

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

Sale of Immovable Property under the Securitization 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) and Co-Borrower(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 with all known and unknown liabilities on **22/04/2025**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **03/09/2024** under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s) & Co-Borrower(s):	a) Keyur Dinesh Pandya (Borrower) b) Kavita Keyur Pandya (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs.1,07,99,278.15 (Rupees One Crore Seven Lakhs Ninety Nine Thousand Two Hundred Seventy Eight and Fifteen Paise Only) as on 10/09/2021 as per notice under section 13(2) of SARFAESI Act. (Rs.1,77,87,245.43) (Rs. One Crore Seventy Seven lakhs Eighty Seven Thousand Two Hundred Forty Five Paise Forty Three Only) as on plus interest at the contractual rate and costs, 05/03/2025 charges and expenses thereon w.e.f. 06/03/2025 till the date of payment / realization.)
Details of Secured Asset being Immovable Property which is being sold:	Mortgaged by:- Keyur Dinesh Pandya Flat No. 205, 2nd Floor, B wing, Building No. 12, Trilok Kripa Darshan CHSL, Ashish Complex, C.S. Road No. 4, Dahisar – East, Mumbai – 400 068. Carpet area 576 sq. ft
CERSAI ID:	Security Interest Id – 400024497941 Asset Id - 200024447676
Reserve Price below which the Secured Asset will not be sold(in Rs.):	Rs.86,77,000.00 (Rupees Eighty Six lakhs Seventy Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs.8,67,700.00 (Rupees Eight lakhs Sixty Seven Thousand Seven Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value:	Society Dues: Rs.2,47,507.00 as on 31.07.2024
Inspection of Properties:	08/04/2025 between 02:00 p.m. to 04:00 p.m.
Contact Person and Phone No:	Ms. Prerana Adhav – 8879802170 Mr. Siddhesh Pawar - 9029687504 Mr. Vishal Kapse - 7875456757
Last date for submission of Bid:	21/04/2025 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 22/04/2025 from 11.00 a.m. to 12.00 p.m.

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

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider **E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: support@auction-tiger.net** before submitting any bid.

AUTHORISED OFFICER

Place: Mumbai
Date: 01/04/2025

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

**BRIHANMUMBAI MUNICIPAL CORPORATION****(Hydraulic Engineer's Department)
e-Tender Notice**

Department	: Hydraulic Engineer/Dy. Hydraulic Engineer (Maint.)
Section	: A.E.(Maint.) W.W.E.S-II
Bid No.	: 2025_MCGM_1165076_1
Subject	: Supply of common salt for two years of Grade-I, 99.5% purity, (as per IS 797-1982) for Electro-chlorination Dlant of various reservoirs under Dy.HE(Maint.)
Bid Start Date & Time	: 01.04.2025 from 11:00 AM
Bid End Date & Time	: 16.04.2025 till 16:00 Hrs.
Opening of Packet A & B Date & Time	: 17.04.2025 after 16.01 Hrs.
Website	: https://mahatenders.gov.in
Contact Person :-	
a Name	: Shri S. V. Baviskar A.E(M)W.W.E.S-II
b Telephone	: 022-25153249/50
c Mobile No	: 9930264964/9004991466
d E-mail Id	: 1684308@mcgm.gov.in

Sd/-

PRO/2945/ADV/2024-25**Fever? Act now see your doctor for correct & complete treatment**

Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001.
Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com
Thane Branch :- 2nd Floor, Dev Corpora, Gadburi Junction, Khopat, Thane, Maharashtra - 400066.
Kalyan Branch :- 2nd Floor, Swami Tirth Building No. 5, Shelar Park, Near Khadakpada Circle, Kalyan (West), Maharashtra-421301.

NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE 27.03.2025. The said Demand Notice was issued through our Authorized Officer to all below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing (NPA) Assets as per the Reserve Bank of India / National Housing Bank guidelines due to non-payment of instalments/interest. The contents of the same are the defaults committed by you in the payment of instalments of principal, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNB/HFL within a period of 60 days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNB/HFL will take necessary action/measures under all or any of the provisions of Section 13(4) of the said Act, against all or any one of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-section (8) of Section 13 of the Act of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNB/HFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER, you are prohibited U/s 13(15) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Loan Account No.	Name/Address of Borrower and Co-Borrower(s)	Name of Guarantors	Property (ies) Mortgaged	Date of Demand Notice	Amount D/O as on date Demand Notice
HOU/THA/0916/317048, B.O. Thane	Borrower-Mr. Shailendra Vithal Gaibhiye-Add-Vastu Swapnapuri, Bt-A/102, Katrap, Badlapur, Thane, Maharashtra-421503. Maharashtra State Electric Distributors, Uthasagar, Thane, MH-421004 Co-Borrower-Mrs. Pranali V Barnate-Add-Vastu Swapnapuri, Bt-A/102, Katrap, Badlapur, Thane, MH-421503/Flat No. 103 On The First Floor of The Building No.1 Known As Aqua In The Scheme of Construction Known As 'Precious Harmony' Lying And Situated In The Revenue Village Belavali, Taluka Ambernath District Thane, Maharashtra-421501	NA	Flat No. 103 on The First Floor of The Building No.1 Known As Aqua In The Scheme of Construction Known As 'Precious Harmony' Lying And Situated In The Revenue Village Belavali, Taluka Ambernath District Thane, Maharashtra-421501	27-03-2025	Rs.50,44,801.78/- (Rupees Fifty Lakhs Four Thousand Eight Hundred One And Seventy Eight Paise Only) as on 26.03.2025
HOU/THA/0619/714089, B.O. Thane	Borrower-Mr. Anand Ravindra Mane-Add-Room No 903, Mangalmurti Homes, Goveli Road, Tiwala, Near Petrol Pump, Thane, Maharashtra-421605/ The Himalaya Drug Company Near Durga Mandir, Dhoi Chhat Road, Uthasagar-1, Thane, MH-421001 Co-Borrower-Mrs. Shital Anand Mane-Add-Room No 903, Mangalmurti Homes, Goveli Road, Tiwala, Near Petrol Pump, Thane, Maharashtra-421605/ Flat Number 902 On The 9th Floor In B Wing Of The Proposed Buildings Project To Be Known As 'Sadhguru Nakshatra' Situate, Lying And Being At Village-Tiwala, Tal- Kalyan, Dist- Thane, Maharashtra-421605.	NA	Flat Number 902 On The 9th Floor In B Wing Of The Proposed Buildings Project To Be Known As 'Sadhguru Nakshatra' Situate, Lying And Being At Village-Tiwala, Tal- Kalyan, Dist- Thane, Maharashtra-421605.	27-03-2025	Rs.34,18,727.15/- (Rupees Thirty Four Lakhs Eight Thousand Seven Hundred And Fifty Seven And Fifty Paise Only) as on 27.03.2025
0038666/000040, B.O. Thane	Borrower-Mr. Bhardwaj Sudher Dume-Add-Flat No.21 Type-4, Nite Qtrs,vihar Lake P.O,Mumbai,Maharashtra-400087/ Belgaum Samachar Bhavan,1497 Basvan Galli, Belgaum Karnataka, Belgaum,590006/Flat No. K-1206 On The 12th Floor of The Building Known As Casa Elite Situated At Project No.5, Project Name Lakshore Greens,Domivali (E), Thane, Maharashtra-421201	NA	Flat No. K-1206 on The 12th Floor of The Building Known As Casa Elite Situated At Project No.5, Project Name Lakshore Greens, Domivali (E), Thane, Maharashtra-421201	27-03-2025	Rs. 64,06,895.21 (Rupees Sixty Four Lakhs Six Thousand Eight Hundred Ninety Five And Twenty One Paise Only) as on 25.03.2025
HOU/CLN/0918/6188, B.O. Kalyan	Borrower-Mr. Ravindra P. Jadhav-Add-Shree Sai Shradhda Apt,Manvel Pada,BLDG No. 2, R.N.406, Kargil Nagar Auto Stand, nr Pancheshi Apt Vihar East, Mumbai, MH-401203/ Sia Solutions Pvt. Ltd. Goverdhan BLDG, 2nd Floor,prathama Samaj,pr Parekh Street, Mumbai, Maharashtra-400004 Co-Borrower-Mrs. Ridhi R. Jadhav-Add-shree Sai Shradhda Apt,manvel Pada,bldg No.2,R.N.406, Kargil Nagar Auto Stand, nr Pancheshi Apt Vihar East, Mumbai, Maharashtra-401303/ Flat No. 204 On Second Floor In B Wing Situated In The Building Known 'Maruti Sankul', At Village Bopda, Tal.karjat, Dist. Raigad, Maharashtra-410101.	NA	Flat No. 204 on Second Floor In B Wing Situated In The Building Known 'Maruti Sankul', At Village Bopda, Tal.karjat, Dist. Raigad, Maharashtra-410101.	27-03-2025	Rs.6,16,822.07/- (Rupees Six Lakhs Sixteen Thousand Eight Hundred Twenty Two And Seven Paise Only) as on 25.03.2025
HOU/CLN/1118/9312, B.O. Kalyan	Borrower-Mr. Jaywant Yashwant Patil-Add-124,420, Arius Evershine Sector 4 A94, Vasai -402108/ Arunday Enterprises,11 Sector Seepz, Andheri, Mumbai, MH-400096 Co-Borrower-Mrs. Damayanti Jaywant Patil-Add-124, 420, Arius Evershine Sector 4 A94,Vasai, Mumbai, Flat Number 1015 On The 10th Floor In The Building Called 'Trishul Golden Vile' A Wing, In Village Sonivali, Tal- Ambemath, Dist- Thane, Maharashtra-421501.	NA	Flat Number 1015 On The 10th Floor In The Building Called 'Trishul Golden Vile' A Wing, In Village Sonivali, Tal- Ambemath, Dist- Thane, Maharashtra-421501.	27-03-2025	Rs.19,96,898.45/- (Rupees Nineteen Lakhs Ninety Thousand Six Hundred Eighty Nine And Forty Five Paise Only) as on 25.03.2025

