

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

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

PUBLIC NOTICE FOR E-AUCTION**E-auction Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor that the below described secured asset mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Three Trust 1 (Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities, interest by Apna Sahakari Bank Ltd. vide Assignment Agreement dated **27/03/2018** under the provisions of SARFAESI Act, 2002.

The Authorized Officer of **Pegasus Assets Reconstruction Pvt. Ltd.** had taken over the physical possession of the below mentioned property on 16/11/2022 under the provisions of the SARFAESI Act and SARFAESI Rules. In view of the aforesaid the below mentioned mortgaged property will be sold on **"As is where is", "As is what is", and "Whatever there is" basis with all known & unknown liabilities on 15/02/2023, for recovery of Rs. 54,37,882/- (Rupees Fifty Four Lakh Thirty Seven Thousand Eight Hundred Eighty Two Only)** being the dues of M/s. Aniket Traders through Prop. Sanjay Kisan Gharwadave, Vinod Subhuram Bhanushali, Balu D. Shinde and Nitesh Manji Mange as on 31/07/2013 with further interest at the contractual rate and charges, costs and expenses incurred/to be incurred from the date of 01/08/2013 thereon due to the Pegasus Assets Reconstruction Pvt. Ltd., from M/s. Aniket Traders through Prop. Sanjay Kisan Gharwadave, Vinod Subhuram Bhanushali, Balu D. Shinde and Nitesh Manji Mange. The reserve price for **Lot 1) will be Rs. 45,47,000/- (Rupees Forty Five Lakhs Forty Seven Thousand Only) and the Earnest Money Deposit will be Rs.4,54,700/- (Rupees: Four Lakhs Fifty Four Thousand Seven Hundred Only) and Lot 2) will be Rs. 45,47,000/- (Rupees Forty Five Lakhs Forty Seven Thousand Only) and the Earnest Money Deposit will be Rs. Rs.4,54,700/- (Four Lakhs Fifty Four Thousand Seven Hundred Only)**

Name of the Borrower/ Co-borrower/ Guarantor/Mortgagor:	M/s. Aniket Traders through Prop. Sanjay Kisan Gharwadave Vinod Subhuram Bhanushali Balu D. Shinde Nitesh Manji Mange
Description of Immovable Property:	Lot 1) All that piece and parcel Flat No. 301, at Sai Siddhi, 3rd Floor, CST C-108, C- 113, Sector 19-C, Koparkhairane, Navi Mumbai – 400703 owned by Mr. Balu D. Shinde. Lot 2) All that piece and parcel Flat No. 302, at Sai Siddhi, 3rd Floor, CST C-108, C- 113, Sector 19-C, Koparkhairane, Navi Mumbai – 400703 owned by Mr. Balu D. Shinde.
Reserve Price	Lot 1) Rs. 45,47,000/- Lot 2) Rs. 45,47,000/-
Earnest Money Deposit (10% of Reserve Price)	Lot 1) Rs.4,54,700/- Lot 2) Rs.4,54,700/-
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
CERSAI ID	Security Interest ID – 400019639390 Asset ID – 200019596335
Inspection of Property	02/ 02/2023 between 3.00 p.m. to 5.00 p.m. Contact Person: Mr. Devang Khira (Authorised Officer)/ Ms. Prerana Adhav (Authorized Officer) - 9619422209/8879802170
Last date for submission of Bid/Bid:	14/02/2023 till: 4.00 p.m.
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 15/02 /2023 from 3.00 p.m. to 5:00 p.m.

This publication is also a Thirty days' notice to the aforementioned borrowers/guarantors under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos.: Mo.: +91 9265562821 & 9374519754, Email: support@auctiontiger.net

AUTHORISED OFFICER**Place: Navi Mumbai****Pegasus Assets Reconstruction Private Limited****Date: 09/01/2023****(Trustee of Pegasus Group Thirty Three Trust I)**

TAX CONCESSIONS DRIVING EV SALES

₹1.5 lakh maximum subsidy is provided for a four-wheeler, while it's ₹10,000 for a two-wheeler

SHERINE RAJ / MUMBAI

Since 2019, Mumbai has seen a massive leap of 200% in the purchase of electric vehicles (EVs). The city registered 311 EVs in 2019 and jumped to a total of 12,594 of them in 2022. Public preference has grown for the EVs, thanks to the subsidies and tax exemptions being provided by the government. From the prevailing situation, it seems that Maharashtra will not only fulfil but also overachieve the target of having 10% of all new vehicles registered to be electric by 2025.

