

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

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

PUBLIC NOTICE FOR SALE BY E-AUCTION**Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Guarantor(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 Twenty Eight Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by the SVC Co-Op Bank Ltd. (SVC Bank) vide Assignment Agreement dated 28/09/2016 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown dues on 08/08/2024. The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 13/07/2023 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s) and Guarantor(s)/ Mortgagor(s):	a) Sagun Extrusions Ltd. b) Mr. Vallabh Sagun Bandodkar (Since Deceased- through his known and unknown legal heirs) c) Ms. Pushpanjali Vallabh Bandodkar d) Mr. Digambar Sagun Bandodkar e) Mrs. Vaishali Vallabh Bandodkar f) Mr. Ramkrishna Sagun Bandodkar g) Mr. Anand Sagun Bandodkar h) Mrs. Arti Vallabh Bandodkar
Outstanding Dues for which the secured assets are being sold:	Rs. 20,95,82,209.56/- (Rupees Twenty Crores Ninety Five Lakhs Eighty Two Thousand Two Hundred Nine and Paise Fifty Six Only) as on 22/02/2024 plus further interest, costs, charges and expenses thereon till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Lot 1 Mortgaged by:- Mr. Vallabh Sagun Bandodkar (Since Deceased- through his known and unknown legal heirs) and Mrs. Vaishali V. Bandodkar Lot 1) Residential Flat No. B-105 , situated on First Floor of Building known as Shantivan III Co-Operative Housing Society Limited, B-Wing, Plot No. 19, S. No. 287 situated at Raheja Township, Malad (E) in name of Mr. Vallabh Sagun Bandodkar (since deceased) through his known and unknown legal heirs and Mrs. Vaishali V. Bandodkar Area: 619 sq. ft. (carpet) Lot 2 Mortgaged by:- Mr. Vallabh Sagun Bandodkar (Since Deceased) through his known and unknown legal heirs Lot 2) Residential Flat No. B-107 , situated on First Floor of Building known as Shantivan III Co-Operative Housing Society Limited, B-Wing, Plot No. 19, S. No. 287 situated at Raheja Township, Malad (E) in name of Mr. Vallabh Sagun Bandodkar (Since Deceased) through his legal heirs Area: 608 sq. ft. (carpet)
CERSAI ID:	For Flat No. B-105 Security ID – 400008090408 Asset ID – 200008079647 For Flat No. B-107 Security ID – 400008090019 Asset ID – 200008079260
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Lot 1) Rs. 84,85,000/- (Rupees Eighty Four Lakhs Eighty Five Thousand Only) Lot 2) Rs. 86,85,000/- (Rupees Eighty Six Lakhs Eighty Five Thousand Only)
Earnest Money Deposit (EMD):	Lot 1) Rs. 8,48,500/- (Rupees Eight Lakhs Forty Eight Thousand Five Hundred Only) Lot 2) Rs. 8,68,500/- (Rupees Eight Lakhs Sixty 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	1. Society Dues as on 22/05/2023 Rs. 6,54,214/- (Flat B 107) 2. Society Dues as on 22/05/2023 Rs. 9,79,189/- (Flat B 105) 3. ESIC dues of Rs. 1,55,421/- with further interest/damages from 01/04/2010, 4. Land Revenue of Rs. 21,94,160/- as on 14/11/2019 by virtue of order dated 08/07/2019 passed by District collector, Dehradun, Uttarakhand. 5. Sales Tax dues of Rs. 32,72,803/- as per assessment for period from 01/04/1995 to 31/03/2000.
Inspection of Properties:	01/08/2024 between 03.00 pm to 05.00 pm
Contact Person and Phone No:	Mr. Dhimant Shah- 9320317744 Mr. P. S. Ravendernath- 9821238369 Mr. Devang Khira- 9619422209
Last date for submission of Bid:	07/08/2024 till 4.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 08/08/2024 from 03.00 pm to 05.00 pm

This publication is also a fifteen (15) days notice to the aforementioned Borrowers/Guarantors/Mortgagors under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auction-tiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Place: Mumbai

Date: 19/07/2024

Pegasus Assets Reconstruction Private Limited

(Trustee of Pegasus Group Twenty Eight Trust 1)



VASTU HOUSING FINANCE CORPORATION LTD
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U69292MH2005PLC272501

Demand Notice Under Section 13(2) of Securitisation Act of 2002

Whereas, Vastu Housing Finance Corporation Ltd through its head office Mumbai, Notice issued to the following borrowers / guarantors / mortgagors have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the VHFCL and said facilities have turned to be Non Performing Assets. The notices were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of Borrower, Co-borrower and Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged property
Laxmikant Shankar Gupta (Applicant), Aarti Gupta (Co Applicant) LP0000000139295	20-Jun-24/ Rs.2148865/- as on 13-Jun-24 with further Interest and charges thereon	Shop No. 8, Ground Floor, Gayatri Sra Chsl Property Situated On Plot Bearing Cts No 244 Part And 244/1 Of Village Bhandup Taluka Kuria District Mumbai Suburban, Mumbai, Kuria, Mumbai, Maharashtra, 400078. Admeasuring of 16.82 Sq.mtrs. North-compound Wall, South -Road, East -Shop No 9, West -Shop No 1 to 7
Manish Gellaram Jaisinghani (Applicant), Ritika Manish Jaisinghani (Co Applicant) HL0000000158923	20-Jun-24/ Rs.4415057/- as on 13-Jun-24 with further Interest and charges thereon	Flat No 401 4th Floor Regency Galaxy, All That Piece And Parcel Which Is Constructed On C. D. Hold Land Known As Portion Of Unit No 68 Of Sheet No.66 Bearing Part Of Cts No 26874 Khata No Swr Nr No. 53 2111 Of Ward No 53 Ulhasnagar.5 Tal Ulhasnagar Dist- Thane, Maharashtra, 421005. Admeasuring area about 768 Sq. Ft., (Built Up area), North- Chawl, South - Under Construction Building, East -Open Space, West- Internal Road

The steps are being taken for substituted service of notice. The above borrowers, co-borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Please be informed that the said notice is also under section 13(13) informing the borrowers/guarantors/ mortgagors that the said mortgaged property should not be sold/leased/transferred.