Place: Mumbai, Dated: 01.04.2025

Authorized Officer, (M/s PNB Housing Finance Ltd.)



Central Office - Gigaplex, NPC-1, 3rd Floor, MIDC, Airoli Knowledge Park, Mugulsan Road, Airoli, Navi Mumbai - 400708. **Regd. Office:** Trishul, Opp. Samartheswar Temple, Law Garden, Ellisbridge, Ahmedabad - 380006.

Rule 8(1) Possession Notice (For Immovable Property)

Whereas the undersigned being the Authorized Officer of the **Axis Bank Ltd.** under the Securitization and 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** on the dates mentioned below calling upon the following Borrowers/Mortgagors, to repay the amounts mentioned in the notices and as per described below within 60 days from the date of the said Notice.

The Borrowers / Co-Borrowers having failed to repay the amount, Notice is hereby given to the Borrowers / Co-Borrowers / Mortgagors and the Public in general that the undersigned has taken **Physical Possession** of the properties described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 6 & 8 of the security Interest (Enforcement) Rules, 2002 on the dates mentioned below. The Borrowers / Co-Borrowers / Mortgagors in particular and the Public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Axis Bank Ltd.** for the amounts mentioned herein below and future interest thereon.

The Borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr. No.	Name and Address of Borrowers/ Guarantors and Account No.	Outstanding Amount in Rs.	Date of Demand Notice	Date of Possession
1	1) Ejaj Faiyaj (Borrower) 2) Mrs. Tasneem Kausar (Co-Borrower) Acc. No. : PHR064707722326	Rs. 28.57,286/- (Rupees Twenty Eight Lakh Fifty Seven Thousand Two Hundred Eighty Six Only) as on 25/01/2023 and thereon interest		04/03/2023 28/03/2025
	Details of Mortgaged Property: Flat No.02, D.2, 704, Mountain View, Residency Village, Varsova, Khalapur, Khopoli, Mumbai-410203, Area 35.72 Sq. Ft.			
2	1) Ajay Baburao Tayade (Borrower) 2) Pradnya Ajay Tayade (Co-Borrower) Acc. No. : PHR057307676085	Rs. 62.66,978/- (Rupees Sixty Two Lakh Sixty Six Thousand Nine Hundred Seventy Eight Only) as on 14/12/2023 and thereon interest		12/01/2024 28/03/2025
	Details of Mortgaged Property: Flat No. 602 And Flat No. 603, On The 6th Floor Wing, A 2 Mountain View Residency, Khopoli, Raigad, Thane 401 203. Land Bearing City Survey No 2486, 2487 & 2488, Plot No 1 & 2. Admeasuring 54.71 Square Meters			
3	1) Sukhpreet Kaur Chohan (Borrower) 2) Karanveer Chauhan (Co-Borrower) Acc. No. : PHR086104438840	Rs. 28.46,104/- (Rupees Twenty Eight Lakh Forty Six Thousand One Hundred Four Only) as on 08/10/2023 and thereon interest		26/10/2023 28/03/2025
	Details of Mortgaged Property: Flat No. 504, B - Wing, Alaiena City Plaza, Plot No. 3.4.5., Shilphata, Khopoli, Pen Road, Khopoli, Navi Mumbai - 410203			
4	1) Kunal Kumar Tiwari (Borrower) 2) Nidhi Tiwari (Co-Borrower) Acc. No. : PHR002307954703	Rs. 6.48,779/- (Rupees Six Lakh Forty Eight Thousand Seven Hundred Seventy Nine Only) as on 18/03/2024 and thereon interest		27/03/2024 28/03/2025
	Details of Mortgaged Property: Flat No. A/205, 2nd Floor, Bldg No. 9, Ayush Nine, Gut No. 392, 393, 394/A And 394/B, Village Panchali, Umori West, Palghar -401501, Admeasuring: 30.97 Sq. Mtrs Carpet Area			
5	1) Rinku Kumar (Borrower) 2) Shweta (Co-Borrower) Acc. No. : PHR002308572396	Rs. 20.95,918/- (Rupees Twenty Lakh Ninety Five Thousand Nine Hundred Eighteen Only) as on 18/03/2024 and thereon interest		27/03/2024 28/03/2025
	Details of Mortgaged Property: Flat No. - 706, A Wing, Anand Excellency Prithvi Shrishti, Building No. 04, Tembhodke Palghar W - 401404, Land Bearing Survey No.73, Hissa No. 3/2, Survey No. 73, Hissa No. 2/1/1, Survey No. 73, Hissa No. 1, Survey No. 73, Hissa No. 3/1/p, Survey No. 73, Hissa No. 5, Survey No. 73, Hissa No. 2/1/1/3, Survey No. 73, Hissa No. 3/1/p, Lying, Admeasuring: 351.12_sq. Ft Carpet Area			
6	1) Shailesh Chandrakant Mankumbare (Borrower) 2) Varsha Shailesh Mankumbare (Co-Borrower) Acc. No. : PHR064709452311	Rs. 14.42,830/- (Rupees Fourteen Lakh Forty Two Thousand Eight Hundred Thirty Only) as on 19-04-2024 and thereon interest		30/04/2024 28/03/2025
	Details of Mortgaged Property: Flat No. 405, 4th Floor, Ayush Nine Bldg No 9, Type 1, Village Panchali Palghar, MH - 401404, Admeasuring: 30.94 Sq. Mtrs Carpet Area			
7	1) Krupal Baban Kamble (Borrower) 2) Asmita Krupal Kamble (Co-Borrower) Acc. No. : PHR064704565760	Rs. 17.04,674/- (Rupees Seventeen Lakh Four Thousand Six Hundred Seventy Four Only) as on 23/04/2021 and thereon interest		24/04/2021 28/03/2025
	Details of Mortgaged Property: Flat No. A/305, 3rd Floor, Amla Building No.1, Village-Wavandhal, Tal-khalapur, Navi Mumbai - 401202. Area Admeasuring- 23.34 Sq.ft.carpet			
8	1) Datta Dyanu Kadam (Borrower) 2) Pravati N Kadam (Co-Borrower) Acc. No. : PHR064702766674	Rs. 12.84,605/- (Rupees Twelve Lakh Eighty Four Thousand Six Hundred Five Only) as on 11-07-2023 and thereon interest		05/08/2023 28/03/2025
	Details of Mortgaged Property: Flat No. 304, Jugnu, C Wing, Sector 3, Karm Residency, Dhasai Shahapur, Thane. 421601, Admeasuring Carpet Area 385.57 Sq.ft.			

Date : 28/03/2025,

Place : Airoli, Navi Mumbai

Authorised Officer,

Axis Bank Ltd.

POSSESSION NOTICE
(for immovable property)

Whereas,

The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **28.05.2021** calling upon the Borrower(s) **FAHAD HUSSAIN SAYED ALIAS SAYED FAHAD HUSSAIN ALIAS AHTESHAM HUSSAIN SAYED AND MALKEHA MAZHAR SAYED** to repay the amount mentioned in the Notice being **Rs. 22,25,773.69 (Rupees Twenty Two Lakhs Twenty Five Thousand Seven Hundred Seventy Three and Paise Sixty Nine Only)** against Loan Account No. **HHLTHN00286228** as on **21.05.2021** and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **27.03.2025**.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) for an amount of **Rs. 22,25,773.69 (Rupees Twenty Two Lakhs Twenty Five Thousand Seven Hundred Seventy Three and Paise Sixty Nine Only)** as on **21.05.2021** and interest thereon.

