येथे

वरील मजकूर आज रोजी माझ्या सही व शिक्क्यानिशी दिली. ता. २६/०६/२०२४

मुंबई पत्तन प्राधिकरण

मुंबई पत्तन प्राधिकरण

खालील बाबींसाठी प्रस्ताव विनंती (RFP) आमंत्रित करण्यात येत आहे: अ) निविदा क्र. TM/CFS/01/2025 - ''खुली ई-निविदा-सह-ई-लिलाव'' द्वारे ३० वर्षांच्या कालावधीसाठी दीर्घकालीन भाडेपट्ट्यावर (वार्षिक पेमेंट मोड) MPCB/PESO द्वारे परवानगी नुसार टाकी फार्म आणि द्रव बल्क कार्गो (विना-धोकादायक)

हाताळण्यासाठी संबंधित पायाभूत सुविधांच्या उभारणीसाठी धान्य डेपो येथे खुल्या क्षेत्र ब) निविदा क्र. TM/CFS/02/2025 - ''खुली ई-निविदा-सह-ई-लिलाव'' द्वारे ३० वर्षांच्या कालावधीसाठी दीर्घकालीन भाडेपट्ट्यावर (वार्षिक पेमेंट मोड) MPCB/PESO द्वारे परवानगी नुसार टाकी फार्म आणि द्रव बल्क कार्गो (विना-धोकादायक) हाताळण्यासाठी संबंधित पायाभूत सुविधांच्या उभारणीसाठी धान्य डेपो येथे खुल्या क्षेत्र

प्लॉट-B चे वाटप. निविदांची माहिती एमबीपीएच्या https://www.mumbaiport.gov.in आणि

https://www.eprocure.gov.in/eprocure/app या संकेतस्थळांवर

MbPA-21-2025

(T) IDBI BANK

आयडीबीआय बँक लि.

दोस्ती पिनॅकल, जीएफ, प्लॉट क्र. ई-७, रोड क्र. २२, वागळे इंडस्ट्रियल इस्टेट, एमआयडीसी, ठाणे (प), ठाणे पिन: ४००६०४

(नियम ८(१) कब्जा सूचना

(स्थावर मिळकतीकरीता)

ाअर्थी, निम्नस्वाक्षरीकारांनी आयडीबीआय बँक लिमिटेड चे प्राधिकृत अधिकारी या नात्याने सिक्युरिटायझेशन ॲन्ड रिकन्स्ट्रक्श ऑफ फायनान्शिअल ॲसेटस् ॲन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ (५४ सन २००२) आणि कलम १३(१२ आफ फाथनाजिअल असरस् अन्द्र एन्फोसमेट आफ सिक्युस्टा इंटस्टर अक्ट, २००२ (५४ धन २००२) आण कराम १३(१४) सहयचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेट) रूल्स, २००२ च्या नियम ३ अन्यये प्राप्त अधिकारांचा वापर करून माणणी सूचना जारी करून कर्जदार यांस सूचनेतील एकूण नमूद रक्कम या रक्कोची परतफेड सदर सूचना प्राप्तीच्या ६० दिवसांत करण्यास सांगितले होते. रक्कोची परतफेड करण्यास कर्जदार असमर्थ टरल्याने, कर्जदार आणि सर्वसामान्य जनतेस याद्वारे सूचना ट्रेण्यात येते की, निम्नस्वाक्षरीकारांनी खाली वर्णन करण्यात आलेल्या मिळकतीचा ताबा त्यांना प्रदान करण्यात आलेल्या अधिकारांचा वापर करून सिक्युरिटी इंटरेस्ट (इन्फोर्समेंट) रूल २००२ च्या रूल ८ सहवाचता ॲक्टचे कलम १३ चे उप-कलम (४) अन्वये घेतला आहे. तारण मत्तांच्या विमोचनाकारता उपलब्ध चेळेत ॲक्टचे कलम १३ चे उप-कलम (८) च्या तरतुदी नुसार कर्जदारांचे लक्ष वेधण्यात र

विशेषत: कर्जदार आणि सर्वसामान्य जनतेस याद्वारे इशारा देण्यात येतो की, सदर मिळकतीशी कोणताही व्यवहार करू नये आणि सद मिळकतीशी करण्यात आलेला कोणताही व्यवहार हा आयडीबीआय बँक लिमिटेड च्या खालील नमद रक्कम आणि त्यावरील व्याजाच्य

| कर्जदार / सह- कर्जदार/ हमीदार यांचे नाव | १३(२) सूचनेची तारीख | मागणी सूचनेमध्ये दावा केलेली रक्कम (रू.) | सांकेतिक कब्जाची तारीख | मिळकतीचा पत्ता |
|---|---------------------------|--|------------------------------|---|
| निखिल सुधीर बगाडे | २८.०८.२०२४ | ३१,१८,६७१/- | २५.१०.२०२४ | फ्लॅट क्र.७०३, ७वा मजला, बी विंग शुभ निसर्ग शिरगाव, बदलापूर पूर्व ४२१ ५०३. |
| विशाल शशिकांत निकाळजे आणि रुपांजली बाबासाहेब बनसोडे | २६.०६.२०२४ | १४,८५,२०५/- | २५.१०.२०२४ | फ्लॅट क्र.१०२, १ला मजला, सी विंग, गोल्डन व्हॅली, सोनिवली गाव, कुळगाव, बदलापूर पश्चिम महाराष्ट्र |

ठिकाण : मंबर्ड प्राधिकत अधिकारी

यूनियन बैंक Union Bank

ॲसेट रिकव्हरी मॅनेजमेंट शाखा, २१, वीणा चेंबर्स, मेझानाइन मजला, दलाल स्ट्रीट, फोर्ट, मुंबई-४००००१

कञ्जा सूचना जोडपत्र।v (स्थावर मिळकतीकरिता) [नियम-८(१)]

<mark>ज्याअर्थी</mark> निम्नस्वाक्षरीकर्ता, **युनियन बँक ऑफ इंडिया, वांद्रे (पश्चिम)च्या प्राधिकृत अधिकारी</mark> य** ात्याने सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिट इंटरेस्ट ॲक्ट, २००२ अन्वये आणि कलम १३(१२) सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स २००२ च्या नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून १०.०२.२०२२ रोजीची मागणी सूचना जार्र करून कर्जदार व हमीदार **१. मे. मेडिकेक इन्फो प्रा. लिमिटेड २. श्री. हितेश परमानंद असरानी ३** श्री. परमानंद असरानी ४. श्री. हितेश परमानंद असरानी, यांना सूचनेत नमूद रकम रु ७,६२,४९,०६५.५० (सात कोटी बासष्ट लाख एकोणपन्नास हजार पासष्ट आणि पन्नास पैसे मात्र ३१.०१.२०२२ रोजी व बँकेला अंतिम प्रदानाच्या तारखेपर्यंत सांपार्श्विक दराने उपार्जित व्याज/न लावलेल व्याज सह आनुषंगिक खर्च, परिव्यय, प्रभार इ. या रकमेची परतफेड सदर सूचना प्राप्तीच्या तारखेपासून **६**०

प्तर्वसामान्य जनतेला सूचना देण्यात येते की, निम्नस्वाक्षरीकारांनी **युनियन बँक ऑफ इंडिया, ॲसेट रिकव्हरी मॅनेजमेंट शाखा.** मेझानाइन मजला. २१. वीणा चेंबर्स. दलाल स्टीट. फोर्ट. मंबई-४०००० वाली वर्णन केलेल्या मिळकतीचा **कब्जा** त्यांना सदर अधिनियमच्या सिक्युरिटी इंटरेस्ट एन्फोर्समेंट रूल्स २००२ च्या सहवाजता कलम १३ च्या उप कलम (४) सहवाचता सदर रुल्सच्या नियम ८ अन्वये प्रार अधिकारांचा वापर करून ह्या २४ **जानेवारी, २०२५** रोजीस घेतला.