Karan Rajani, who works as a sales general manager, said that he was encouraged to buy an EV given the tax benefits against a vehicle loan, which is up to Rs1.5 lakh yearly. Not to mention, the low cost of charging as compared to fuelling, he added.

Sharing his positive experience a year after buying an EV, Mr Rajani said, "Being a salaried person, I found the tax benefits and subsidies in my favour, which encouraged me to buy an EV. It's cost-efficient as compared to the ever-rising fuel prices. I have to charge my car just once a week."

He travels daily between Haji Ali and his workplace in Prabhadevi and charges his EV on weekends for eight hours, which costs him around Rs180-200. "I find it cheaper even compared to

Incentives

Max subsidy for 4-wheeler EV
₹1.5 lakh
₹10,000 for 2-wheelers
Less CGST
Road tax, registration fee waivers
2022
5.72% vehicles in state were Evs



“Being a salaried person, I found the tax benefits and subsidies in my favour, which encouraged me to buy an EV.”
Karan Rajani, Sales General Manager

“More than the environmental angle, the tax exemptions are the driving factors for people to buy Evs. If this leads to people buying more EVs which reduces air pollution then I think it's a win-win situation.”
Laxman Jain, car dealer

some public transport.” Mr Rajani added.

Also, according to a directive issued by the additional registrar of the cooperative housing society, the procedure of installing an EV charger in the society premises has become easier now. An NOC must be granted to EV owners within 7 days if they adhere to the required safety advisory issued by the government, reads the directive. “When I decided to buy an EV, I also took the necessary permissions from my society to install an EV charger which I could conveniently use for my car,” he said.

Talking about the demands

THE FPJ SPECIAL

and queries that people have while deciding to buy an EV, Laxman Jain, a car dealer from Santacruz, said, “Almost 80% of the people who want to buy an EV have already done their research before coming to the showroom. The government subsidies and tax exemptions are the driving factors for people to buy it more than the environmental angle. However, if this leads to people buying more EVs which reduces air pollution then I think it's a win-win situation.”
In 2022, Maharashtra registered 23,74,134 vehicles out of which 1,36,022 were EVs, which is 5.7% of the total registered vehicles.



Boy drowns while swimming in well

Palghar: A boy drowned while swimming in a well at a village here on Sunday, the police said. The incident took place in the Parastal village, where a group of five boys from Boisar had gone to swim in a well, an official said. Four of

the boys came out safely, while one is feared drowned, he said, adding that a search is on for the missing boy. The exact age of the victim could not be ascertained as the probe was in initial stages.

Govt-owned insurer ordered to settle farmer's death claim

The company had rejected the claim saying the deceased wasn't a farmer when he bought the policy

ASHUTOSH M SHUKLA / MUMBAI

A district consumer commission has ordered the government-owned National Insurance Company Ltd to pay Rs1 lakh claim along with 9% interest from September 2013 onwards to the widow of the policyholder, who was a farmer. He died due to rabies and the same was confirmed by the KEM Hospital.

The insurer had rejected the claim stating that the papers were not in order and the deceased wasn't a registered farmer at the time of buying the policy. The commission has also asked to give Rs15,000 towards mental agony and litigation costs. The order has to be complied within 45 days from Dec 30 when it was passed.

With regard to the insurer's contention that the policyholder wasn't a farmer, the commission underlined, “Considering the government resolution (GR) on the subject, we can safely conclude that it was the

government's intention to extend the scheme benefits to those farmers who acquire eligibility criteria even after the commencement of the policy. Accordingly, the deceased had become a registered farmer after the policy inception so he was deemed to have been covered under the insurance scheme.”