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
FLAT NO 303, ADMEASURING 424.50 SQ. FEET, CARPET AREA (INCLUDING 17 SQ. FT. DRY BALCONY, 35.50 SQ. FT. OPEN TERRACE), ON 3RD FLOOR, BUILDING NO. 109, TYPE B4, IN THE SAID BUILDING COMPLEX TO BE KNOWNAS "SAMRUDDHI EVERGREENS", PHASE-III, GUNT/ S. NO. 4, (HISSA- 2), 5.7 AND 10, NEAR JOVALI, OPP. PRIME WATER COMPANY, KARJAT ROAD VILLAGE SAPE, TALUKA AMBERNATH, BADLAPUR EAST, THANE-421503 MAHARASHTRA.

Date : 27.03.2025

Place : THANE

Sd/-

Authorised Officer

SAMMAAN CAPITAL LIMITED

(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

PUBLIC NOTICE

NOTICE is hereby given that our clients are negotiating with the M/s Sai Krishna Warehousing Private Limited a company incorporated under the provisions of Companies Act, 2013 and having its registered office at, 1564/1, Sr. No. 7/9, Krishna Complex, Manoli Road, Village-Vai, Taluka - Bhiwandi, Dist. Thane-421302 to acquire the property described in the Schedule hereunder along with all rights incidental thereto.

If any persons or institutions claim to have any charge, encumbrance, right, interest or entitlement of whatsoever nature by way of bequest or inheritance, gift, family agreement, memorandum of understanding, trust, deposit of title deeds, mortgage, charge, tenancy, sub-tenancy, inheritance, lease, lien, arrangement, beneficial interest or otherwise howsoever over the property or any part thereof described in the Schedule hereunder, they should make known the same in writing with evidences thereof to the undersigned within 15 days and also by email to yasmin@dmharish.com from the date of publication of this notice, failing which any such purported claim, interest, encumbrance or demand shall be deemed to have been waived and/or abandoned for all intents and purposes.

SCHEDULE

Unit 1, 2, 3 and 4 in the proposed Building Plan B-200, on the land bearing Survey No. 70, Hissa No. 1, 0-44-94 (H-R-P), situated at Village Yewai, Taluka Bhiwandi, District Thane.

Date: 1st April, 2025

(Mrs. Yasmin Carnac)

Advocate

D. M. Harish & Co.,

Advocates

305-309, Neelkanth,

98, Marine Drive,

Mumbai - 400 002.

yasmin@dmharish.com**AAVAS FINANCIERS LIMITED**

(CIN:L65922R12011PLC034297) **Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020**

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of **AAVAS FINANCIERS LIMITED** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon the undersigned under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below. The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the **AAVAS FINANCIERS LIMITED** for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
N MSTONESPVTLTD, MANISH HAJARILAL VARSHNEY, JAGDISH RATILAL KOTHARI, BHARAT RATILAL KOTHARI, NEMISH BHARAT KOTHARI (A/C NO.) LINTNH00317-180051865	8 OCT 24 Rs. 8879315/- 4 OCT 24	FLAT NO. 104, 105,106, (FIRST FLOOR) 201, 202, 203, 204 (SECOND FLOOR) B WING, BUILDING NO. 10, SODHI RESIDENCY VRINDAVAN NAGARI PAAM NILESH, NAVPURA ROAD, SITUATED AT VILLAGE PAMTEMBI, BOISAR WEST TAL- PALGHAR, DIST-THANE MAHARASHTRA 401501 ADMEASURING FIRST FLOOR : 114.74 SQ MTR SECOND FLOOR: 133.60 SQ MTR	PHYSICAL POSSESSION TAKEN ON 28 MAR 25

Place : Jaipur

Date: 01-04-2025

Authorised Officer Aavas Financiers Limited

**IDBI BANK LIMITED**

CIN: L65190MH2004G01148838

POSSESSION NOTICE
(For Immovable Property)

Retail Recovery Department, 2nd Floor, Mittal Court, B-Wing, Nariman Point, Mumbai -400021, Tel. No. - 022-6127 9365 / 6127 9288 / 6127 9342.

The undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice, calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of the receipt of the said notice.

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

The borrowers attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the IDBI Bank Ltd for an amount mentioned below and interest and charges thereon.

Sr. No.	Account Name	Demand Notice Date	Date of Symbolic Possession	Property Address	Demand Notice Amt. Rs.
1	Mamta Anil Pathak	27.01.2025	28.03.2025	Flat No.406, 4 th Floor, B-Wing, Prime Balaji Heights, Survey No.139, Hissa No.2, Near Chintamani Chouk, Badlapur, Taluka - Ambemath, Dist.-Thane-421503, Maharashtra	2959759/-
2	Urmila Pawankumar Bairagra/ Pawankumar Bairagra	27.01.2025	28.03.2025	Unit No.-601,6 th Floor,+ Terrace, Banarsi Heritage, OFF Link Road, Malad West, Mumbai -400064, Maharashtra	2878709.95

Date : 01.04.2025

Place: Mumbai

Sd/-

Authorized Officer,

IDBI Bank Ltd

**SMFG INDIA CREDIT COMPANY LIMITED**

(Formerly Fullerton India Credit Company Limited)

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of 15 days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **SMFG India Credit Company Limited (formerly Fullerton India Credit Company Limited)** ("SMFG India Credit"), will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to SMFG India Credit/Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1. Urvesh Lakhani 2. Varsha Lakhani	11th September, 2023 Rs. 82.76,894/- (Rupees Eighty Two Lakhs Sixty Seven Thousand Eight Hundred And Ninety Four Only) As On 11th September, 2023 Symbolic Possession	ALL THAT PROPERTY BEARING PIECE AND PARCEL SITUATED AT FLAT NO.1 IN A WING ON GROUND FLOOR ADMEASURING 404.42 SQ.FTS. CARPET AREA IN THE BUILDING KNOWN AS "NILKANTH APARTMENT" IN NILKANTH CO-OPERATIVE HOUSING SOCIETY LTD., SITUATED AT S.V. PATEL ROAD, KANDIVALI (WEST) MUMBAI 400067 LAND BEARING CTS NO. 324/1 OF VILLAGE: MALAD (NORTH) TALUKA: BORIVALI.	RESERVE PRICE: Rs. 85,50,000/- (Rupees Eighty-Five Lakh Only). EMD: Rs. 8,55,000/- (Rupees Nine Lakhs Fifty Thousand Only). Last date of EMD Deposit: 16.04.2025	Date: 17.04.2025 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)

For detailed terms and conditions of the sale, please Contact 1) Francis Rozario: 8898111796 2) Vikram Chhetri: 9920740882 3) Anil Khude: 87932385



PEGASUS

पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉईंट, मुंबई-४०००२१.

दूरध्वनी क्र. : ०२२-६१८८४७००.