त्यवहार करू नये व सदर मिळकतीशी केलेला कोणताही व्यवहार हा **युनियन बँक ऑफ इंडिया, ऑसे**ट रिकव्हरी मॅनेजमेंट शाखा, मेझानाइन मजला, २१, वीणा चेंबर्स, दलाल स्ट्रीट, फोर्ट, मुंबई-४००००१ व्राली वर्णन केलेल्या मिळकतीचा **कब्जा** त्यांना सदर करिता रक्कम रु. ७,६२,४९,०६५.५० **(सात कोटी** ा<mark>सष्ट लाख एकोणपन्नास हजार पासष्ट आणि पन्नास पैसे मात्र) ३१.०१.२०२२</mark> रोजी व बँकेल अंतिम प्रदानाच्या तारखेपर्यंत सांपार्श्विक दराने उपार्जित व्याज/न लावलेले व्याज सह आनुषंगिक खर्च गरिव्यय, प्रभार इ. या रकमेच्या भाराअधीन राहील.

कर्जदारांचे लक्ष वेधण्यात येत आहे. स्थावर मिळकतीचे वर्णन

खराडे, ता. शहापूर, जि. ठाणे येथे स्थित ३३,६२९ चौ. फू. आकाराचे प्लॉट क्र. १८७ ते २०० असलेल्य आणि वसलेल्या धारक जमीनीचा तो सर्व भाग आणि विभाग. गावातील सर्व्हे क्र. ४०४/६ पैकी, ४०५/ पैकी, ४०४/४, ४०५/१ पैकी, ४०४/३ पैकी, ४०४/५ पैकी, ४०४/६ पैकी यांचा समावेश आहे: हितेश

दिनांक: २४.०१.२०२५

ठिकाण : मुंबई

IN THE COURT OF THE CITY CIVIL JUDGE VIMERCIAL DIVISIONS) AT BANGALORE O.S. No. 1469/2023 (CCH-84)

st floor, Plot No.2, 3&4, Sector 19.

ence you are hereby summoned to appear before t court in person or by a pleader duly instructed 22/02/2025 at 11 am to answer the same. Failing whi ne matter will be disposed of by placing you ex-parte f January 2025

PRAVEEN.C.P, Advocate, No.668, 4th Cross Road, 1st Main road, Mahalakshmi Layout, Bangalore-560 086

. नवजीवन एस.आर.ए. को सोसायटी लि., चांदि प्तमाविष्ट) यांचा समावेश आहे.

कोणत्याही भागावर इतर कोणत्याही स्वरूपाचा, वारस हक्क, भेट, मृत्युपत्र, डिक्री, गहाण, विक्री, भाडेपट्टी धारणाधिकार, अधिकार, नामाधिकार, हितसबंध दाव किंवा मागणी असलेल्या सर्व व्यक्तींना हे निर्देश दिल जातात की त्यांनी त्यांचा दावा. हक व इतर माहिती लेखी वरूपात नोंदणीकृत टपाल ए.डी./कुरिअर सेवेच्य ाध्यमातून या सूचनेच्या प्रकाशनाच्या दिनांकापासून १५ वसांच्या आत खालील पत्त्यावर कळवावा.

ग बाबतीत पुढे जाईल व व्यवहार पूर्ण करील. देनांकित २८ जानेवारी, २०२५ श्री. उमानाथ के. मल्या

चक्रधर नगर, ता. वसई, जि.: पालघर, न

ठिकाण : मुंबई देनांक : २७ जानेवारी, २०२५

कब्जा सूचना मा.श्री.एस.वा. खालज, .. वसई यांचे न्यायालयात पु. ता. १२/२/२^६ ज्याअर्थी, **जना स्मॉल फायनान्स बँक लिमिटेड** (पूर्वी जनलक्ष्मी फायनान्स सर्व्हिसेस लिमिटेड अर्श पु. पा. २००० दिवाणी चौकशी याचिका क्र. ७४/२०२३ नि.क्र.:१५ ज्ञात) चे प्राधिकृत अधिकारी सिक्युरिटायझेशन ॲण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअलल असेटस् ॲण्ड Mrs. Mangal Bhagwan Kharchan V/s ...Applicant Mrs. Archana Ashok Kharchan

एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट २०२० अन्वये आणि सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स २००२ चे नियम ३ सहवाचता कलम १३ (१२) अन्वये त्याना मिळालेल्या शक्तीच्या आधारे कर्जदार/सह-कर्जदारांना त्यांच्या नावासमोरील रक्कमेसह सदर सूचनेमध्ये नमूद अशा लागू दराने त्यावरील व्याज च्यासह भरणाच्या आणि/किंवा वसुलीच्या दिनांकापर्यंत पढील व्याज लागू असलेले अनुषंगिक खर्च, परिव्यय, प्रभार इ. सदर सूचनेच्या प्राप्ती पासून ६० दिवसांत चुकती करण्यासाठी मागणी सूचना

| जार्र | ने केली आहे. | | | |
|-------|------------------------|------------------------|--------------------------|-------------------|
| अ. | कर्ज क्र. | कर्जदार/ | रोजी प्रमाणे १३(२) | दिनांक/वेळ |
| क्र. | | सह-कर्जदार / | सूचना दिनांक/ थकीत | आणि |
| | | हमीदार/ गहाणदार | देय (रु.) | कब्जा प्रकार |
| ۶ | ४७५९९६३००००२४६ | १. सौ. संगीता राजू | १४.११.२०२४ | दिनांक: |
| | आणि | चव्हाण (कर्जदार), | रु. ८,४१,१४९/- (रुपये | २७.०१.२०२५ |
| | ४७५९९४१००००१४७ | २. श्री. राजू भिकू | आठ लाख एक्केचाळीस | वेळ: |
| | | चव्हाण (सह | हजार एकशे एकोणपन्नास | स.११.३७ |
| | | कर्जदार), | मात्र) रोजीस | सांकेतिक कब्जा |
| | | | १२.११.२०२४ | |
| | तारण मत्तेचे वर्णन : ख | ोली क्र.बी-२५, परमात्म | गा विकास मंडळ, गरीब नवाज | चाळ, क्रांती नगर, |
| | | | | |

आकुर्ली रोड, कांदिवली पूर्व, गाव कांदिवली, तालुका बोरिवली चे ते सर्व भाग आणि विभाग सीमाबद्ध द्वारेः वर किंवा त्यादिशेने पूर्वकडेः झोपडपट्टी, वर किंवा त्यादिशेने पश्चिमेकडेः झोपडपट्टी, वर किंवा त्यादिशेने दक्षिणेकडेः झोपडपट्टी, वर किंवा त्यादिशेने उत्तरेकडेः अंतर्गत रस्ता.