Date : 19.07.2024
Place : Mumbai

Authorized Officer,
VASTU HOUSING FINANCE CORPORATION LTD



Saraswat Co-operative Bank Limited
74/C, Samadhan Building, Senapati Bapat Marg, Dadar (W), Mumbai-400 028
Tel. No. : 8657043713/14/15, 8828805609

POSSESSION NOTICE

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

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

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken the possession of the property described herein below in exercise of power conferred on him under sub-section (4) of Section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **16.07.2024**.

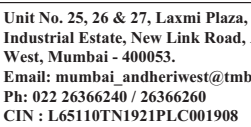
The borrower/s, mortgagor/s, guarantor/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the said property/ies will be subject to the charge of **Saraswat Co-operative Bank Ltd.** for the amounts outstanding alongwith the interest and charges.

Sr. No.	Name of the branch	Name of the account	Name of the borrower/mortgagor/guarantor	Description of the property mortgaged (secured asset)	Date of Demand Notice	Amount outstanding as per demand notice (alongwith future interest and charges)
1A	Andheri West	Mr. Nirav Madhusudan Gandhi	Mr. Nirav Madhusudan Gandhi [Borrower and Mortgagor] Mrs. Daxa Madhusudan Gandhi [Co-Borrower/Mortgagor] Mrs. Ketki Nirav Gandhi (Co-Borrower) Mr. Nirav Madhusudan Gandhi [Borrower and Mortgagor]	Flat No. 702, on the 7th Floor, in "B" Wing, admeasuring about 512 Sq.Ft. (Built Up Area), in the building known as "Platinum Building", situated at C.T.S. No. 512 B of Village Vile Parle, Taluka Andheri, Juhu Lane, Andheri (W), Mumbai-400058.	24.07.2023	Rs. 81.01,744/- (Rupees Eighty One lakh One Thousand Seven Hundred Forty Four Only) as on 24.07.2023 Rs. 52.82,289/- (Rupees Fifty Two lakh Eighty Two Thousand Two Hundred and Eighty Nine Only) as on 24.07.2023
1B	Andheri West	Mr. Nirav Madhusudan Gandhi	Mr. Nirav Madhusudan Gandhi [Co-Borrower/Mortgagor] Mrs. Ketki Nirav Gandhi [Guarantor]		24.07.2023	
2	Shimpoli Road	Dr. Shah Kant Jitendra	Guarantors : Dr. Rajiv Jitendra Shah Mr. Jitendra Nathubhai Shah Mrs. Madhuri Jitendra Shah Dr. Rane Anand Sunil	a) Immoveable Property Situated at Flat No. 603, on the 6th Floor admeasuring 40.85 Sq.Meter Carpet in Building Known as Setu Co-operative Housing Society Ltd. situated at Sagar Complex, Saibaba Nagar, Near J. B. Khot School, Borivali (West), Mumbai - 400092 Constructed on all that piece and parcel of Plot Of Land bearing Survey No 111, Hissa No. 1a, corresponding to C.T.S. Nos. 7,8,9,10,11 And 12 Of Village-Kandivali, Taluka Borivali Mumbai Suburban District In The Registration District And Sub-District Of Mumbai City And Mumbai Suburban And within the limit Municipal Corporation Of Greater Mumbai. b) Immoveable Property Situated at Flat No. 602, on the 6th Floor admeasuring 40.85 Sq.Meter Carpet in 'Building Known As Setu Co-operative Housing Society Ltd. situated at Sagar Complex, Saibaba Nagar, Near J. B. Khot School, Borivali (West), Mumbai-400092 constructed on all that piece and parcel of Plot Of Land Bearing Survey No. 111, Hissa No 1a, corresponding to C.T.S. Nos. 7,8,9,10,11 and 12 of Village-Kandivali, Taluka Borivali Mumbai Suburban District in the Registration District And Sub-District Of Mumbai City And Mumbai Suburban And within the limit Municipal Corporation Of Greater Mumbai. c) Immoveable Property Situated at Flat No. 401, A Wing 4th Floor, admeasuring 496 Sq.Fts. Built-Up Area, Lancelot Co-operative Housing Society Limited , S. V. Road, Borivali (West), Mumbai-400092 as per copy of approved MCGM plan and the building has been constructed in the year 1988 within the Jurisdiction Municipal Corporation of Greater Mumbai lying being or situated on the Land Magathane, Municipal "R/N" Ward on bearing C.T.S. No. 59 Of Village Magathane, Tal Borivali in Registration District And Sub Registration District.	01.03.2024	Rs. 1,41,93,090.11 (Rupees One Crore Forty-One Lakh Ninety-Three Thousand Ninety and Paise Eleven Only) as on 01.03.2024

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

Date : 19.07.2024
Place : Mumbai

Sd/-
Authorized Officer
Saraswat Co-operative Bank Ltd.



Tamilnad Mercantile Bank Ltd
Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
Email: mumbai_andheriwest@tmbank.in
Ph: 022 26366240 / 26366260
CIN : L65110TN1921PLC001908

DEMAND NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT

- Ms. Sana Rashid Shaikh D/o. Rashid Bashir Shaikh**
No 1703, Building No 9, Poonam Estates Cluster 2 Part A Shanti Park Layout, Mira Road East, Thane- 401107
- Ms.Mahira Rashid Shaikh D/o. Rashid Bashir Shaikh**
No 1703, Building No 9, Poonam Estates Cluster 2 Part A Shanti Park Layout, Mira Road East, Thane- 401107
- Ms. Naseem Banu Rashid Shaikh W/o.Rashid Bashir Shaikh**
No 1703, Building No 9, Poonam Estates Cluster 2 Part A Shanti Park Layout, Mira Road East, Thane- 401107

Sub: Demand Notice Under Section 13(2) of SARFAESI Act in respect of Loan A/c.