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

ई लिलावाद्वारे विक्रीकरिता जाहीर सूचना

सिक्कुरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ ला सहवाचन सिक्कुरिटीयडोशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सिअल असेटस् अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंटरेस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफेसी अँक्टच्या तरतुदीन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे आरबीएल बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत. जे सरफेसी कायदा च्या तरतुदी आणि त्या नियमानुसार २२/०४/२०२५ 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 सरफेसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये ०३/०९/२०२४ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मतेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, सहकर्जदारांचे नावे	ए) केयूर दिनेश पंड्या(कर्जदार) बी) कविता केयूर पंड्या (सह-कर्जदार)
जिच्या करिता तारण मालमत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	सरफेसी अँक्ट कलम १३(२) अन्वये सूचनेनुसार १०/०९/२०२१ रोजीस रु. १,०७,९९,२७८.१५ (रुपये एक कोटी सात लाख नव्याणव हजार दोनशे अठ्ठ्याहत्तर आणि पंधरा पैसे मात्र) ०५/०३/२०२५ रोजीस (रु. १,७७,८७,२४५.४३/- (रुपये एक कोटी सत्त्याहत्तर लाख सत्पाहत्तर हजार दोनशे पंचेचाळीस आणि चेंचाळीस पैसे मात्र) अधिक ०६/०३/२०२५ रोजीपासून प्रदान आणि वसुलीच्या तरखेपर्यंत त्यावरील सांपास्विक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च)
जिच्या करिता तारण मालमत्तेची विक्री होणार आहे त्या तारण मालमत्तेचा तपशिल:	गहाण द्वारे: केयूर दिनेश पंड्या फ्लॅट क्र. २०५, २रा मजला, बी विंग, इमारत क्र. १२, त्रिलोक कृपा दर्शन सीएचएसएल, आशिष कॉम्प्लेक्स सी.एस रोड क्र ४, दहिसर-पूर्व, मुंबई-४०००६८ चटई क्षेत्र ५७६ चौ फु
सीईआरएसएआय आयडी	सिक्कुरिटी आयडी- ४०००२४४९७९४१ असेट आयडी- २०००२४४४७६७६
उचा खालील तारण मालमत्ताविकलेली जाणार नाही राखीव किंमत	रु. ८६,७७,०००.०० (रुपये शहाऐंशी लाख सत्पाहत्तर हजार मात्र)
इसारा अनामत रकम (इएमडी) :	रु. ८,६७,७००.००/- (रुपये आठ लाख सदुसष्ट हजार सातशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	सोसायटी थकबाकी: ३१.०७.२०२४ रोजीस रु. २,४७,५०७.००
मिळकतीचे निरीक्षण	०८/०४/२०२५ रोजी दु. ०२:०० ते सायं ०४:०० पर्यंत
संपर्क व्यक्ती आणि फोन क्र.	कु. प्रेरणा अडव - ८८७९८०२१७० श्री. सिद्धेश पवार - ९०२९६८७५०४ श्री. विशाल कापसे - ७८७५४५६७५७
बोली सादर करण्यासाठी अंतिम तारीख	२१/०४/२०२५ रोजी सायं. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत २२/०४/२०२५ रोजी स.११.०० ते दु. १२.०० पर्यंत

सदर प्रकाशन हे सिक्कुरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ अंतर्गत बरील नमूद कर्जदार/सह-कर्जदार यांना पंधरा(१५) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार मे. ई-प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: मोबा +९१ ९२६५५६२८२१ व ९३७४५१९७५४ ईमेल: support@auctiontiger.net येथे संपर्क साधावा.

ठिकाण : मुंबई
दिनांक : ०१/०४/२०२५

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

अस्वीकृती

ह्या वर्तमानपत्रात प्रकाशित झालेल्या कोणत्याही जाहीरतीमध्ये करण्यात आलेल्या द्याव्यांच्या खरेपणा किंवा सत्यतेसाठी नवशक्ति कोणतीही हमी देत नाही. अशा जाहीरतीवर कोणतीही कृती करण्यापूर्वी त्यांनी स्वतः चौकशी करण्याचे किंवा तज्ञांचा सल्ला घेण्याबाबत वाचकांना सूचवण्यात येते.

ह्या वर्तमानपत्रात प्रकाशित झालेल्या किंवा अधिकृत वेबसाईटवर ई पेपर मध्ये अपलोड केलेल्या कोणत्याही जाहीरतीतून कोणत्याही त्रुटीबाबतची तक्रार दिशानुगत करण्याचा किंवा नवशक्तिविरुद्ध मुकदमासाठी किंवा त्यामागील द्याव्यांसाठी भरातात किंवा परदेशातील कोणत्याही दिवाणी फौजदारी येथील न्यायालयात किंवा न्यायाधिकारान नवशक्तिच्या मुद्रक, प्रकाशक, संपादक आणि प्रोग्रामर यांना जबाबदार धरता येणार नाही. ते दलित्व सर्वेची जाहीरतद्वारे असेल ज्यामध्ये नवशक्तिची कोणतीही भूमिका असणार नाही.

CHANGE OF NAME

NOTE

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

I HAVE CHANGED MY NAME FROM SUNDARA MANOHAR MALVANKAR RESHMA MANOHAR MALVANKAR SUNDARA RAVINDRA GAONKAR TO RESHMA RAVINDRA GAONKAR AS PER GOVT. OF MAHA. GAZETTE NO. (X- 28958). CL- 001

I HAVE CHANGED MY NAME FROM HARSH KANAYALAJ JAIN TO HARSH KANHAIYALAL KHARWAD JAIN AS PER AFFIDAVIT DAT 29/03/2025. CL- 101

I HAVE CHANGED MY NAME FROM KANHAIYAL BHERULAL JAIN TO KANHAIYA BHERULAL KHARWAD JAIN AS PER AFFIDAVIT DAT 29/03/2025. CL- 201

I HAVE CHANGED MY NAME FROM SUBHASH M JOGAN TO SUBHASH MALAPPA JOGI AS PER MAHARASHTRA GAZETTE NO. (M- 24356104) DATED JANUARY (23- 2025). CL- 375

I HAVE CHANGED MY NAME FROM TANMEET SINGH SARABJEET SINGH AHUJA TO TANVEERSINGH AHUJA AS PER THE DOCUMENTS. CL- 401

I HAVE CHANGED MY NAME FROM SHIVETA SHIVAJI GADGE TO SUMITRA MAYUR JADHAV AS PER GAZETTE NO. (M- 24379087). CL- 70

I HAVE CHANGED MY NAME FROM JOTHI ABRAHAM THANNICKAL TO JYOTHI ABRAHAM THANNICKAL AS PER DOCUMENTS. CL- 601

I HAVE CHANGED MY NAME FROM BHARAT GIRISHBHAI PANCHAL TO BHARAT GIRISH PANCHAL AS PER DOCUMENTS. CL- 701

I HAVE CHANGED MY NAME FROM PRASHALEE MAHESH SALUNKE TO PRASHALEE PRAKASH GAIKWAD AS PER DOCUMENTS. CL- 801

I HAVE CHANGED MY NAME FROM MAHESH SUBHASHRAO SALUNKE TO MAHESH SUBHASH SALUNKE AS PER DOCUMENTS. CL- 901

I HAVE CHANGED MY NAME FROM RAGHUNATH C TO RAGHUNATH CHABHALIL DHURIYA AS PER GOVT. OF MAHARASHTRA GAZETTE NO. (M- 24439383). CL- 999

CHANGE OF BIRTHDATE

I, RENU DEVI IS LEGALLY MOTHER OF ARMY NO.15169068H HAV (GNR) NAME CHANDAN KUMAR RESIDING AT HOUSE NO. 2183, SECTOR 12D P. & P.S. SECTOR- 12, BOKARO STEEL CITY, DIST- BOKARO, STATE- JHARKHAND, PIN 827012 CHANGED MY KDATE OF BIRTH FROM 01/07/1959 TO CORRECT DOB. 08.09.1963 AS PER AFFIDAVIT B.D.B.A NO. 65491 SL NO. 517 DATED. 26.03.2025. CL- 656

जाहीर सूचना

माझ्या अशिलालांच्या वतीने याद्वारे सूचना देण्यात येते की मी, फेलत शिवाजी विभागाचा सी.एस.क्र. ६३/७४ आणि १०७ धाराक जमिनीवर पलंट डॉ. बाबासाहेब आंबेडकर रोड, फेलत, मुंबई-४०००१२ येथे स्थित सोसायटीच्या दह्या मजक्यावरील असोक टावर की-अंपॉरटिव्ह हाऊसिंग सोसायटी लिमिटेड मधील निवासी फलंट क्र. ए-०६०१३ मोजमापती १५४ चौ.फु. चढई क्षम म्हणजेच ८८.९५ चौ.मीटास चढई क्षेत्र आणि व्हिडट अप सर ११६० चौ फु म्हणजेच १०७.७८ चौ. मीटर सह शेअर प्रमाणपत्र क्र. ४७ अन्वये विमिश्र क्र. ५६१ ते १४० (दोन्ही एकठाीत) धारक प्रत्येकी रु. ५०/- चे दहा पूर्ण भरणा शेरअंश सह १(एक) कार पार्किंग जागेसाठी श्री. नितेश सूर्यकुलतारा पटेल आणि श्री. निलेश हसमुखलतार पटेल यांचे नामाधिकार तपासत आहे.