ज्याअर्थी वरील नमूद कर्जदार/सह-कर्जदार/हमीदार/गहाणदारांनी थकीत रकमेची परतफेड करण्यास कसूर केली असल्याने वरील नमूद कर्जदारांना आणि जनतेला याद्वारे सूचना देण्यात येते की, **जना स्मॉल फायेनान्स बँक लिमिटेड** चे प्राधिकृत अधिकाऱ्यानी वरील नमूद दिनोंकारोजी सदर नियमांच्या नियम ८ सहवाचता सदर ॲक्टच्या कलम १३ (४) अन्वये त्यांना मिळालेल्या शक्तींचा वापर करून वरील नमूद मिळकत/तारण मत्तेचा **सांकेतिक कब्जा** घेतला. वरील नमृद कर्जदार/सह-कर्जदार/ हमीदार/गहाणदांरानी आणि सर्वसामान्य जनतेला याद्वारे इशारा देण्यात येते की, उपरोक्त मिळकत/तारण मत्ते सह कोणताही व्यवहार करू नये. सदर मिळकत/ तारणमत्तेसह कोणताही व्यवहार केल्यास हा **जना**

ठिकाण : ठाणे सही/- प्राधिकृत अधिकारी जना स्मॉल फायनान्स बँक लिमिटेड करिता

जना स्मॉल फायनान्स बँक (शेड्युल्ड कमर्शियल बँक)

नोंदणीकृत कार्यालयः दि फेअरवे, तळ आणि पहिला मजला, सर्व्हे क्र. १०/१, ११/२ आणि १२/२बी, डोमलूर लगत, कोरामंगला इनर रिंग रोड, ईजीएल बिझनेस पार्कच्या पुढे, चल्लाघट्टा, बंगलुरू - ५६००७१. <u>शाखा कार्यालय</u>: शॉप क्र.४ आणि ५, तळ मजला, इंडियाबुल्स मिंट, ग्लॅडिस अल्वारेस रोड, हिरानंदानी मेडोज, पोखरण रोड, ठाणे पश्चिम ४००६१०

Saraswat

सारस्वत को-ऑपरेटिव्ह बँक लि. (शेड्यल्ड बँक) ZONE-VII-NASHIK

एफ-१८. पहिला मजला, यटिलीटी सेंटर, राजीव गांधी भवनसमोर, शरणपुर रोड, नाशिक-४२२००२

प्रतिकात्मक ताबा नोटीस सिक्युरिटी इंटरेस्टच्या (एन्फोर्समेंट) नियम २००२ च्या नियम ८ (१) नुसार ज्याअर्थी खालील सही करणार **सारस्वत को–ऑप बँक लि**. चे अधिकृत अधिकारी यांन सिक्यूरिटायझेशन ॲण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् ॲण्ड[े] एन्फोर्समेन्ट ऑफ सिक्युरिटी इन्टरेस्ट ॲक्ट, २००२ (२००२ चा ५४) कायदा आणि कलम १३(१२) अन्वये नियम ३ सह वाचता प्राप्त अधिकाराचा वापर करून सिक्युरिटी इंटरेस्टच्या (एन्फोर्समेंट) नियम २००२ नुसार **दि. ३१.१०.२०२४** ला मागणी सूचना केली होती. **कर्जदार मे. अमेय इंडस्ट्रीज** त्यांचे भागीदार श्री. घोडके रमेश देवदत्त (कर्जदार) व इतर यांना नोटीसमध्ये नमूद केलेली कर्जाची रक्कम रू. २,१८,४१,२३४.६३ (अक्षरी रुपये दोन कोटी अठरा लाख एक्केचाळीस हजार दोनशे चौतीस व पैसे त्रेसष्ट फक्त) दि. ३१.१०.२०२४ पासुनचे व्याज आणि आनुषंगिक

शुल्क असल्यास नोटीस मिळाल्याच्या तारखेपासून ६० दिवसांचे आत भरण्यास सांगितले होते कर्जदार/जामिनदार/गहाणदार हे वरील रक्कम परतफेड करण्यास असमर्थ ठरल्याने कर्जदार/जामिनदार/गहाणदार आणि तमाम जनतेला सदरच्या नोटीसीद्वारे सूचित करण्यात येते की. खालील सही करणार अधिकत अधिकारी यांनी उपकलम (४) कलम ९३ च्या नियम ८ सह वाचता सिक्य्रिटी इंटरेस्टच्या (एन्फोर्समेंट) नियम २००२ नुसार खालील नमूद मालमत्तेचा

प्रतिकात्मक ताबा २७ जानेवारी २०२५ रोजी घेतला आहे. कर्जदार/जामिनदार/गहाणदार आणि तमाम जनतेला सचित करणेत येते की. खालील गलमत्तेबाबत कोणीही व्यवहार करू नयेत. केल्यास ते वरील थकीत रक्कम **रू** २,१८,४१,२३४.६३ (अक्षरी रुपये दोन कोटी अठरा लाख एक्केचाळीस हजार दोनशे चौतीस व पैसे त्रेसष्ट फक्त) दि. ३१.१०.२०२४ पासुनचे आणि त्यावरील व्याजासह सारस्वत को–ऑप बँक

कर्जदार/जामिनदार/गहाणदार यांचे कायद्याचे कलम १३ चे उपकलम (८) कडे लक्ष वेधण्यात येत आहे, उपलब्ध कालावधीत त्यांनी गहाण मालमत्ता म्हणजे तारण मालमत्ता सोडवन घ्यावी - स्थावर मालमत्तेचे वर्णन -प्लॉट नं. ३०, मोजमापीत क्षेत्र ४६५.४८५ स्के.मी. बेअर्रींग सर्व्हे नं. ७२८, सर्व स्थावर मालमत्तेचा भाग म्हणजे सी.टी.एस नं. २३४० महानगरपालिका घर नं. १६५८ मोजमापीत

एकुण क्षेत्र २३४.०० स्क्रे.मी. मधील मालमत्तेचा सर्वे भाग व पार्सल नाशिक महसूल गावाच्या

हद्दीत आणि नाशिक महानगरपालिकेच्या हद्दीतील नाशिक येथील तिळभांडेश्वर लेन, दिल्ली द्रवाजा, नाशिक, ता. व जि. नाशिक हदीत. दिनांक : २७.०१.२०२५ ठिकाण : नाशिक

लि.. यांना देण्यास बांधील राहतील

सही/- **अधिकृत अधिकारी** सारस्वत को – ऑप बँक लि. कलम १३(४) अन्वये सिक्यूरिटायझेशन ॲण्ड रिकन्स्ट्रक्शन ऑफ़ फायनान्शियल ॲसेटस् ॲण्ड एन्फोर्समेन्ट ऑफ सिक्युरिटी इन्टरेस्ट ॲक्ट, २००२

(टिप : स्वैर भाषांतर, तफावत असल्यास मुळ इंग्रजी ग्राह्म)

Rama पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड ५५-५६, ५वा मजला, फ्री प्रेस हाऊस, निरमन पॉईंट, मुंबई-४०००२१. asus-arc.com युआरएल : www.pegasus.arc-com

(दीपा सुब्रमण्यम

वसुली अधिकारी-

कर्ज वसुली न्यायाधिकरण मुंबई (डीआरटी ३

ई लिलाव करिता जाहीर सूचना सिक्यरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स. २००२ च्या नियम ८ आणि ९ ला सहवाचन सिक्यरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अंतर्गत स्थावर मिळकतींची विक्री.