No. 214700950100094 - Term Loan 19.50 lakhs availed by Ms. Sana Rashid Shaikh, Ms. Mahira Rashid Shaikh & Mrs.Naseem Banu Rashid Shaikh, availed at Mumbai Andheri West branch on 06.10.2022.

At your request, the Bank has granted through its Mumbai Andheri West branch from time to time various credit facilities to the Borrowers as per the particulars mentioned in Schedule-A. You, the Borrower/s have availed the credit facilities with an undertaking to repay the said credit facilities and executed the necessary loan documents in favour of the Bank and the borrower/guarantors/mortgagor have also created mortgage by way of deposit of title deeds in respect of the property more fully described in Schedule B as primary security.

The liability in the above loan were duly acknowledged by you by executing balance confirmation letters and revival letters and also other security documents from time to time.

Consequent to the default committed by the borrower/borrowers in repayment of the principal debt and interest thereon, the loan account, has been classified as Non Performing Assets (NPA) as on 05.07.2024 as per the directions / guidelines of Reserve Bank of India relating to asset classifications issued from time to time. Despite repeated requests you, the Borrowers have failed and neglected to repay the said dues/outstanding liabilities.

You, the Borrowers, Mortgagors are hereby called upon by this Notice under Section 13(2) to discharge the liabilities in full to the bank and to repay a sum of **Rs. 20,04,450.09 (Rupees Twenty Lakhs four thousand four hundred fifty and nine paise only) as on 06.07.2024** to the bank within 60 days from date of this notice. You are also liable to pay future interest 9.45% plus 2.00% penal interest on the aforesaid amount together with incidental expenses, cost, charges etc.

Bank will exercise all or any of the rights detailed under Sub-Section (4) of Section 13 and under other applicable provisions of the Act if you fail to repay the Bank the aforesaid amount with future interest and all costs and expenses thereon.

You, the Borrower / Guarantors / Mortgagor are restrained from transferring by way of sale, lease or otherwise, any of the above said assets more specifically mentioned in the schedule hereunder after issuance of this notice as per Section 13(13) of the above Act and any such transfer without prior written consent of the bank will not affect the rights of the Bank and any 1 such transfer shall be void.

The Borrower/s / Guarantor/s / Mortgagor's attention is hereby invited to the provisions of sub-section 8 of Section 13 of the Act, in respect of time available to redeem the assets.

Section 13(8) of the SARFAESI Act.

Where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by him is tendered to the secured creditor at any time before the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets

i) the secured assets shall not be transferred by way of lease assignment or sale by the secured creditor and

ii)In case, any step has been taken by the secured creditor for transfer by way of lease or assignment or sale of the assets before tendering of such amount under this sub-section, no further step shall be taken by such secured creditor for transfer by way of lease or assignment or sale of such secured assets.

SCHEDULE - A			
S.No	Nature of Facility with Account Number	Amount Outstanding as on 06.07.2024	Date of Execution of Loan Documents
1	Term Loan - Rs. 19,50,000/- (214700950100094)	Rs. 20,04,450.09	06.10.2022
Total		Rs. 20,04,450.09	

SCHEDULE - B (Primary Security)	
S.No	Limit details
1	Term Loan - Rs. 19,50,000/- (214700950100094)
	On Equitable Mortgage of Residential Flat No. 309, admeasuring 29.63 Sq. Mt. carpet area, on 3rd Floor, in Building No. 04, known as "Paramount Enclave", bearing Survey No. 1023/1/2/25 [New Computerized No. 1023/9, 1023/9/1], situate lying and being at Village Mahim, Taluka & District Palghar, in the Registration District and Sub District of Palghar -401404 standing in the name of Ms. Sana Rashid Shaikh and Ms.Mahira Rashid Shaikh.
	Boundaries:
	North: Internal Road East: Garden (proposed)
	South: Gayatri Park West: Gayatri Park

Sd/-
Authorized Officer
Tamilnad Mercantile Bank Ltd.
(For Mumbai Andheri West Branch)



INDIA RESURGENCE ARC PRIVATE LIMITED
3rd Floor, Piramal Tower, Peninsula Corporate Park, Sangatara Kadam Marg, Lower Parel, Mumbai 400 013. Tel : 022-68608500 / 68608501, CIN : U67190MH2016PTC272471

APPENDIX IV-A [PROVISO TO RULE 8(6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

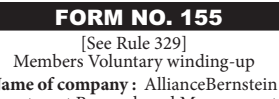
E-auction sale notice for sale of Immoveable Property under SARFAESI Act, 2002 read with proviso to rule 8(6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to borrowers and guarantors, details whereof are mentioned below, that the below described Immoveable Property mortgaged charged to the India Resurgence ARC Private Limited (India RF/Secured Creditor), the possession of which has been taken by the Authorised Officer of India RF/Secured Creditor will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" as per the brief particulars mentioned in the schedule.