सर्व व्यक्ती ज्यांना वरील नमुद परिसराच्या अद्वयतात कोणताही दावा ससे की, विक्री, अंतरावतदल, गहाण, प्रभार, बकीस, विवस्तर, मुनिमेंट, वासराकड, तांबा, भाडेपट्टा, धारणाधिकार किंवा अन्यकाही दावे असल्या त्यांनी सदर निमन्मत्वाक्षरीकारांना द्या जमल्या, मंत्री बिल्डिंग, लेसकार्ट च्यावर, गिरगाव चर्च समोर, गिरगाव, मुंबई-४०० ००४ येथे या सूचनेच्या १५ दिवसांच्या आत कळविणे आवश्यक आहे, कसूर केल्यास, तथा व्यक्तीचे सह तसे दावे असल्यास, ते त्यागित आणि/किना पलत्यागित समजले जातील. दिनांक १ एप्रिल, २०२५

जाहीर सूचना

समग जनेतेस सूचित करण्यात येते की, आमचे अगिला अह. **पामिनी गोरीशंकर अमेटर**, राहणार येथे- डी-७०५, चाभुल हॉटेडज, जीवन विकास केंद्र मार्ग, विले पार्ले (पूर्व), मुंबई -४०००५५ या नावे - विले पार्ले (पूर्व) या सी.टी.एस.क्र. ७३३, ७३३/१ ते २१ धारक आणि मुद्रक ह्या व मुंबई उपनगराच्या नोंदीत विलत आणि उप-विल्हात गम विलेतले पूर्व, तातुका - अंशेचे येथे स्थित असलेले आणि वसलेले "भागीची स्मृती बी को-अंपॉरटिव्ह हाऊसिंग सोसायटी लि." नामित इमारतीच्या ३व्या मजक्यावर स्थित फलंट क्र. ३१-बी, मोजमापित २०० चौ. फू. क्षेत्र आणि पुढीलप्रमाणे सोमापत्र (या पुढे सर "फलंट" असे संदर्भित) खेदी करण्याचा विचार करीत आहोत.

सदर फलंट कोणासाठी बोजा, प्रभार, धारणाधिकार, गहाण किंवा इतर कोणत्याही द्याव्यांपसून मूक आहे व विलेत म्हणजेच श्रीम. स्नेहल शैलेश विवेदी आणि श्री. शैलेश दिनेशकुमार विवेदी यांनी सदर फलंटवरील नामाधिकार मजूर व बाजारत विक्रीस मजूर असल्याचे प्रमाणित केले आहे.

कोणत्याही व्यक्ती किंवा संस्थेस सदर मिळकती संदर्भित झालेल्या दावा, हितसंबंध किंवा आदेश असल्यास त्यांनी तो सदर सूचनेच्या प्रसिद्धी दिनांकापासून पंधरा (१५) दिवसांच्या आत अपोथ्याक्षरीकारांकडे लेखी स्वरूपात कळवावा, कसूर केल्यास, असे कोणतेही दावे ग्राह्य धरले जाणार नाहीत व व्यवहार कोणत्याही अशा द्याव्यांच्या संदर्भातूनच पूर्ण केला जाईल आणि असे दावे त्यागित मानले जातील.

विक्रयकर्ते परितुष्टः

माग - विले पार्ले (पूर्व) या सी.टी.एस. क्र. ७३३, ७३३/१ ते २१ धारक आणि मुंबई गहर व मुंबई उपनगराच्या नोंदीत विलत आणि उप-विल्हात गम विलेतपारले पूर्व, तातुका - अंशेचे येथे स्थित असलेले आणि वसलेले "भागीची स्मृती बी को-अंपॉरटिव्ह हाऊसिंग सोसायटी लि." नामित इमारतीच्या ३व्या मजक्यावर स्थित फलंट क्र. ३१-बी, मोजमापित २०० चौ. फू. क्षेत्र आणि पुढीलप्रमाणे सोमापत्र च्या संदर्भात "विक्रयकर्ता" १००१६ (संभर टक्के) अविभाजित, हक्क, नामाधिकार, हिस्सा आणि हितसंबंध.

कोणासाठी आदेश किंवा दावा असल्यास कृपया येथे संर्क. साधवाः टिकाण : मुंबई दिनांक : ०१ एप्रिल, २०२५

जाहिर नोटीस

वनिता समाज

स्वातंत्र्यवीर सावरकर मार्ग, दादर, मुंबई-४०००२८.

ह्या संस्थेची वार्षिक सर्वसाधारण सभा शुक्रवार, दि. २५ एप्रिल २०२५ रोजी संस्थेच्या मोडक समगुहावर दुपार ३.३० वाजता सर्वसाधारण संस्थेच्या अध्यक्षशा श्रीमती माधुरी गोडबोले हाच्या अध्यक्षतेवरील छेप्यात येणार आहे.
तरी सर्व सभासदर भगिनींनी मोठ्ठखुपने घेऊन वेळेवर उपस्थित रहावे, ही विनंती.

* समेपुढील कामकाज *

- मगील सर्वसाधारण संभेचा अहवाल वाचून मंजुरी घेणे.
- संस्थेचा वार्षिक जमाखर्च आणि ताळेबंद वाचून मंजुरी घेणे.
- व्यावहारिक, कार्यकारी मंडळ आणि विवस्तर ह्यांची नवीन वर्षासाठी नावे जाहिर करणे व तास ठरव रुपाने मान्यता घेणे.
- निवडणूक, वसंतोत्सव ११ एप्रिल २०२५ रोजी दुपारी ३ ते ७.३० ह्या वेळेेत होईल.
- समेपुढे आलेल्या साध्या व घटनेच्या ठरावावर चर्चा करून नि्यात घेणे.
- सर्वसाधारण संभेच्या अध्यक्षशी नेमणूक जाहिर करून नि्यात घेणे.
- आपल्या वेळचे प्रश्न
- परत्यवहार
- नवीन अध्यक्षंना अधिकार प्रदान करणे.

विशेष सूचना : ह्या संभेच्या गणसंख्येच्या आभावी ही सभा स्थगित झाली तर त्याच दिवशी ही सभा १५ मिनीटांनी छेप्यात येईल. ह्या संभेला गणसंख्येचे बंधन राहणार नाही.

प्रमुख चिटणीसी

श्रीमती मृणालिनी साठवे, श्रीमती सुहास प्रभावडकर

State Bank of India

होम लोन सेंटर घाटकोपर (१५४२६) : - असोक सिल्क सिमर कंसाडज, १ला मजला, एलबीएस मार्ग, घाटकोपर (पश्चिम), मुंबई: ४०००८६, दू. क्र.: ०२२-२५००११२४/२५००११२६, सेल आयडी: raccp.gthakopar@sbi.co.in

कच्चा सूचना

(नियम ८(१) पहा!) (स्थावर मिळकतीकरिता)

खाते क्र.: ४२२२०८५८१९१

ज्याअर्थी, निमन्मत्वाक्षरीकार हे स्टेट बँक ऑफ इंडियाचे प्राधिकृत अधिकारी या नात्याने सिस्युरीटायब्रेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सिअल अँसेट्स अँड एफोर्समेंट ऑफ सिस्युरीटी इंस्ट्रेट अँड, २००२ आणि कलम १३(१२) सिस्युरीटी इंस्ट्रेट (एफोर्समेंट) कलम, २००२ सहवाचता नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून दिनांक ०९.०१.२०२५ रोजी मागणी सूचना जारी करून श्री. साधना ओमप्रकाश अग्रहारी आणि श्री. सागर मधुकर बेडकर यांस सूचनेतील एकूण मजूर रकम म्हणजेच ०९.०१.२०२५ रोजीप्रमाणे रकम रु. ८१,०७,८८७/- (रुपये एकोणमव्द लाख सात हजार आठशे सव्यांशेची मात्र) सह व्याज, परित्यव, प्रभार इ. या रकमेची परतफेड सदर सूचना प्राप्तीच्या ताखेपासून ६० दिवसांत करण्यास सांगितले होते.

रकमेची परतफेड करण्यास कर्जदार असमर्थ ठरल्याने, कर्जदार/हमीदार आणि सर्वसामान्य जनेतेस याद्वारे सूचना देण्यात येते की, निमन्मत्वाक्षरीकारांनी त्यांना प्रदान करण्यात आलेल्या अधिकारांचा वापर करून येथे खाली वर्णन करण्यात आलेल्या मिळकतीचा कच्चा सदर अँडटच्या कलम १३(४) सहवाचता सदर रकमेच्या नियम ८ आणि ९ अन्वये ह्या ११ मार्च, २०२५ रोजी घेतला आहे.

विशेषतः कर्जदार/हमीदार आणि सर्वसामान्य जनेतेस याद्वारे इशारा देण्यात येतो की, सदर मिळकतीची कोणासाठी व्यवहार करू नये आणि सदर मिळकतीची करण्यात आलेल्या कोणासाठी व्यवहार हा स्टेट बँक ऑफ इंडिया करीता रकम ०९.०१.२०२५ रोजीप्रमाणे रकम रु. ८१,०७,८८७/- (रुपये एकोणमव्द लाख सात हजार आठशे सव्यांशेची मात्र) सह त्यावरील पुढील व्याज, परित्यव आणि अनुपाधिक प्रभार या रकमेसाठी भाराअर्धीत राहील.