दरध्वनी क्र. : ०२२-६१८८४७००

प्तर्वसामान्य जनता आणि विशेषकरून खालील नमद कर्जदार, सह-कर्जदार व हमीदार यांना यादारे सचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफैसी ॲक्टच्या तरतुर्दीन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे **आरबीएल बँक लि.** द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा **पेगासस ग्रुप धर्टी नाईन ट्रस्ट-१ (पेगासस) चे ट्रस्टी** म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रमारित आहेत. जे सरफैसी कायदा च्या तरतुदी आणि त्या नियमानुसार १८/०२/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह ''जे आहे जेथे आहे'', ''जे आहे जसे आहे'' आणि ''जे काही आहे तेथे आहे'' तत्त्वाने विकण्यात

पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफैसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुर्दीन्वये o९/११/२०२३ रोजी स्थावर मिळकत असलेल्या खालील नमद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला. लिलावाची तपशिल पुढील प्रमाणे :

| कर्जदार, सहकर्जदार आणि हमीदारांचे नावे | 5 |
|---|----|
| जिच्या करिता तारण मत्तेची | स |
| विक्री होणार आहे त्यासाठी | दं |
| थकीत देय होणार आहे. | र |
| | -3 |

अंतिम तारीख

आणि वेळ

PEGASUS

श्री. नरेंद्र उत्तमभाई टेलर (कर्जदार आणि हमीदार) धर्मिष्टा नरेंद्र टेलर (सह-कर्जदार आणि हमीदार) ारफैसी ॲक्टच्या कलम १३(२) अंतर्गत सचनेप्रमाणे **रु. २.४८.९५.९९७**/- (रुप रोन कोटी अट्ठेचाळीस लाख पंच्याण्णव हजार नऊशे सत्त्याण्णव मात्र) ०५.११.२०१९ ोजीस अधिक सह प्रदान आणि वसुलीच्या तारखेपर्यंत त्यावरील सांपार्श्विक दराने व्याज नाणि परिव्यय, प्रभार आणि खर्च (सरफैसी ॲक्टच्या कलम १३(२) अंतर्गत

(रु. ५,४९,७१,५५४.०६/- (रुपये पाच कोटी एकोणपन्नास लाख एकाहत्तर हजान ाचशे चोपन्न आणि पैसे सहा मात्र) १८.१०.२०२४ रोजीस अधिक सह प्रदान आणि मुलीच्या तारखेपर्यंत १९.१०.२०२४ रोजीपासून त्यावरील सांपार्श्विक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च. द्वारे गहाण : श्री. नरेंद्र उत्तमभाई टेलर आणि श्रीम. धर्मिष्ठा नरेंट टेलर जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण (१) गाव विलेपार्ले (पूर्व), तालूका अंधेरी, मुंबई उपनगर जिल्हा येथे स्थित सीटीएस क्र . . . १९४, मोजमापित ६३६.९ चौ.मीटर्स, (२) गाव विलेपार्ले (पूर्व), तालूका अंधेरी, मुंबई मत्तेची तपशिल

उपनगर जिल्हा येथे स्थित सीटीएस क्र. २९५, २९५/१ ते २४, मोजमापित ५६४.६० चौ.मीटर्स, (३) सीटीएस क्र. २९६, २९६/१ ते ८, मोजमापित १४६.८ चौ.मीटर्स, सीटीएस क्र. २९६/१, मोजमापित १७.८ चौ.मीटर्स सीटीएस क्र. २९६/२, मोजमापित १७.८ चौ.मीटर्स, सीटीएस क्र. २९६/३, मोजमापित १७.८ चौ.मीटर्स, सीटीएस क्र ९६/४, मोजमापित १७.८ चौ.मीटर्स, सीटीएस क्र. २९६/५, मोजमापित १७.८ चौ.मीटर्स, सीटीएस क्र. २९६/६, मोजमापित १७.८ चौ.मीटर्स, सीटीएस क्र. २९६/७, मोजमापित १७.८ चौ.मीटर्स, सीटीएस क्र. २९६/८, मोजमापित १७.८ चौ.मीटर्स, गाउ विलेपार्ले (पूर्व), तालूका अंधेरी, मुंबई उपनगर जिल्हा एकूण मोजमापित २८९.२० चौ.मीटर्स (४) सीटीएस क्र. २९७, २९७/१ ते ५, मोजमापित २६७.३० चौ.मीटर्स, गाव विलेपार्ले (पूर्व), तालुका अंधेरी, मुंबई उपनगर जिल्हा, (५) सीटीएस क्र. ३२५, प्लॉट सी=२३६.७० चौ.मीटर्स, प्लॉट एफ=८८४.४० चौ.मीटर्स, गाव विलेपार्ले (पूर्व), तालूका अंधेरी, मुंबई उपनगर जिल्हा (६) सीटीएस क्र. ३८६, मोजमापित ७१०.६ चौ.मीटर्स, गाव विलेपार्ले (पूर्व), तालुका अंधेरी, मूंबई उपनगर जिल्हा, (७) सीटीएर क्र. ३८७, मोजमापित ८६५.९ चौ.मीटर्स, गाव विलेपार्ले (पूर्व), तालूका अंधेरी, मुंबई

उपनगर जिल्हा (एकत्रितरित्या संक्षिप्तपणे सदर मिळकत असा संदर्भ) यानंतर एकत्रितरित्या सदर मिळकत संदर्भ. सिक्युरीटी इंटरेस्ट आयडी- ४०००१७२५८१३८ ॲसेट आयडी- २०००१७२१९३५१ ज्या खालील तारण मत्ता **হ. १,४९,८५,०००/-**विकलेली जाणार नाही (रूपये एक करोड एकोणपन्नास हजार पंच्याऐंशी हजार मात्र) राखीव किंमत दमारा अनामत रक्कम **रु. १४,९८,५००/-**(रूपये चौदा लाख अठ्ठयाण्णव हजार पाचशे मात्र) (इएमडी) मिळकतीवर जात नाही करण्यात आलेले कोणतेही दावे

असलेली अन्य कोणतीही थकबाकी व मुल्य मेळकतीचे निरीक्षण ०७.०२.२०२५ रोजी द. ०३.०० ते सायं ०५.०० पर्यंत श्री. निलेश मोरे- ९००४७२२४६८ संपर्क व्यक्ती आणि फोन क्र. श्री. गौतम भालेराव - ८९९५६९५७२ बोली सादर करण्यासाठी १७/०२/२०२५ रोजी दु. ४.०० पर्यंत