Sr. No.	Name of the Borrower/Co-Borrower/Guarantor/Mortgagor	Outstanding Dues as on 30.06.2024*	Description of the property and Encumbrances**, if any:	Type and Date of Possession	Reserve Price	EMD/ Bid Increase Amount	Last date for submission of Bid and EMD	Date and Time of E-Auction	**Known encumbrances if any
1.	Leena Fashion Embroiders Pvt Ltd, Chandan Stores D.D., Karan Nirmal Chhadwa, Leena Nirmal Chhadwa and Nirmal Gagubhai Chhadwa	Rs. 33,50,05,326/- (Rupees Thirty Three Crore Fifty Lakh Five Thousand Three hundred Twenty Six Only)	Leasehold plot No 25 & 26, CS no 93 (Part), CTS no. 1A, Deonar (Ancillary Industrial) Estate Sonapur Road, Deonar, Govandi East, Mumbai - 400 043 address no. 1,2,3 sq. mt. along with building thereon, bounded as follows: North: Adjoining property/Plot South: Approach Road/Sonapur Road East: Plot No 27 West: Plot No 24 Owned by: Leena Fashion Embroiders Pvt Ltd and Chandan Stores D.D.	Physical Possession taken on 03.11.2022	Rs. 9,00,00,000 (Rupees Nine Crore Only)	EMD- Rs. 30,00,000 (Rupees Thirty Lakh Only) Bid Increase Amount - 1,00,000/- (Rupees One Lakh only)	05.08.2024 by 6:00 pm	06.08.2024 at 12:00 pm	No known encumbrances
2.	Subodh Apparels, B R Apparels Private Limited, Deepa Nilesh Vora, Vikas Ramji Vora, Bela Vikas Vora, Nilesh Ramji Vora	Rs. 94,45,727/- (Rupees Nine Crore Forty Two Lakh Forty Five Thousand Seven hundred Twenty Seven Only)	Industrial / Commercial Premises at Mezzanine floor adm. 1,100 sq ft built up, 1st floor adm. 2,500 sq ft built up and 2nd Floor adm. 2,500 sq. ft. built up totalling to 6,100 sq ft built up area, Building No.2 & 3/J, Universal Estate Premises Co-operative Society Limited, Mogra Village Road, Andheri (East), Mumbai - 400069. Owned by: Mezzanine floor & 1st Floor- Vikas Ramji Vora & Nilesh Ramji Vora. 2nd floor- B R Apparels Private Limited	Physical possession taken on 06.11.2019	Rs. 3,24,00,000/- (Rupees Three Crore Twenty Four Lakh Only)	EMD- Rs. 32,40,000 (Rupees Three Lakh Forty Thousand Only) Bid Increase Amount - 1,00,000/- (Rupees One Lakh only)	05.08.2024 by 6:00 pm	06.08.2024 at 12:00 pm	Outstanding Maintenance and Assessment Tax on Mezzanine and 1st floor Rs. 34,74,121 as on 01/04/2024 Outstanding Maintenance and Assessment Tax on 2nd floor - Rs. 24,12,625 as on 01/04/2024

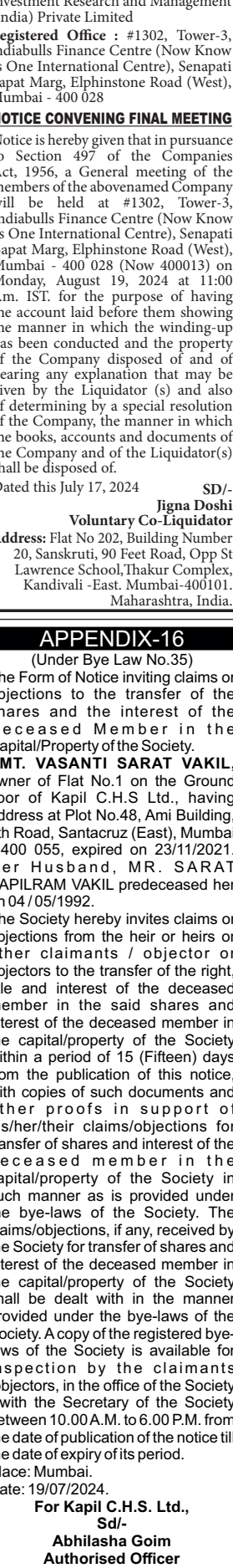
*together with further interest as applicable, incidental expenses, costs, charges, etc. incurred up to the date of payment and realisation thereof.
**other than the encumbrances mentioned in the table above, there are no encumbrances on the Immoveable property to the best of knowledge of Authorised Officer of Secured Creditor. The intending bidders should do their own independent diligence regarding the encumbrances, title of the Immoveable Property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