स्थावर मिळकतीचे वर्णन:

मिळकतीचे ते सर्व भाग आणि विभाग समाविष्टीतः

फलंट क्र. १२६४, ४था मजला, बी विंग, गुरुकुपा पनरयाम, इमारत क्र. ४५, सीटीएस क्र. ५६६१ भाग, सहई क्र. २३६९, घाटकोपर किरोल, पंतनगर, घाटकोपर पूर्व, मुंबई ४०००५५

सही/- प्राधिकृत अधिकारी, स्टेट बँक ऑफ इंडिया

अॅक्विसिड बँक लि.

नॉव्हीकृत कार्यालय : अॅक्विसिड बँक लि., त्रिखुल, ३१म मजला, सार्वभेधर मल्लारामो, लॉ गार्डन, एलिस हिल्स, अन्दावतार - २८०००५.

जंम मालमतेची लिलावाद्वारे विक्री वजा सूचना नोटीस

सर्वसाधारणपणे जलते आणि विविधतः कर्जदार/सह-कर्जदार कोणाच्याही सूचना देण्यात येते कि, श्री. प्रीतम मोहन शिंदे आणि श्रीमती नेहा प्रीतम शिंदे (कर्जदार आणि सह-कर्जदार) यांनी बँकेकडून घेतलेजं सुविधा घेतली होती. सदर कर्जाची किंवा त्याच्या कोणत्याही हएण्याची परतफेड करण्यात अपयशी ठरल्यामुळे, त्यांचे कर्ज जेव्हा बँकेने नाव-परमणीम असेट (एनपीए) म्हणून वकीत केले, सदर खात्याचे एनपीए म्हणून वकीकरण केल्यानंतर, बँकेने सरकारी कायदा, २००२ च्या तरतुदीनुसार वसुलीची प्रक्रिया या सुरू केली होती. मागणीम विलत दंडाधिकारी, पुणे यांनी दिलेल्या आदेशानुसार हद्दसीदारवरील २४/०८/२०२२ रोजी सुरक्षित मालमतेचा ताबा घेतला होता आणि सुरक्षित मालमतेत असलेल्या काही जंम मालमतेसह सुरक्षित मालमतेचा ताबा आमच्या बँकेच्या अधिकृत कार्यालयाकडे सुपुर्द केला होता आणि त्यानुसार पंनमनगर कार्यालयात आला होता. त्यानंतर, बँकेने सुरक्षित मालमतेचा लिलाव केला होता आणि सदरील स्थावर मालमतात हि लिलावाद्वारे विवण्यात आलेली आहे. बँकेने नगरपालामतेसुल जंम वस्तू काढून ताकच्या मालकी असेल ठेका सुमारे पंध जारी केेली होती आणि ०४/०३/२०२५ रोजी दैर्दिक लोकरसा आणि फायनाशियल एक्स्पर्ट्स इन्फार्मेशन सोजर्नलसह सूचना देखील जारी केली होती. परंतु, आजपर्यंत कर्जदार आणि सह-कर्जदारांकडून कोणताही प्रिसाद मिळालेला नाही. म्हणून, बँकेने निविदा मागवून जंम वस्तू, इन्डस्ट्रीची विक्री करण्याचा निर्णय घेतला आहे.

बँक दि.०४/०४/२०२५ रोजी पंनमन आणि ताबा पाववीनुसार जंम वस्तूची विक्री करेल. आम्ही याद्वारे कर्जदार आणि सह-कर्जदाराला पुन्हा एकदा विनंती करतो की त्यांनी या सूचनेच्या ताखेपासून १५ दिवसांच्या आत मालमतेतून सदर इन्डस्ट्री काढून टाकावी. जर कर्जदार आणि सह-कर्जदारांनी असे केले नाही तर बँक सर्व वस्तूंचे विक्रीवि दणेल्या/बोली देणाल्याा विकेल. असे न केल्यास अक्विसिड बँक कोणत्याही नुकसान किंवा नुकसानीसाठी जबाबदार राहणार नाही.

मालमता पाठ्यावची दिनांक व वेळ : दि.०४/०४/२०२५, दुपारी १२.०० ते दुपारी १.०० लिलाव दुपारी १२.०० ते दुपारी १.०० कोणतेपुढे पुणे शाखेतील बँकेच्या अधिकृत अधिकाऱ्यामार्फत ऑफलाइन पद्धतीने केला जाईल.

उदी अर्जात हाती :

- जंम वस्तू 'जसे आहे जेथे आहे येथे', 'पून्नी आहे तरी आणि जे काही आहे ते आणि कोणत्याही हएरेविचाराने' या तत्वावर विकण्या जातील.**
- बँक कोणतेही कारण न देता सर्वोप, कोणासाठी किंवा बंद प्रस्ताव स्वीकारण्याचा किंवा नाकारण्याचा किंवा लिलाव करितल्यास / पुढे कळवल्यास / रद्द करण्याचा अधिकार राखून ठेवला आहे. यासंदर्भात बँकेचा निर्णय अंतिम आणि धन्यकारक असेल.**
- जर कर्जदार आणि सह-कर्जदारांचे लिलावापूर्वी सुरक्षित मालमतेसुल त्यांच्या जंम वस्तू काढून ताकच्या तल लिलाव आपोआप रद्द करण्यात येईल.**

आधार आणि हएण्याद अधिकृत अधिकारी, अक्विसिड बँक लिमिटेड

(टिप : सर्व भागांवर पणवत पडल्यास मूळ झग्री प्रगळ)

पेगासस अॅसेट रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

ज्याअर्थी, वरील नमुद ओए/७४४/२०२४ नामदार प्रबंधक/पीठासिन अधिकाऱ्यांसमोर ७४/०६/२०२४ रोजी सूचीबद्ध केला होता.

ज्याअर्थी, नामदार न्यायाधिकाराने कृपावते होऊन रु. ३४९६३२८६/- च्या कर्जाच्या वसुलीसाठी तयारीबाबत द्याखल केल्याने कोणाच्याही कलम १९(४) अंतर्गत सर अर्जावर (ओ.ए.) समन/सूचना जारी केली. (कोडलेल्या दस्तावेजांच्या प्रतिहसत असे).

अँडटच्या कलम १९ च्या पोट-कलम (४) नुसार, तुम्हा प्रतिवादींना खालीलप्रमाणे निर्देश देण्यात येत आहेत.

- विनंती करलेल्या अनुत्पांन मंजुरी का देऊ नये त्याची समनच्या बजावणीच्या तीस दिवसांत कारणे दाखविण्यासाठी;
- मूळ अर्जाच्या अनु. क्र. ३९ अंतर्गत अर्जादारांनी विनिर्दिष्ट केलेल्या मिळकती आणि मतांव्यतिरिक्त अन्य मिळकती आणि मतांत तपशील जाहीर करणे;
- मिळकतीच्या जन्मीसाठीच्या अर्जावरील सुनावणी आणि निकाल प्रलंबित असल्याने मूळ अर्जाच्या अनु. क्रमांक ३९ अंतर्गत जाहीर केलेल्या अशा अन्य मता आणि मिळकतींना आणि त्यात मतांचा व्यवहार करण्यास किंवा त्या निकाली काढण्यास तुम्हाला मजबूत करण्यात आला आहे.
- दोन्ही न्यायाधिकारणी पूर्व परवानगी घेतल्याखेरीज ज्यावर तालिसंबंध बनवले आहेत त्या कोणत्याही मतांची आणि/किंवा कोणत्याही अशा अनु. क्रमांक ३९ अंतर्गत जाहीर किंवा विनिर्दिष्ट केलेल्या अन्य मता आणि मिळकतींची त्यांच्या व्यवसायाच्या सामान्य कामकाजाव्यतिरिक्त विक्री, भाडेपट्टा किंवा अन्य प्रकारे हस्तांतरण करणार नाहीत.
- व्यवसायाच्या नियमित कामकाजाच्या ओघात तारण मता किंवा अन्य मता व मिळकती यांच्या विक्रीतून रोखड झालेल्या किंवा कोणत्या हिशोब देण्यास तुम्ही बांधील असल्यात अंशे आणि विक्री करणाऱ्या अशा मतांतार तालर हितसंबंध धारण करण्याच्या अशा किंवा वित्तिय संस्थेकडे उभेलीच्या खाल्तापयेच्या जमाविके पाहिजे.