सदर प्रकाशन हे सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमृत कर्जदार/सह–कर्जदार/हमीदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे. विक्रीच्या तपशीलवार अटी आणि शतींकरिता/संबंधीत मिळकतीची विक्री आणि ई लिलावात भाग घेण्याकरीत त्यांची बोली सादर करण्याआधी इतर तपशिल तारण धनकोंची वेबसाईट म्हणजेच http://www.pegasus arc.com/assets-to-auction.html च्या संदर्भ घ्यावा. तसेच बोलीदारांनी वेबसाई

ई- लिलाव/बोली वेबसाईट https://sarfaesi.auctiontiger.net)

मार्फत १८/०२/२०२५ रोजी स. ११.०० ते दु. ०१.०० पर्यंत

https://sarfaesi.auctiontiger.net किंवा सेवा प्रवठादार मे. ई-प्रोक्यरमेंट टेक्नॉलॉजीज लि. ऑक्शन टायगर, बिडर्स सपोर्ट: ०७९-६८१३६८०५/६८१३६८३७ **मोबा**. +९१९९७८५९१८८८, **ईमे**ल: ramprasad@auctiontiger.net आणि support@auctiontiger.net. येथे संपर्क साधावा. प्राधिकृत अधिकारी ठिकाण : मंबर्ड पेगासस ॲसेटस रिकन्स्टक्शन प्रायव्हेट लिमिटेड (पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ चे ट्रस्टी) दिनांक : २८.०१.२०२५

रमा पेट्रोकेमिकल्स लिमिटेड

कॉर्पोरेट आयडेन्टिफिकेशन क्र.: एल२३२००एमएच१९८५पीएलसी०३५१८७ नोंद. कार्यालयः सावरोली खारपाडा रोड, गाव वाशिवली, पी. ओ. पाताळगंगा, तालुका खालापूर, जिल्हा रायगड ४१०२२० द्र. : ०२१-९२२५०३२९/०२१-९२२५१२११ फॅक्स : ९१-२२-२२०४९९४६ ई-मेलः compliance@ramapetrochemicals.com

वेबसाईटः www.ramapetrochemicals.com विशेष वार्षिक सर्वसाधारण सभा आणि

ई-मतदानाच्या माहितीची सूचना सूचना याद्वारे देण्यात येते की, कंपनीच्या सभासदांची विशेष सर्वसाधारण सभा **(''ईओजीएम'')** ही विशेष सर्वसाधारण सभेला बोलाविणाऱ्या सूचनेत नमुद केलेले कामकाज करण्यासाठी **मंगळवार, १८ फेब्रुवारी, २०२५ रोजी दु. ३.०० वा. (भाप्रवे)** व्हिडिओ कॉन्फरसिंग ('व्हिसी')/अदर ऑडिओ व्हिज्युअल मिन्स (''ओएव्हिएम'') मार्फत घेण्यात

वेळोवेळी निगम व्यवहार मंत्रालय ('एमसीए') आणि सिक्युरिटीज ॲण्ड एक्स्चेंज बोर्ड ऑफ इंडिया ('सेबी') द्वारे जारी सर्क्युलर्सच्या अनुपालनात विशेष सर्वसाधारण सभेची सूचना कंपनी/आरटीए/डिपॉझिटरी पार्टिसिपंटसकडे ईमेल पत्ते नोंद्विलेल्या सर्व सभासदांना पाठविण्यात आली आहे. विशेष सर्वसाधारण सभा ('ईओजीएम') सूचना कंपनीची वेबसाईट <u>www.ramapetrochemicals.com</u> आणि बॉम्बे स्टॉक एक्स्चेंजची वेबसाईट

www.bseindia.com वर सुध्दा उपलब्ध आहे. सूचना याद्वारे देण्यात येते की, कंपनी अधिनियम, २०१३ च्या कलम १०८ सहवाचता कंपनीज (मॅनेजमेंट ॲण्ड ॲडमिनिस्ट्रेशन) रुल्स, २०१५ च्या नियम २० च्या तरतुदींना अनुसरुन कंपनीने विशेष सर्वसाधारण सभा ('ईओजीएम') बोलाविणाऱ्या सूचनेत विनिर्दिष्ट कामकाजावर इलेक्टॉनिक माध्यमाने मतदानाचा त्यांचा हक्क वापरण्यासाठी तिच्या सभासदांना ई-मतदान सविधा देऊ केली आहे. ई-मतदान आणि विशेष सर्वसाधारण सभा ('ईओजीएम') ला हजर राहण्याशी संबंधित तपशिलवार सूचना आणि माहिती सभासदांनी ईमेल केलेल्या अशा सभेला बोलाविणाऱ्या

सचनेत दिलेली आहे सदर संदर्भात सभासदांना याद्वारे पुढे सूचित करण्यात येते की: सेन्ट्रल डिपॉझिटरी सर्व्हिसेस (इंडिया) लिमिटेड ('सीडीएसएल') यांची विशेष सर्वसाधारण सभा ('ईओजीएम') साठी ई-मतदान सेवा पुरवठादार म्हणून नियुक्ती

विशेष सर्वसाधारण सभा ('ईओजीएम') च्या सूचनेत नमुद केलेले कामकाज दुरस्थ ई-मतदान किंवा विशेष सर्वसाधारण सभा ('ईओजीएम') मध्ये ई-मतदानामार्फत

दुरस्थ ई-मतदानाला शनिवार, १५ फेब्रुवारी, २०२५ (स. ९.०० वा. भाप्रवे) रोजी

सुरवात होईल आणि **सोमवार, १७ फेब्रुवारी, २०२५ (सं. ५.०० वा. भाप्रवे)** रोजी संपेल. ई-मतदानाकरिता कटऑफ तारीख मंगळवार, ११ फेब्रुवारी, २०२५ राहील. इलेक्ट्रॉनिक माध्यमामार्फत दुरस्थ ई-मतदानाला सोमवार, १७ फेब्रुवारी, २०२५ रोजी

सायं. ५.०० वा. (भाप्रवे) नंतर परवानगी देण्यात येणार नाही.

मतदान करण्याची परवानगी देण्यात येणार नाही.