- TERMS & CONDITIONS**
- E-Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://www.bankauctions.in>. Bidders are advised to go through the website for detailed terms & process before taking part in the e-Auction sale proceedings.
 - For inspection of the properties & property documents, or any other sale related query, please contact Mr. Harshwardhan Kadam - 9819058003.
 - The Immoveable property will not be sold below the Reserve Price (RP) and accordingly the participating bidders are invited to bid more than the RP and may enhance their offer further during the auction process as specified by the agency conducting the auction.
 - The interested bidders before the last date & time of submission of the Bid shall submit their Earnest Money Deposit (EMD) to Elara Resolution Advisors LLP, duly authorized service provider of India RF at their office at AWFIS, Unit no. 304, 3rd Floor, Adani Inspire BKC, G Block, Bandra Kurla Complex, Mumbai-400051 through Demand Draft/RTGS/PAY ORDER in favour of "India Resurgence ARC Trust I" payable at Mumbai. HDFC Bank Limited, Account Number-5750000340899, IFSC Code: HDFC0000060. Please note that the Cheques shall not be accepted as EMD amount.
 - Interested bidder shall submit copy of the following documents to the Authorised Officer - Secured Creditor who shall call for the documents: a) Demand Draft/RTGS/NET/FTI PAY ORDER details towards EMD amount.
 - Self-attested photocopies of KY/Cs and address proof such as PAN Card, Voter ID Card/Driving License/ Passport/ Aadhar Card etc.
 - Bidders Name, Contact No., Address, e-mail ID.
 - Bidder's account details for online refund of EMD.
 - It shall be the obligation of the prospective bidder to avail online training on E-Auction from the agency conducting the auction/service provider namely M/s 4Closure, Hyderabad, helpline No: 8142000062/65/66 and e-mail: info@bankauctions.in, Contact Person: Mr. Anjit Das - 8142000725, email: anjit@bankauctions.in and for any property related query may contact Authorised Officer (details given earlier) during the working hours from Monday to Friday. Neither the Authorised Officer/Secured Creditor nor the agency conducting auction shall be liable for any internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
 - Only buyers holding valid KYC, address proof, user ID/ Password and confirmed payment of EMD through any of the mode mentioned above shall be eligible for participating in the e-Auction process.
 - During the Online Inter-se Bidding, bidder can improve their bid amount as per the 'Bid Increase Amount' (as indicated by the agency conducting the auction namely M/s 4Closure) or multiples. In case bid is improved in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction process shall be declared as the highest bidder by the agency holding auctions. The Authorised Officer post verification of the documents and other information shall thereafter declare such highest bidder as successful bidder and shall confirm the sale in favour of subject to confirmation by the Secured Creditor.
 - The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest.
 - The successful bidder shall immediately pay 25% of the amount of sale price (inclusive of the earnest money already deposited) on the same day or not later than next working day or the date of confirmation of sale in favor of Secured Creditor in the account as mentioned hereinabove. The balance 75% of the sale price shall be paid on or before 15th day of confirmation of sale or within such extended period as agreed upon in writing between the purchaser and the Secured Creditor, which shall not in case exceed three months.
 - In the case of default of payment within the prescribed time mentioned above, the amounts deposited by the purchaser shall be forfeited by the Secured Creditor and the property shall be resold by the Secured Creditor. All the claims and rights over the property of the defaulting purchaser shall stand forfeited. Once the terms of the payments mentioned above have been complied, the Authorised Officer shall issue certificate of sale of the immovable property in favor of the purchaser.2.82.8
 - The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fees etc. and also the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to the property.
 - The Authorised Officer in his sole discretion may accept or reject any bid, adjourn/ postpone/ cancel the e-Auction without any prior notice and without assigning any reason thereof.
 - The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the web portal of <https://www.bankauctions.in>, before submitting their bids and taking part in the e-Auction.
 - Special Instructions: Bidding in the last moment should be avoided. Neither the Secured Creditor nor Service provider will be responsible for any technical issues/ power or internet failure etc. In order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and have all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the online Inter-se Bidding, successfully.
 - Notwithstanding anything to the contrary contained hereinabove, if the borrower has paid the outstanding amount along with future interest computable till the date of payment in full any time before the date of publication of this notice for public auction, in such an event in terms of section 13 (8) of SARFAESI Act, 2002, the Secured Creditor shall not transfer the Secured Assets by way of lease, assignment or sale.

Sd/-
Authorized Officer
India Resurgence ARC Private Limited




FORM NO. 155
[See Rule 329]
Members Voluntary winding-up
Name of company : AllianceBernstein Investment Research and Management (India) Private Limited
Registered Office : #1302, Tower-3, Indiabulls Finance Centre (Now Know as One International Centre), Senapati Bapat Marg, Elphinstone Road (West), Mumbai - 400 028
NOTICE CONVENING FINAL MEETING
Notice is hereby given that in pursuance to Section 497 of the Companies Act, 1956, a General meeting of the members of the abovementioned Company will be held at #1302, Tower-3, Indiabulls Finance Centre (Now Know as One International Centre), Senapati Bapat Marg, Elphinstone Road (West), Mumbai - 400 028 (Now 400013) on Monday, August 19, 2024 at 11:00 a.m. IST, for the purpose of having the account laid before them showing the manner in which the winding-up has been conducted and the property of the Company disposed of and of hearing any explanation that may be given by the Liquidator (s) and also of determining by a special resolution of the Company, the manner in which the books, accounts and documents of the Company and of the Liquidator(s) shall be disposed of.
Dated this July 17, 2024
Sd/-
Jigna Doshi
Voluntary Co-Liquidator
Address: Flat No 202, Building Number 20, Sanskruti, 90 Feet Road, Opp St Lawrence School, Thakur Complex, Kandivali - East, Mumbai-400101, Maharashtra, India.



APPENDIX-16
(Under Bye Law No.35)
The Form of Notice inviting claims or objections to the transfer of the shares and the interest of the Deceased Member in the Capital/Property of the Society.
SMT. VASANTI SARAT VAKIL, owner of Flat No.1 on the Ground floor of Kapil C.H.S Ltd., having address at Plot No.48, Ami Building, 7th Road, Santacruz (East), Mumbai - 400 055, expired on 23/11/2021.
Her Husband, MR. SARAT KAPILRAM VAKIL predeceased her on 04/05/1992.
The Society hereby invites claims or objections from the heir or heirs or other claimants / objector or objectors to the transfer of the right, title and interest of the deceased member in the said shares and interest of the deceased member in the capital/property of the Society within a period of 15 (Fifteen) days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of shares and interest of the deceased member in the capital/property of the Society in such manner as is provided under the bye-laws of the Society. The claims/objections, if any, received by the Society for transfer of shares and interest of the deceased member in the capital/property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered bye-laws of the Society is available for inspection by the claimants /objectors, in the office of the Society / with the Secretary of the Society within 10.00 A.M. to 6.00 P.M. from the date of publication of the notice till the date of expiry of its period.
Place: Mumbai.
Date: 19/07/2024.
For Kapil C.H.S. Ltd., Sd/-
Abhiliasha Goim
Abhiliasha Goim
Authorised Officer