तुम्हाला ०१/०४/२०२५ रोजी सकाळी १०.३० वा. लेखी निवेदन सदर कलम त्याची एक प्रत अर्जादारांना कळविल्या व प्रबंधकभाषणेस हजर राहण्यास देहिलत निर्देश देण्यात येत आहेत, कसूर केल्यास, तुम्हाच्या गैरहजेरी अर्जावर सुनावणी होऊन निकाल दिला जाईल. माझ्या हस्ते आणि ह्या न्यायाधिकारणाच्या शिक्क्याने ह्या दिनांक ०२/११/२०२४ रोजी दिले.

सही/-

समन जारी करण्याकरिता प्राधिकृत अधिकारांची स्वाक्षरी (संजय जयरमाल) प्रबंधक,

डी.आरटी-११, मुंबई

State Bank of India

होम लोन सेंटर घाटकोपर (१५४२६) : - असोक सिल्क सिमर कंसाडज, १ला मजला, एलबीएस मार्ग, घाटकोपर (पश्चिम), मुंबई: ४०००८६, दू. क्र.: ०२२-२५००११२४/२५००११२६, सेल आयडी: raccp.gthakopar@sbi.co.in

कच्चा सूचना

(नियम ८(१) पहा!) (स्थावर मिळकतीकरिता)

खाते क्र.: खाते क्रमांक: ३१०१११५१२६, ३१०१६२८७०१३

ज्याअर्थी, निमन्मत्वाक्षरीकार हे स्टेट बँक ऑफ इंडियाचे प्राधिकृत अधिकारी या नात्याने सिस्युरीटायब्रेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सिअल अँसेट्स अँड एफोर्समेंट ऑफ सिस्युरीटी इंस्ट्रेट अँड, २००२ आणि कलम १३(१२) सिस्युरीटी इंस्ट्रेट (एफोर्समेंट) कलम, २००२ सहवाचता नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून दिनांक १३.०८.२०२४ रोजी मागणी सूचना जारी करून श्री. होश गजानन पाटील आणि श्रीमती पुष्पा गजानन पाटील यांस सूचनेतील एकूण नमुद रकम म्हणजेच २३.०८.२०२३ रोजीप्रमाणे रकम रु. ११.९४,७९७/- (रुपये अकरा लाख चौऱ्याणवह हजार सातशे सतरा माव) सह व्याज, परित्यव, प्रभार इ. या रकमेची परतफेड सदर सूचना प्राप्तीच्या ताखेपासून ६० दिवसांत करण्यास सांगितले होते.

रकमेची परतफेड करण्यास कर्जदार असमर्थ ठरल्याने, कर्जदार/हमीदार आणि सर्वसामान्य जनेतेस याद्वारे सूचना देण्यात येते की, निमन्मत्वाक्षरीकारांनी त्यांना प्रदान करण्यात आलेल्या अधिकारांचा वापर करून येथे खाली वर्णन करण्यात आलेल्या मिळकतीचा कच्चा सदर अँडटच्या कलम १३(४) सहवाचा सदर रकमेच्या नियम ८ आणि ९ अन्वये ह्या ११ मार्च, २०२५ रोजी घेतला आहे.

विशेषतः कर्जदार/हमीदार आणि सर्वसामान्य जनेतेस याद्वारे इशारा देण्यात येतो की, सदर मिळकतीची कोणासाठी व्यवहार करू नये आणि सदर मिळकतीची करण्यात आलेल्या कोणासाठी व्यवहार हा स्टेट बँक ऑफ इंडिया करीता रकम २३.०८.२०२३ रोजीप्रमाणे रकम रु. ११.९४,७९७/- (रुपये अकरा लाख चौऱ्याणवह हजार सातशे सतरा माव) सह त्यावरील पुढील व्याज, परित्यव आणि अनुपाधिक वापर करून मिळकती भाराअर्धीत राहील.

स्थावर मिळकतीचे वर्णन:

मिळकतीचा पता- माव्या सीएसएन, फलंट क्र. ८०१, ८वा मजला, इमारत क्र. ई०४, मास हाऊसिंग स्क्रीम (इंडकन्सुए) सेक्टर २२, तळोजा, नवी मुंबई-४१०२१०.

सही/- प्राधिकृत अधिकारी, स्टेट बँक ऑफ इंडिया

जाहीर सूचना

सूचना तमाम जनेतेला देण्यात येते की, आमच्या अशिलालांच्या सूचनेनुसार, आम्ही १) मोहम्मद तह्हा अबुबकर मोमीन आणि २) मोमीन अतिया तह्हा, दोगेही राहणार - अमीना अपार्टमेंट, दुसरा मजला, फलंट क्र. २१, वाय. एम. सी. ए. रोड, अग्रणीपार, मुंबई सेंट्रल, मुंबई -४०० ००८ येथे, जे पुढे नमुद परिशिष्टात वर्णन केलेल्या सदर मिळकतीचे संयुक्त व एकाधिकार मालक असल्याचा दावा करीत आहेत त्याच्या अधिकार, नामाधिकार व हितसंबंधांचा तपास करीत आहोत।

मोहम्मद तह्हा अबुबकार मोमीन आणि मोमीन अतिया तह्हा यांनी आदित्य विलां हाउसिंग फायनस लिमिटेडकडून गृह कर्ज घेतले आहे. त्यामुळे आदित्य विलां हाउसिंग फायनस लिमिटेड वाचून आणि काळजा इतर कोणातीही व्यक्ती किंवा व्यक्तींना सदर मिळकत किंवा तिच्या कोणत्याही भागावर सारसहक, गहाण, विक्री, विक्रीचा करार, हस्तांतरण, अमिहस्तांकन, भाडेपट्टी, पोट-भाडेपट्टी, परवाना, पोट-परवाना, धारणाधिकार, प्रभार, विवस्तर, सुविधाधिकार, भेट, संपादन, अडिग्रहण, कोणासाठी बोजा किंवा लाभपत्रपणे, हक्क / हितसंबंध, किंवा कोणासाठी खटल्याकरून, हुकुमकारण, स्थावर अंतराशास्त्र, जमीनकर किंवा लांबत निर्णयवकून, कोणत्याही न्यायालय अथवा प्राधिकारणाच्या आदेशाकरून, प्रलंबित वटला, विमिय, विभागणी, वकीलपत्र, इच्छापत्र, अँडवटा, एफोर्सअय, भाडेकार, लिकास हक्क, कौबिबिक व्यवस्था/वडवडो, तावा, तावप किंवा अन्य कोणत्याही प्रकारे ("दावा") कोणासाठी हक्क/अधिकार/स्ट्रेट किंवा हितसंबंध सांगितले असल्या, त्यांनी त्यास सर्व पुराव्यांसह लेखी स्वरूपात अपोथ्याक्षरीकारांना एवपन लीगल, वकील, ३१६, तिसरा मजला, रेवा चेंबरस, प्लॉट क्र. ३१, विठ्ठलदास चौदाकी मार्ग, न्यू मीन लॉन्स, चव्हेरी, मुंबई - ४०० ०२०, अथे या सूचनेच्या प्रसिद्धी दिनांकापासून ताकडी १ (एक) दिवसात परतफेड करावी. अशा कोणासाठी किंवा अशा कोणासाठी किंवा अशा दाना त्याग केला आहे अथवा परित्याग केला आहे असे गृहीत धरले जाईल. कृपया नोंद घ्यावी की, जाहीर सूचनेद्वारे दिलेली उत्तरे/दावे विव्यातलत नव्हते जाणार नाहीत.

वरील संदर्भित परितुष्टः

(मिळकतीचे वर्णन)

सेगणती बापर मार्ग, लोअर अपठ, मुंबई - ४०० ०१३ येथे स्थित असलेला आणि वसलेला आणि मुंबई शहराच्या नोंदीत विलत आणि उप-विल्हात लोअर पलत विभागाचा कँडटुडल सहई क्र. ४६४ धारक आणि जमिन मोमलपत ६५,७२४.१२ चौरस मीटर किंवा आसपास च्या सहा सर्व भाग आणि विभागांवर बांधकामित इमारतीवरील बेसमेंट २ मये १ (एक) कार पार्किंग जागा क्र. बी४-२६६ धारक सह "लोदा पार्कअँड" अशा जात इमारती २३ (वैवसाय) मजक्यावर युनिट/फलंट क्र. बी-२३०४, मोजमापित ८३९ चौ. फूट (चढई क्षेत्र) असलेला तो सर्व निवासी परिसर

दिनांकित सदर ०१ एप्रिल, २०२५

एवपन लीगल, वकील

ताबा सूचना

Account: Keyur Dinesh Pandya
Trust: Pegasus Group Thirty Nine Trust 1

PROPERTY DESCRIPTION

Flat No. 205, 2nd floor, B Wing, Building No.12, Trilok Kripa Darshan CHSL, Ashish Complex, C. S. Road No.4, Dahisar-East, Mumbai-400068. Carpet area 576 sq.ft.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **22/04/2025** for the mortgaged property mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 12:00 noon**. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property: Not Known
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.