Rejecting the argument that the deceased registered himself as a farmer after taking the policy, the commission ordered, “No such exclusion clause is found in the GR. We are of the opinion that it was the intention of the government to extend the scheme benefits automatically to those farmers who registered themselves after the policy inception.” It also pointed out that one of the GR provisions states that the insurer is under obligation to depu-

Commission rejects accident claim for death by suicide

ASHUTOSH M SHUKLA / MUMBAI

A district consumer commission has rejected a complaint filed to seek an insurance claim under a farmer's accident insurance policy stating that the death was due to suicide due to harassment in marriage – which the complainant had also stated in a police complaint – and not accidental death as mentioned in the consumer complaint before the commission.

The order was passed on a complaint by Sharda Ramdas Rakhse against Tata AIG General Insurance Company Ltd. Ms Sharda was seeking compensation after her daughter died. She had stated that her daughter died due to drowning, which was an accident, and that the insurance firm had neither cleared the compensation amount nor rejected it.

Tata AIG contended that it was not an

accidental death but suicide, that the issue is out of jurisdiction and that the complainant has no right to complain as her daughter was married and she was not the sole breadwinner.

During the hearing, it was stated that after marriage, the deceased was staying with her in-laws, who would beat her for not knowing about farming and other household work. Because of this, she committed suicide and an FIR was filed in this regard, wherein the complainant is a signee.

The commission said a clause in the policy states that a family member of the deceased farmer will not get money in full or in part if the deceased died due to suicide, attempted suicide, or self-inflicted injury or illness, among others. This clause, was also part of the complaint paper in which the complainant was a signee, including the FIR she had filed with the police when her daughter died.