CORRIGENDUM
Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No 1 Plot No- B3, WIFIT Park, Wagale Industrial Estate, Thane, Maharashtra- 400604
Refer to the advertisement of the 13.2 Demand Notice published in Free Press (Eng), Mumbai edition published on 17-05-2023, Page No. 16 under the Borrower's Name GANESH K JAGTAP, LAN No. LBNMU00002115565, Due to an inadvertent mistake in the borrower address was mentioned as TARDEO POLICE COMPOUND, BUILDING NO 6, ROOM NO 19, 1ST FLOOR, BB NKASHE MARG, NEAR MP MILL COMPOUND, TARDEO, MUMBAI 400034 instead of A 201, DHRUVE NIKETAN, PLOT NO 82 SEC 35, KAMOTHE, NAVI MUMBAI 410209. Similarly the property address was also mentioned as FLAT NO 002, GROUND FLOOR, E WING, CASA LAKESIDE, LAKE SHORE GREENS, LODHA PALAVA, SR NO 69/1, 70, 70A+B, 73/2, 150/6,7,8,9,10A, 10B & MORE, KHONI, DOMBIVALI EAST, THANE 421204 instead of FLAT NO 5, 2ND FLOOR, SOMESHWAR NAGARI-B, GAT NO 63, PLOT NO 13, AT MOUJE SAROLE, TAL BHORGAT, PUNE 401230. We therefore, request to read the correct address. While the other contents in the above said notice remains unchanged.
Date : July 19, 2024
Place : Mumbai
Authorized Officer
ICICI Bank Limited



DEMAND NOTICE UNDER SEC.13 (2)
Ref:Adv/Virar West/NPA/23-24/04
Date : 08/07/2024
Place: Virar West
To,
Estate Of The Deceased Mr. Nityanand S Pandey Represented By
1.Mrs. Poonam Nityanand Pandey (Wife & Co-Borrower)
Flat No 401/402, Building No 86,Happy Home Estate-2 CHS,Poonam Sagar, Mira Road,Thane-401107, Maharashtra.
1a).Mrs. Poonam Nityanand Pandey (Wife & Co-borrower)
Flat No. 001, Ground Floor, Building No. B-16, Sundhi Shantinagar CHSL., Sector 1, Shantinagar, Mira Road (East), Dist. Thane-401107.
2.Ms. Purvaja Nityanand Pandey (Daughter)
Flat No 401/402, Building No 86,Happy Home Estate-2 CHS,Poonam Sagar, Mira Road,Thane-401107, Maharashtra.
2a).Ms. Purvaja Nityanand Pandey (Daughter)
Flat No. 001, Ground Floor Building No. B-16, Sundhi Shantinagar CHSL., Sector 1, Shantinagar, Mira Road (East), Dist. Thane-401107
3.Master. Hardik Nityanand Pandey (Son)
Flat No 401/402, Building No 86, Happy Home Estate-2 CHS, Poonam Sagar, Mira Road,Thane-401107, Maharashtra.
3a). Master. Hardik Nityanand Pandey (Son)
Flat No. 001, Ground Floor Building No. B-16, Sundhi Shantinagar CHSL., Sector 1, Shantinagar, Mira Road (East), Dist. Thane-401107
Sir/Madam,
Notice under Sec. 13(2) read with Sec. 13(3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
You the address No. 1,2 & 3 herein have availed the following credit facilities from our Virar West Branch and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your accounts have been classified as Non-Performing Asset as on 29/05/2024. As on 30.06.2024 a sum of **Rs.30,01,020.40 (Rupees Thirty Lacs One thousand twenty and forty paise Only)** is outstanding in your accounts. The particulars of amount due to the Bank from addressee No.1,2 & 3 in respect of the aforesaid account/s are as under:-

Type of Facility	Outstanding amount as on 30.06.2024	Unapplied Interest w.e.f. 01/07/2024 to	Penal Interest (Simple)	Cost/Charges incurred by Bank	Total Dues
Home Loan A/C No. 560631000487911	Rs.30,01,020.40	-	-	-	Rs.30,01,020.40

To secure the repayment of the monies due or the monies that may become due to the Bank, **MR. NITYANAND S PANDEY AND POONAM NITYANAND PANDEY** had /have executed documents on 12/08/2016 and created security interest by way of Equitable Mortgage.
Mortgage Of Immoveable Property Described Herein Below:-
Flat No. 001, Ground Floor Building No. B-16, Sundhi Shantinagar CHS Ltd., Sector 1, Shantinagar, S. No 745, New S.No. 133(P) lying within the limits of Mira Bhayandar Municipal Corporation, Mira Road (East), Dist. Thane-401107
You No 1,2 & 3 as legal heirs of the deceased borrower Nityanand S Pandey has inherited the business and securities of Late Nityanand S Pandey. Therefore, you as the legal heirs of Nityanand S Pandey is/are liable to discharge the aforesaid liabilities and dues availed by Nityanand S Pandey.
Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Rs.30,01,020.40 (Rupees Thirty Lacs One thousand twenty and forty paise Only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.
As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.
Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.
Yours faithfully,
For Union Bank of India Sd/-
Authorised Officer



पेगासस असेटस् रिक्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

दूरध्वनी क्र. : ०२२-६१८८४७००.

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

ई लिलावाद्वारे विक्रीकरिता जाहीर सूचना

सिक्कुरिटी इंटरस्ट (एफोर्समेंट) क्लस, २००२ च्या नियम ८ आणि ९ ला सहवाचन सिक्कुरिटायझेशन अँड रिक्स्ट्रक्शन ऑफ फायनान्सिअल असेट्स अँड एफोर्समेंट ऑफ सिक्कुरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिल्कतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, हमीदार आणि गहाणदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिल्कती ह्या सरफेसी अँक्टच्या तरतुदीन्वये दिनांक २८/०९/२०१६ रोजीच्या अभिहस्तांतकन काराराद्वारे एसव्हीसी को-ऑप बँक लि. (एसव्हीसी बँक) द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांतकित केलेल्या अशा पेगासस ग्रुप ट्रेन्टी एट ट्रस्ट वन (पेगासस) चे ट्रस्टी १ म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेटस् रिक्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकॉकडे गहाण/प्रभातित आहेत. जे सरफेसी कायदा च्या तरतुदी आणि त्या नियमांनुसार सर्व ज्ञात आणि अज्ञात दावित्व सह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्वांने ०८.०८.२०२४ रोजी विकण्यात येणार आहे.

पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफेसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये १३/०७/२०२३ रोजी स्थावर मिल्कत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशिल पुढील प्रमाणे :

कर्जदार, सहकर्जदार आणि हमीदारांच /गहाणदारांची नावे:	ए) सगुन एक्सट्रान्स लि. बी) श्री. वल्लभ सगुन बांदोडकर (मयत असल्यामुळे त्यांच्या ज्ञात आणि अज्ञात कायदेशीर वारसांद्वारे) सी) कु. पुष्पांजली वल्लभ बांदोडकर डी) श्री. दिगंबर सगुन बांदोडकर ई) श्रीम. वैशाली वल्लभ बांदोडकर एफ) श्री. रामक्रिष्णा सगुन बांदोडकर जी) श्री. आनंद सगुन बांदोडकर एच) श्रीम. आरती वल्लभ बांदोडकर
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	रु. २०,९५,८२,२०९.५६/- (रुपये वीस कोटी पंचाणव लाख व्हायेंशी हजार दोनशे नऊ आणि पैसे छपत्र मात्र) २२/०२/२०२४ रोजीस अधिक प्रदान आणि वसुलीच्या तारखेपर्यंत पुढील व्याज आणि परिव्यय, प्रभार आणि खर्च
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	संच १ गहाण द्वारे:- श्री. वल्लभ सगुन बांदोडकर (मयत असल्यामुळे त्यांच्या ज्ञात आणि अज्ञात कायदेशीर वारसांद्वारे) आणि श्रीम. वैशाली वल्लभ बांदोडकर संच १: निवासी फ्लॅट क्र. बी-१०५, शांतिवन III को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड नावे ज्ञातच्या पहिल्या मजल्यावर, बी-विंग, प्लॉट क्र. १९, स. क्र. २८७ स्थित येथे रहेजा टाऊनशिप, मालाड (पू) येथे स्थित श्री. वल्लभ सगुन बांदोडकर (मयत असल्यामुळे त्यांच्या ज्ञात आणि अज्ञात कायदेशीर वारसांद्वारे) आणि श्रीम. वैशाली वल्लभ बांदोडकर यांच्या नावे. क्षेत्र: ६१९ चौ. फू. (चटई) संच २ गहाण द्वारे:- श्री. वल्लभ सगुन बांदोडकर (मयत असल्यामुळे त्यांच्या ज्ञात आणि अज्ञात कायदेशीर वारसांद्वारे) निवासी फ्लॅट क्र. बी-१०७, शांतिवन III को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड नावे ज्ञातच्या पहिल्या मजल्यावर, बी-विंग, प्लॉट क्र. १९, स. क्र. २८७, स्थित येथे रहेजा टाऊनशिप, मालाड (पू) येथे स्थित श्री. वल्लभ सगुन बांदोडकर (मयत असल्यामुळे त्यांच्या ज्ञात आणि अज्ञात कायदेशीर वारसांद्वारे) आणि श्रीम. वैशाली वल्लभ बांदोडकर यांच्या नावे. क्षेत्र: ६०८ चौ. फू. (चटई)
सीईआरएसए आयडी:	फ्लॅट क्र. बी-१०५ करिता :- सिक्कुरिटी आयडी- ४०००८०९००८०८ असेट आयडी- २०००८०७९६४७ फ्लॅट क्र. बी-१०७ करिता :- सिक्कुरिटी आयडी- ४०००८०९००१९ असेट आयडी- २०००८०७९२६०
ज्या खालील तारण मत्ता विकली जाणार नाही ती राखीव किंमत (रु. मध्ये)	संच १) रु. ८४,८५,०००/- (रुपये चौऱ्याऐंशी लाख पंच्याऐंशी हजार मात्र) संच २) रु. ८६,८५,०००/- (रुपये शहाऐंशी लाख पंच्याऐंशी हजार मात्र)
इसारा अनामत रक्कम (इएमडी) :	संच १) रु. ८,४८,५००/- (रुपये आठ लाख अठ्ठेचाळीस हजार पाचशे मात्र) संच २) रु. ८,६८,५००/- (रुपये आठ लाख अडसष्ट हजार पाचशे मात्र)
मिल्कतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकॉना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	१. सोसायटी देय २२/०५/२०२३ रोजीस रु. ६,५४,२१४/- (फ्लॅट बी १०७) २. सोसायटी देय २२/०५/२०२३ रोजीस रु. ९,७९,१८९/- (फ्लॅट बी १०५) ३. ईएमआयसी देय रु. १,५५,४२१/- सह ०१/०४/२०१० पासून पुढील व्याज/नुकसान ४. जमीन महसुल रु. २१,९४,१६०/- १४/११/२०१९ रोजीस द्वारे दिनांकित ०८/०७/२०१९ रोजीस जिल्हाधिकारी, डेहराडून उत्तराखंड द्वारे पारित केलेला आदेश ५. विक्री कर देय रु. ३२,७२,८०३/- ०१/०४/१९९५ पासून ते ३१/०३/२००० पर्यंत कालावधीसाठी मूल्यांकन
मिल्कतीचे निरीक्षण	०१.०८.२०२४ रोजी दु. ०३.०० ते सायं ०५.०० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. धिर्मंत शाह- ९३२०३१७७४४ श्री. पी. एस. रवींद्रनाथ- ९८२१२३८३६९ श्री. देवांग खिरा- ९६१९४२२०९
बोली सादर करण्यासाठी अंतिम तारीख	०७.०८.२०२४ रोजी दु. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत ०८.०८.२०२४ रोजी दु. ३.०० पासून सायं. ५.०० वाजेपर्यंत

सदर प्रकाशन हे सिक्कुरिटी इंटरस्ट (एफोर्समेंट) क्लस, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमूद कर्जदार/हमीदार/गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुद्धा आहे.
विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकॉनी वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: मोबा: +९१ ९२६५६२८२१ व ९३७५१९७५४ ईमेल: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net श्री. रामप्रसाद, मोबाईल क्र. +९१ ८००००२३२९७, ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.