एच)

सभेला हजर असलेले सभासद आणि ज्यांनी दूरस्थ ई-मतदानामार्फत त्यांचे मतदान केलेले नाही आणि अन्यथा तसे करण्यासाठी प्रतिबंधित नाहीत ते विशेष सर्वसाधारण सभा ('ईओजीएम') मध्ये ई-मतदान पध्दतीमार्फत मतदान करण्यासाठी पात्र राहतील. ज्या सभासदांनी विशेष सर्वसाधारण सभा ('ईओजीएम') पूर्वी दूरस्थ ई-मतदानाद्वारे त्यांचे मतदान केलेले आहे ते सुध्दा विशेष सर्वसाधारण सभा ('ईओजीएम') ला

हजर/सहभागी होऊ शकतात परंतु विशेष सर्वसाधारण सभा ('ईओजीएम') मध्ये पुन्हा

ज्या व्यक्तींची नावे कटऑफ तारीख म्हणजेच **मंगळवार, ११ फेब्रुवारी, २०२५** रोजीस

डिपॉझिटरीजकडे असलेले लाभकारी मालकांचे रजिस्टर किंवा सभासद रजिस्टरमध्ये

नोंदवलेली असतील तेच फक्त दूरस्थ ई-मतदान तसेच विशेष सर्वसाधारण सभा ('ईओजीएम') मध्ये ई-मतदानाची सुविधा घेण्यासाठी हक्कदार राहतील. आय) ई-मतदानाशी संबंधित कोणतीही चौकशी/तक्रारीकरिता सभासद सीडीएसएलची वेबसाईट: <u>www.evotingindia.com</u> येथे उपलब्ध फ्रिकेंटली आस्क्ड केश्चन्स ('एफएक्युज') चा संदर्भ घेवु शकतात किंवा श्री. राकेश दळवी, सिनि. मॅनेजर, सीडीएसएल, २५वा मजला, ए विंग, मॅरेथॉन फ्युचरेक्स, मफतलाल मिल्स कंपाऊंड, एन. एम. जोशी मार्ग, लोअर परळ (पूर्व), मुंबई-४०००१३ यांना संपर्क करावा किंवा

रिमोट ई-व्होटींग आणि विशेष सर्वसाधारण सभा ('ईओजीएम') मध्ये ई-व्होटींग दोन्हीसाठी तपासणी अधिकारी म्हणून कृती करण्याकरिता कंपन्यांचे (व्यवस्थापन आणि प्रशासन) नियम, २०१४ (सुधारित)च्या नियम २० च्या तरतुर्दीनुसार तपासणी अधिकारी म्हणून श्री. संजय ढोलकीया, व्यावसायिक कंपनी सेक्रेटरी (स.क्र. एफएसीएस २६५५) यांची नियुक्ती केली आहे. संचालक मंडळाच्या आदेशाद्वारे

रमा पेट्रोकेमिकल्स लिमिटेड करिता रेण जैन कंपनी सचिव स.क्र. एफएसीएस २६५

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सजाता संतोष मालवणकर, केशव बाळ इंदवतकर यांच मुलगी यांचे दिनांक ०८.०४.२०२० रोजी निधन झाले आणि दर मयत व्यक्ती हयातीत असताना रूम/फ्लॅट क्र. २०५ नदर मथत व्यक्ता ह्यातात ञत्तामा रूक्न, १८००... . ., मारत क्र. १२जी, मोजमापित २२५ चौ. फू., दुसरा मजला, ावजीवन एस.आर.ए. को सोसायटी लि., चांदिवली, संघर्ष नगर, अंधेरी (पूर्व), मुंबई- ४०० ०७२ येथे स्थित च्य कायदेशीर मालकीण होत्या व सदर मालमत्तेवर त्यांचा ताब होता आणि प्रत्येकी ५०/- रुपयांच्या दर्शनी मुल्याचे । पूर्णपणे भरलेले शेअर्स (एकूण २५०/- रुपये) आणि शेअर प्रमाणपत्र क्र. १७ व शेअर विशिष्ट क्र. ८१ ते ८५ (दोन्हीं

श्रीम. शुभांगी संजय आग्रे, मयत केशव बाव द्वतकर यांची मुलगी आणि २) श्रीम. अनीत प्रदीप रमाणे, मयत केशव बाळू इंदवतकर यांर्च **मलगी** यांनी वरील मालमत्ता सोडपत्रादारे माझ्या अशिल श्रीम. सुजाता संतोष मालवणकर, मयत केशव बाव **इंदवतकर यांची मुलगी**, मयताचे कायदेशी वारस/कायदेशीर प्रतिनिधी यांच्या नावे हस्तांतर करण्याच वरील वर्णन केलेल्या मालमत्तेसंदर्भात किंवा तिच्य

वकील, उच्च न्यायाल दकान क्र. ३, न्यू यश सीएचएस लि., हनुमान नगर (प.), ४०१ २०३. मोबाईल क्र.: ९८६०१८१९५

हितसंबंध त्याच्या मालकांकडून खरेदी करण्यास इच्छुक आहेत व त्या संदर्भात मालकांच्या आता त्यामुळे सूचना घ्यावी की, कोणत्याही व्यक्तीला याखालील परिशिष्टात अधिक तपशीलवारपणे वर्णन केलेल्या सदर मिळकतीमध्ये किंवा विरोधात किंवा त्याच्या कोणत्याही भागाबाबत विक्री, अदलाबदल, गहाण, भेट, विश्वस्त, वारसा, भाडेपट्टा, कब्जा, कुळवहीवाट, प्रभार, धारणाधिकार किंवा अन्य कोणत्याही प्रकारे दावा असल्यास, त्यांनी निम्नस्वाक्षरीकारांना ही

परिशिष्ट: चटई क्षेत्र ५४५ चौ. फूट असलेले कुलाबा विभाग, ''ए'' वॉर्ड, स्ट्रॅंड रोड, टेलिफोन भवनसमोर

वकील शीतल राघानी

(स्थावर मालमत्तेसाठी)

ज्या अर्थी.

24.01.2025 रोजी घेतलेला आहे

कर्जदारांचे लक्ष्य कलम 13 चे उप-कलम (8) च्या मालमत्ता / मालमत्तेला मुक्त करण्यासाठी उपलब्ध वेळेकडे आकर्षित केले जात आहे.

स्थावर मालमत्तेचे वर्णन

फ्लॅट क्रमांक 304, तिसरा मजला, इमारत क्रमांक 36, पोद्दार नवजीवन, सर्व्हे क्रमांक 172/5,जुना सर्व्हे

जाहीर सूचना

सर्व व्यक्ती/संस्था तसेच व्यक्तिगत, हिंदू अविभाजित कुटुंब, कोणतीही बँक किंवा वित्तीय संस्था किंवा नॉन-बँकिंग वित्तीय संस्था, व्यक्तींची समिती किंवा व्यक्तिगत निकाय, मग ते

दावे/मागण्या/आक्षेप यांना क्र. G0544 उद्धृत करावा. परिशिष्ट

(मालमत्तेचे वर्णन)

सागर कदम

परिशिष्ट क्र. १६

कर्ज वस्ती अधिकारी कार्यालय-।/॥ कर्ज वसुली न्यायाधिकरण, मुंबई (डीआरटी-३)

आर.आर. क्र. ६६ चे २०२४

विरुद्ध

कायदेशीर वारस-१. श्रीमती. लता आर. जगताप रा.: मु. पो.- मडकी जांब, तालुका- दिंडोरी, जिल्हा- नाशिक, महाराष्ट्र-४२२२०२ कायदेशीर वारस-२. श्री. महेश आर. जगताप

ज्याअर्थी तुम्ही वरील प्राधिकृत कर्जदार व्याज व खर्चासह **रु. १५,८२,६०५.०० (पंधरा लाख**,

स्थित व अस्तित्वात असलेल सर्व्हे क्र. ५९७ चे क्षेत्रफळ ०.३७ हे. आणि ५९५ चे क्षेत्रफळ ०.९३ हे.आर.