9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (9) 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 the 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 **21/04/2025** till 04.00 p.m. Email address: vishalk@pegasus-arc.com, siddhesh@pegasus-arc.com to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction property is as follows: - Rs.86,77,000/- (Rupees Eighty Six Lakhs Seventy Seven Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 8,67,700/- (Rupees Eight Lakhs Sixty Seven Thousand Seven Hundred Only)**
18. Last date for submission of bid is 21/04/2025 before 04:00 pm and the Auction is scheduled on 22/04/2025 from 11.00 am to 12.00 noon. 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 1, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 409819116154, A/c Name: - Pegasus Group Thirty Nine Trust 1, Bank Name: RBL Bank Limited, Branch Address- Office No.1/A, Ground Floor, Mittal Court, 224 Nariman Point, Mumbai-400021, IFSC Code: RATN0000155, ✓

OK
[Signature]

20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs.50,000/- (Rupees Fifty Thousand Only)**.
21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
- Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
 - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.
27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sales 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. Siddhesh Pawar- 9029687504, Mr. Vishal Kapse -7875456757.

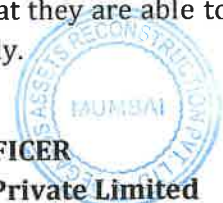
30. This publication is also 15(fifteen) days' notice to the aforementioned borrowers/co-borrowers under Rule 8 & 9 of The Security Interest (Enforcement) Rules, 2002.

Special Instructions:

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

Place: Mumbai
Date: 01/04/2025

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



DETAILS OF BIDDER – FILL All IN CAPITAL LETTER**Name(s) of Bidder (in Capital)**[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

[illegible]

11

9

Date of Remittance

____/____/____

[illegible][illegible]

Provide the names of the companies where appointed as a Director

Whether connected to any political party: Yes

☐

No

☐

If Yes, please provide the name of the political party and the connection:

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website <https://.auctiontiger.net> and shall abide by them.

Name & Signature

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/____

Borrower: Keyur Dinesh Pandya & Kavita Keyur Pandya

Property Description:

Flat No. 205, 2nd floor, B Wing, Building No.12, Trilok Kripa Darshan CHSL, Ashish Complex, C. S. Road No.4, Dahisar-East, Mumbai-400068. Carpet area 576 sq.ft.

To,
Authorized Officer
Bank Name: Pegasus Assets Reconstruction Pvt. Ltd.

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 fulfil 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 offeror/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.

9. Source of Funds

- a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **22/04/2025** in the matter of **Keyur Dinesh Pandya and Kavita Keyur Pandya** are from genuine personal/business sources.
- b. I/we hereby declare that the funds that will be remitted in future for making payment of bid amount, in event of being declared as highest/ successful bidder, shall be from genuine personal/ business sources.
- c. I/we hereby further declare that the said funds do not / shall not originate from any unlawful source and are / shall be in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.
- d. I/we 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.

Signature: _____

Name: _____

Address: _____

E-Mail ID: _____

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Flat No. 205, 2nd floor, B Wing, Building No.12, Trilok Kripa Darshan CHSL, Ashish Complex, C. S. Road No.4, Dahisar-East, Mumbai-400068. Carpet area 576 sq.ft.

Mortgagor of the Property ("Mortgagor"): Keyur Dinesh Pandya

Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"): Keyur Dinesh Pandya, Kavita Keyur Pandya.

I/We, _____, R/o _____, have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus Group Thirty Nine Trust 1 ("Pegasus")**.

I/We, _____, R/o _____ do hereby solemnly swear and affirm:

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):

- (1) if such person, or any other person acting jointly or in concert with such person –
 - (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
 - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

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

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

Explanation I - For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity

shares or completion of such transactions as may be prescribed, prior to the submission of bid.

Explanation II.— For the purposes of this clause, where a bidder has an account, or an account of any Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under Insolvency & Bankruptcy Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC;

- (d) has been convicted for any offence punishable with imprisonment –
 - (i) for two years or more under any Act specified under the Twelfth Schedule of IBC; or
 - (ii) for seven years or more under any law for the time being in force:Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

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

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;
- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of Mortgagor by the bidder as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;
- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or

- (j) has a connected person not eligible under clauses (a) to (i).

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

- (i) any person who is the promoter or in the management or control of the Mortgagor; or
- (ii) any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or
- (iii) the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii):

Provided that nothing in clause (iii) of *Explanation I* shall apply to a bidder where such bidder is a financial entity and is not a related party of any of the Mortgagor:

Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid;

Explanation II— For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely:

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;
- (c) any investment vehicle, registered foreign institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall 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 registered with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);

(e) an Alternate Investment Fund registered with Securities and Exchange Board of India;

(f) such categories of persons as may be notified by the Central Government.

2. I/We _____ is/are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus Group Thirty Nine Trust 1 ("Pegasus")**.
3. That no insolvency under the IBC is contemplated or pending against me/us before any of the NCLT/NCLAT or any other court.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-3 of this affidavit to be true and correct.

Deponent

To,

Pegasus Assets Reconstruction Private Limited

55-56, 5th Floor, Free Press House,

Nariman Point,

Mumbai – 400 020

Sub: Consent for KYC Verification

Dear Sir,

I / we had bid for the property put on sale by you under SARFAESI Act. At the time of bidding / purchase, I / we had submitted my / our KYC documents.

I / We understand that as per the applicable laws you are required to do KYC Verification.

1. In view of the above, for entering into any transaction:

a) I voluntarily opt to share my KYC Identifier details with Pegasus Assets Reconstruction Private Limited (“Pegasus”) as part of the customer due diligence (“CDD”) procedure, and provide my explicit consent to Pegasus to download the necessary information from the Central KYC Records Registry; OR

b) I voluntarily opt for Aadhaar based KYC due diligence, or e-KYC or offline verification, and submit to Pegasus, my Aadhaar number, Virtual ID, e-Aadhaar, XML, Masked Aadhaar, Aadhaar details, demographic information, identity information, Aadhaar registered mobile number, face authentication details and/or biometric information; OR

c) I voluntarily opt to provide my consent and furnish my Officially Valid Document (“OVD”), more specifically, my passport, driving licence, proof of possession of Aadhaar number, the Voter's Identity Card issued by the Election Commission of India, job card issued by NREGA duly signed by an officer of the State Government and letter issued by the National Population Register containing details of name and address; and where the OVD furnished by me does not have the updated address, the documents or the equivalent e-documents shall be OVDs for a limited purpose: (i) utility bill not older than two months; or (ii) property or municipal tax receipt; or (iii) applicable pension or family pension payment orders issued by government or public sector undertaking (PSU); (iv) letter of allotment of accommodation issued by government, regulatory bodies, PSUs, scheduled commercial banks financial institutions and listed companies or leave and licence agreements with such employers allotting official accommodation.

2. I am informed by Pegasus and understand that:

a) submission of Aadhaar is not mandatory, and there are alternative options for KYC due diligence and establishing identity including by way of physical KYC with OVD other than Aadhaar and all these options were given to me;

b) where the Permanent Account Number (PAN) is obtained, Pegasus shall verify the PAN using the verification facility of the Income Tax Department;

c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;

d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.

3. I authorise and give my consent to Pegasus (and its service providers), for following informed purposes:

a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);

b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;

c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;

d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.

4. I / We understand that the Aadhaar number will not be stored/ shared except as per law and regulations. I / We will not hold Pegasus or its officials responsible in the event this document submitted by me / us is not found to be in order or in case of any incorrect information provided by me / us.

5. In case of offline KYC, I hereby confirm that I have downloaded the e-Aadhaar myself using the OTP received on my Aadhaar registered mobile number.

The above consent and purpose of collecting Information has been explained to me in my local language.

Name: _____

Signature: _____

Date: _____

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

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

1. Name of Company: _____

2. Registered Number: _____

3. Registered Address: _____

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

(Please tick the correct box)

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

Or

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

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

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

--	--	--	--	--	--	--	--

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

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

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

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

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

Full name of the authorised official: _____

Designation/Position: _____

Date: _____