ठिकाण : मुंबई
दिनांक : १९.०७.२०२४

प्राधिकृत अधिकारी
पेगासस असेटस् रिक्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप ट्रेन्टी एट ट्रस्ट वन चे ट्रस्टी)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **08/08/2024** for the mortgaged properties mentioned in the e-auction sale notice from **03:00 pm to 05:00 pm**. with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid. The undersigned shall not be responsible for any claims/charges/encumbrances of whatsoever manner on the property, of/by any authority known or unknown, upon failure to carry out due diligence by the intending bidder.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support : 079-68136805/68136837 Mo.: +91 9265562821 & 9374519754, Email : ramprasad@auctiontiger.net, and support@auctiontiger.net.
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. 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.
6. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
7. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.

Please Note:- The mortgage is based on the original share certificate of both flats viz. B-105 and B-107. An unregistered agreement for flat no. B-107 and a notarized copy of

unregistered agreement for flat no. B-105 is available. Stamp duty is also not paid on the above said both agreements.

8. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
9. Bids shall be submitted through Offline/Online in the prescribed format with relevant details.
10. **The reserve price of the auction properties are as follows:- Lot 1) Rs 84,85,000/- (Rupees Eighty-Four Lakhs Eighty-Five Thousand Only), Lot 2) Rs. 86,85,000/- (Rupees Eighty Six Lakhs Eighty Five Thousand Only).**
11. **The Earnest Money Deposit of the auction properties are as follows:- Lot 1) Rs. 8,48,500/- (Rupees Eight Lakhs Forty Eight Thousand Five Hundred Only), Lot 2) Rs. 8,68,500/- (Rupees Eight Lakhs Sixty Eight Thousand Five Hundred Only).**
12. **Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and values are as follows:**
 - i. **Society Dues as on 22/05/2023 Rs. 6,54,214/- (Flat B 107)**
 - ii. **Society Dues as on 22/05/2023 Rs. 9,79,189/- (Flat B 105)**
 - iii. **ESIC dues of Rs. 1,55,421/- with further interest/damages from 01/04/2010,**
 - iv. **Land Revenue of Rs. 21,94,160/- as on 14/11/2019 by virtue of order dated 08/07/2019 passed by District collector, Dehradun, Uttarakhand.**
 - v. **Sales Tax dues of Rs. 32,72,803/- as per assessment for period from 01/04/1995 to 31/03/2000.**
13. **Intending Bidders shall deposit the aforesaid EMD on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of Pegasus Group Twenty Eight Trust 1 payable at Mumbai or EMD can also be paid by way of RTGS / NEFT/Fund Transfer to the credit of A/c no. 36124765179, A/c Name: - Pegasus Group Twenty Eight Trust 1 , State Bank of India, Nariman Point, MICR Code 400002062, IFSC Code SBIN0006945.**
14. **The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One Lakh Only).**

15. The successful bidder shall be deemed to purchase the property with full knowledge and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of Competent Authority if required. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (13). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
16. In default of payment within the said period, the sale will automatically stand revoked and the entire deposit made by the successful bidder together with the earnest money shall be forfeited without any notice and the property shall be resold.
17. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
18. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
19. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
20. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
21. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
22. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned in the **public notice dated 19/07/2024.**
23. **This publication is also a 15 day's notice to the borrowers/co-borrowers/mortgagors under Rules 8 and 9 of The Security Interest (Enforcement) Rules, 2002.**

24. The sale is subject to “**As is where is**”, “**As is what is**”, and “**Whatever there is**” with all known and unknown liabilities.

Further enquiries may be clarified with the Authorized Officer, Mr. Dhimant Sahah at the Office:-Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Email: dhimant@pegasus-arc.com, Contact: 9320317744.

Special Instructions:

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

Place: Mumbai
Date: 19/07/2024

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Twenty Eight Trust 1)

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

[illegible]

Bank A/c No.

IFSC Code No.

Branch Name

_____ / _____ / _____

Date of Remittance

/ /

Name of Bank

Branch Name

Account No.

IFSC Code No.

Amount In Figure

Amount in Word

Name & Signature

ANNEXURE-II
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____ / ____ / ____

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

Signature: _____

Name: _____

Address: _____

eMail ID: _____

DECLARATION

Re: Source of funds

I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **08/08/2024** in the matter of **Sagun Extrusions** are from genuine personal/business sources.

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

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

Yours truly,

Affidavit cum Declaration

I/ We, M/s. _____ through its Authorized representative
_____ R/o _____ do hereby solemnly swear
and _____ affirm:

1. That we are not undischarged insolvent.
2. That we are not a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
3. That none of my account or account of any corporate entity under my management or control is classified as Non-Performing Asset in accordance with guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force;
4. That we have not been convicted for any offence punishable under any law for the time being in force;
5. That we are not disqualified to act as a director under the Companies Act, 2013;
6. That we are not related/associated with **Sagun Extrusions** or with its partners in any manner whatsoever.
7. That no insolvency under the Insolvency and Bankruptcy Code, 2016 is contemplated or pending against us before any of the NCLT.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-7 of this affidavit to be true and correct.

Deponent