(दीपा सुब्रहमनियन) वसूली अधिकारी-I कर्ज वसुलो न्यायाधिकरण, मुंबई (डीआरटी-३)

वेबसाइट : www.unionbankofindia.co.in ईमेल : ubin0553352@unionbankofindia.bank

नदर रकमेची परतफेड करण्यात कर्जदार आणि हमीदार असमर्थ ठरल्याने, याद्वारे कर्जदार आणि हमीद विशेषत: कर्जदार आणि हमीदार आणि सर्वसामान्य जनतेला याद्वारे इशारा देण्यात येतो की, उक्त मिळकतीश

गरण मत्ताच्या विमोचनाकरिता उपलब्ध वेळेत ॲक्टचे कलम (१३) चे उप-कलम (८) च्या तरतुदीनुसा

मुख्य व्यवस्थापक आणि प्राधिकृत अधिकारी यनियन बँक ऑफ इंडिया

BETWEEN : M/S/ ELEPHANTER PVT. LTDPLAINTIFF AND : M/S OCEANIC INTERNATIONAL

Whereas, the plaintiff has filed the above suit for ecovery of Rs.15,00,000/- with interest and such other reliefs, in which you arrived as a defendan

जाहीर सूचना

. सदर मयत व्यक्तीच्या इतर कायदेशीर वारसांमध्ये **१**)

मेर्दिष्ट कालावधीनंतर कोणत्याही प्रकारचा दावा विचाराः ोतला जाणार नाही आणि असे गहीत धरले जाईल की अशा व्यक्तीने किंवा व्यक्तींनी त्यांच्या हक, नामाधिका आणि हितसंबंध सोडून दिले आहेत, आणि माझा अशिल

helpdesk.evoting@cdslindia.com कडे ईमेल लिहावा किंवा सर्व कामकाजाच्या दिवशी कार्यालयीन वेळेत टोल फ्री क्रमांक १८००२२५५३३ वर कॉल करावा.

ANNEXURE-II

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

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

| Name(s) of Bidder (i | II Cap | itai) | | | | | | | | | | | | | | | | | | | | | |
|---|-------------|-------|--------|------|----------|-------|-----|------|------|------|------|------|-------|-----|---|--------|---------|---|---|---|---|---|--|
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| Father's/Husband's | Name | • | | | | | | | | | | | | | | | | | | | | | |
| , | | | | | | | | | | | | | | | | | | | | | | | |
| Postal Address of Bi | dder(s | s) | | | | | | | | | | | | | | | | | | T | | | |
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| Dhana /Call Namahan | _ | | | | | | | | | | | | | | | | 1 | _ | | | | I | |
| Phone/Cell Number | • | | | | | | | | | | | | | | | | | | | | | | |
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| Bank Account deta | iils to | whic | ch EN | ЛD (| amo | unt t | o b | e re | turn | ed | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | _ | | | | |
| Bank A/c No. | | | | | | | | | | | | | | | | | \perp | | | | | | |
| IFSC Code No. | | | | | | | | | | | | | | | | | | | | | | | |
| Branch Name | | | | | | | | | | | | | | | | | | | | | | | |
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| Date of Submission | Bid | _ | _/ | _/_ | | | F | PAN | Nun | nber | | | | | | | | | | | | | |
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| Property Item No. | | | | | | | | | | | | | | | | | | | | | | | |
| Property Item No. | | | | | | | | | | | | | | | | | | | | | | | |
| Property Item No. | | | | | | | | | | | | | | | | | | | | | | | |
| | ted | | | Yes | <u> </u> | | N | 0 | | Date | of R | emit | ttanı | ce | | | | | , | | | | |
| | ted | | | Yes | S | | N | 0 | C | ate | of R | emi | ttan | ce | | - | _/_ | / | | | | | |
| | ted | | | Yes | S | | N | 0 | | ate | of R | emit | ttand | ce | | ı _ | _/_ | / | | | | | |
| | ted | | | Yes | S | | N | 0 | [| ate | of R | emit | ttand | ce | | | _/_ | | | | _ | | |
| Whether EMD remit | ted | | | Yes | S | | No | 0 | | Pate | of R | emit | ttand | ce | | | _/_ | / | | | _ | | |
| Whether EMD remit Name of Bank | ted | | | Yes | S | | N | 0 | [| Pate | of R | emi | ttand | ce | | | _/_ | / | | | | | |
| Whether EMD remit Name of Bank Branch Name | ted | | | Yes | S | | N | 0 | | Pate | of R | emit | ttand | ce | | | _/_ | | | | | | |
| Whether EMD remit Name of Bank Branch Name Account No. | ted | | | Yes | S | | No | 0 | | Date | of R | emit | ttano | ce | | | _/_ | | | | | | |
| Whether EMD remit Name of Bank Branch Name Account No. IFSC Code No. | | | | Yes | S | | Ne | 0 | | Date | of R | emi | ttand | ce | | | _/_ | | | | | | |
| Whether EMD remit Name of Bank Branch Name Account No. IFSC Code No. Bid Amount Quote | | | | Yes | S | | No | 0 | | Date | of R | emit | ttand | ce | | | _/_ | | | | | | |
| Whether EMD remit Name of Bank Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure | | | | Yes | S | | No | 0 | | Pate | of R | emit | ttano | ce | | | | | | | _ | | |
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| Whether EMD remit Name of Bank Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure | | | | Yes | S | | No | 0 | | Date | of R | emit | ttano | ce | | | _/_ | | | | _ | | |
| Whether EMD remit Name of Bank Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word | d | Jumb | ner // | | | | No | 0 | | Pate | of R | emit | ttand | ce | | | _/_ | | | | | | |
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| Whether EMD remit Name of Bank Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word Director Identification | d tion N | | | DIN) | | прро | | | | | | emit | ttand | ce | | | | | | | | | |

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

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

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

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

| Signature: | |
|------------|--|
| Name: | |
| Address: | |
| eMail ID: | |

DECLARATION 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 | Full Name of | Date | Nationality | Address | Type of l | KYC | Controlling |
|-----|-------------------|-------|-------------|---------|-----------|---------|-------------|
| No. | Beneficial | of | | | Documents | | ownership |
| | owner/controlling | Birth | | | | | Interest |
| | natural person(s) | | | | 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 C | ompany undertakes | that the | facts stated a | bove are true | and corre | ect. | |
| chang | 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 an | nd on behalf of [nam | e of Cor | mpany] | | | | |
| Signat | ture of the Authorise | d Offici | al: | | | | |
| (to be | signed by the officia | ıl authoi | rised to sign t | the Board Re | solution) | | |
| | | | | | | | |
| Full name of the authorised official: | | | | | | | |
| Desig | nation/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 | l purpose of co | llecting In | formation l | has been | explained | to me in my | loca |
|-----------------------|-----------------|-------------|-------------|----------|-----------|-------------|------|
| language. | | | | | | | |

| Name: | | | |
|------------|--|--|--|
| Signature: | | | |
| Date: | | | |

Account- Narendra Uttambhai Tailor, Trust: Pegasus Group Thirty-Nine Trust 1

PROPERTY DESCRIPTION:-

Mortgaged by- Mr. Narendra Uttambhai Tailor and Mrs. Dharmishta Narendra Tailor Residential Flat No. 203 on 2nd Floor, admeasuring built up area of 76.30 sg. mtrs. in the building known as Chamunda Paradise, constructed on land bearing ALL THAT piece or parcel of land or ground bearing of (1) CTS No.294: admeasuring 636.9 sq. mtrs., situated at village Vile Parle (East), Taluka Andheri, Mumbai suburban district, (2)CTS No.295, 295/1 to 24: admeasuring 564.60 sq. meters village Vile Parle (East) Taluka Andheri Mumbai suburban district (3) CTS No. 296, 296/1 to 8: admeasuring 146.8 sq. meters, CTS No. 296/1, admeasuring 17.8 sq. meters CTS No.296/2 admeasuring 17.8 sq. meters, CTS No. 296/3 admeasuring 17.8 sq. meters CTS No.296/4 admeasuring 17.8 sq. meters, CTS No. 296/5, admeasuring 17.8 sg. meters, CTS No. 296/6 admeasuring 17.8 sg. meters CTS No.296/7 admeasuring 17.8 sg. meters, CTS No. 296/8 admeasuring 17.8 sg. meters, Village Vile Parle (East) Taluka Andheri, Mumbai suburban district totally admeasuring 289.20 sq. meters., (4) CTS No. 297, 297/1 to 5: admeasuring 267.30 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district, (5) CTS No. 325: Plot C = 236.70 sq. meters, Plot F= 884.40 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (6) CTS No. 386 admeasuring 710.6 sq. meters Village Vile Parle (East) Taluka Andheri, Mumbai suburban district (7), CTS No. 387 admeasuring 865.9 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (collectively referred to as the said properties for the sake of brevity) hereinafter collectively referred to as "the said property".

Terms & Conditions

- 1. The E-auction sale will be online E-auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 18/02/2025 for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from 11:00 am to 01:00 pm. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
- 2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
- 3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
- 4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes and rates and outgoing, both existing and future, relating to the Schedule Property.
- 5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.

- 6. <u>Due Diligence:</u> The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
- 7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the all encumbrances on / issues related to the Schedule Property.
- 8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be madeas per clause mentioned below.
- 9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
- 10. Failure to remit the amount as required under clause (10) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
- 11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
- 12. In case of non-acceptance of offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
- 13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
- 14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai-400021. Bids should be submitted on or before 10/02/2025 till 04.00 p.m. Email address: nilesh@pegasus-arc.com. In addition to the above, the copy of Pan card, Aadharcard, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.

- 15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
- 16. The reserve price of the auction property is as follows: Rs. 1,49,85,000/- (Rupees One Crore Forty-Nine Lakhs Eighty-Five Thousand Only)
- 17. The Earnest Money Deposit of the auction property is as follows: Rs. 14,98,500/- (Rupees Fourteen Lakhs Ninety-Eight Thousand Five Hundred Only)
- **18.** Last date for submission of bid is 17/02/2025 before 04:00 PM and the Auction is scheduled on 18/02/2025 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 the bidders shall improve their further offers/bids in multiples of **Rs. 2,00,000/- (Rupees Two Lakhs Only).**
- 21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
- 22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
- 23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
- 24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
- 25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
- 26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.

- Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
- KYC compliance i.e. Proof of Identification and Current Address PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
- Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
- Duly filled, signed and stamped Bid form and Terms & conditions (to be signed & stampedon each page).
- Other necessary statutory and govt. compliances, if any.

Place: Mumbai

Date: 28/01/2025

- 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. The 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. Nilesh More- 9004722468 & Mr. Gautam Bhalerao- 8999569572

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.

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

Affidavit cum Declaration (Sec 29A of IBC)

Property for which bid submitted ("Property"):

Residential Flat No. 203 on 2nd Floor, admeasuring built up area of 76.30 sq. mtrs. in the building known as Chamunda Paradise, constructed on land bearing ALL THAT piece or parcel of land or ground bearing of (1) CTS No.294: admeasuring 636.9 sq. mtrs., situated at village Vile Parle (East), Taluka Andheri, Mumbai suburban district, (2)CTS No.295, 295/1 to 24: admeasuring 564.60 sq. meters village Vile Parle (East) Taluka Andheri Mumbai suburban district (3) CTS No. 296, 296/1 to 8: admeasuring 146.8 sq. meters, CTS No. 296/1, admeasuring 17.8 sq. meters CTS No.296/2 admeasuring 17.8 sq. meters, CTS No. 296/3 admeasuring 17.8 sq. meters CTS No.296/4 admeasuring 17.8 sq. meters, CTS No. 296/5, admeasuring 17.8 sq. meters, CTS No.296/6 admeasuring 17.8 sg. meters CTS No.296/7 admeasuring 17.8 sg. meters, CTS No. 296/8 admeasuring 17.8 sq. meters, Village Vile Parle (East) Taluka Andheri, Mumbai suburban district totally admeasuring 289.20 sq. meters., (4) CTS No. 297, 297/1 to 5: admeasuring 267.30 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district , (5) CTS No. 325: Plot C = 236.70 sq. meters, Plot F= 884.40 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (6) CTS No. 386 admeasuring 710.6 sq. meters Village Vile Parle (East) Taluka Andheri, Mumbai suburban district (7), CTS No. 387 admeasuring 865.9 sq. meters, village Vile Parle (East) Taluka Andheri, Mumbai suburban district (collectively referred to as the said properties for the sake of brevity) hereinafter collectively referred to as "the said property".

Mortgagor of the Property ("Mortgagor"): Mr. Narendra Uttambhai Tailor and Mrs. Dharmishta Narendra Tailor

| Name of the borrower / co-borr i. Mr. Narendra Uttambhai Tailor | rower / guarantor / mortgagor ("Bo Borrower and Mortgagor | rrowers"): |
|--|--|---|
| ii. Mrs. Dharmishta Narendra Ta | ilor (Co-b orrower and Mortgagor) | |
| iii. | | |
| submitted bid for the Property beir Reconstruction Private Limited acti Eight Trust – 1 ("Pegasus"). I had s | , R/o ng sold by way of public e-auction by P ng in its capacity as trustee of Pegasus submitted Affidavit cum Declaration alor ubmitting this notarised Affidavit cum D | Pegasus Assets s Group Thirty ng with bid. At |
| I/We, | R/o | |

do hereby solemnly swear and affirm:

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

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

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

Explanation I.- For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion as 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

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;

- is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transactionor fraudulent transaction has taken place and in respect of which an order has been 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 hasbeen admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is] subject to any disability, corresponding to clauses (a) to (h), under any lawin a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

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

- (i) any person who is the promoter or in the management or control of the Mortgagor; or
- (ii) any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or
- (iii) the holding company, subsidiary company, associate company or related 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 in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the termsshall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
- (f) such categories of persons as may be notified by the Central Government.
- 2. I/We ______ are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of Pegasus Group Thirty Eight 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.