Possession Notice (For Immovable Property) Rule 8-(1)					
Whereas, the undersigned being the Authorized Officer of IFIL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFIL-HFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorized Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount, notice is hereby given to the borrower 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 Section 13(4) of the said Rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IFIL HFL for an amount as mentioned herein under with interest thereon. "The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower clears the dues of the "IFIL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IFIL HFL" and no further step shall be taken by "IFIL HFL" for transfer or sale of the secured assets.					
Name of the Borrower(s)/ Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession	
Mr. Hemantkumar Satishchandra Jalwal, M/s. Rishi Metal Industries, Mr. Rishi Metal Industries (Prospect No. 758307 & 933250)	All that piece and parcel of Flat No.2/404, D Wing, 4th Floor, Area measuring 420 Sq.ft., Bldg No.2, Type A, Mahavi Garden, Palghar W-401404, Maharashtra, India	758307, Rs.14,97,797/- (Rupees Fourteen Lakh Ninety Seven Thousand Seven Hundred Fifty Nine Only) & 933250, Rs.3,43,434/- (Rupees Three Lakh Sixteen Thousand Four Hundred Thirteen Only)	22-Dec-2021	05-Jan-2023	
Mr. Jalprakash Ramyash Varna, M/s. Dhanraj Ramyash Varna, M/s. Richshubh Enterprises, M/s. Rita S. S. Global City Virar (Prospect No. 736219 & 942553)	All that piece and parcel of 3rd Floor, measuring 65 Sq.mtrs., Flat No.302 Bldg No.08, Plot No. Avenue-B1, Type-CB1, Agrawal Lifestyle, Global City, Dongre New Survey No. 56, 50, SF 5, Global City Virar, Pincode-400029, Maharashtra, India	736219, Rs.36,69,859/- (Rupees Thirty Six Lakh Sixty Nine Thousand Eight Hundred Fifty Nine Only) & 942553, Rs.4,59,701/- (Rupees Four Lakh Fifty Nine Thousand Seven Hundred One Only)	31-Aug-2021	05-Jan-2023	
Mr. Prashant Rajendra Awasthi, Mrs. Surekha Rajendra Awasthi, (Prospect No. IL10208509)	All that piece and parcel of Flat No.403, measuring 490 sq.ft., Floor No.4, Wing B, Building No.3, Cosmos Paradise Village, Bategaon, Near Tata Nano Housing Layout, Opp. Ostwal Nagar, Boisar East-401501	Rs.13,32,778/- (Rupees Thirteen Lakh Thirty Two Thousand Seven Hundred Seventy Eight Only)	27-Sep-2022	05-Jan-2023	
Mr. Arun Ramchandra Ichale, Mrs. Meena Ramchandra Ichale (Prospect No. IL1015765)	All that piece and parcel of Flat No.203, Carpet Area 298 sq.ft., Floor No.0, Wing C, Building No.14, Shree Saihar, Palghar, West-401404	Rs.17,98,742/- (Rupees Seventeen Lakh Ninety Eight Thousand Seven Hundred Forty Two Only)	18-Oct-2022	05-Jan-2023	
Mr. Shalimom Jakob Ghule, Mrs. Karishma Shekhar Gore, (Prospect No. IL10096948)	All that piece and parcel of Flat No.203, Floor No.2, measuring 382 Sq.ft. (Carpet Area) & 555 Sq.ft. (Saleable Area), Wing A, Building No.5, Goldeneye Kamlishababara Sadat, Shiggaon, Palghar (W), Dist.Thane, Maharashtra, India-401405	Rs.22,16,517/- (Rupees Twenty Two Lakh Sixteen Thousand Five Hundred Seventeen Only)	19-Oct-2022	05-Jan-2023	
Mr. Rajendra Vishnu Ayare, Mrs. Reshma Rajendra Ayare, (Prospect No. IL10001462)	All that piece and parcel of Flat No.005, First Floor, A-Type, Building No.10, Matni Residency, Survey No.11, hassa No.6/A-1, Village, Pasthal, Palghar, Thane, Maharashtra-401501 measuring 323 sq.ft.	Rs.12,85,982/- (Rupees Twelve Lakh Eighty Five Thousand Nine Hundred Eighty Two Only)	21-Jan-2022	05-Jan-2023	
Mr. Mukesh Jannoo Gupta, Mrs. Lalita (Prospect No. 938742)	All that piece and parcel of 310, Floor No.3, Carpet area measuring 285 Sq.ft., Building No.7 Type C, Thakar Nagar, S.No.611/4/2, Village Pasthal Shikhar, Near Sayaji Hotel & Meeb Office Tarapur Road Boisar W-401501	Rs.14,62,430/- (Rupees Fourteen Lakh Sixty Two Thousand Four Hundred Thirty Only)	26-SEP-2022	04-Jan-2023	
Mr. Valbhav Keshav Salve, Mrs. Gayatri Prakash Wastkar, Mrs. Sujata Keshav Salve (Prospect No. 909599)	All that piece and parcel of Flat No.202, Bldg No.11, Carpet area measuring 385 Sq.ft., Super Built-up area measuring 385 Sq.ft., Palladium Loknagar Complex, M.I.D.C., Ambernath East Dist. Thane-421501, Maharashtra, India	Rs.20,16,738/- (Rupees Twenty Lakh Sixteen Thousand Seven Hundred Thirty Eight Only)	20-OCT-2022	05-Jan-2023	
Mr. Anil Vishnu BHOSLE, Mrs. Mandia Vishnu BHOSALE, Mr. Vishnu Vishnu BHOSALE (Prospect No. 870647)	All that piece and parcel of Flat No.101 First Floor, Area measuring 530 Sq.ft. Super built-up area, Bhau Co-Op. Hsg. Soc. Ltd., Mavelpada Virar Nallaspada Road, Virar East, Opposite Menal Bar Near Mavelpada Vihar Stand, Virar-401305, Maharashtra, India	Rs.24,61,980/- (Rupees Twenty Four Lakh Sixty One Thousand Nine Hundred Ninety Eight Only)	21-Sep-2022	05-Jan-2023	
Mr. Pyarelal Durgaprasad Varna, Mrs. Babita Varna, Mr. Durgaprasad Ramchandra Varna, Mrs. Leela Durgaprasad Varna (Prospect No. 656977)	All that piece and parcel of Flat No.503 on 5th Floor in building, Silverlines Co-op Hsg Soc. Ltd, S N Bagar Marg, J B Nagar, Andheri East, Survey No.50, Mumbai-400059, Maharashtra, India measuring 390 sq.ft.	Rs.43,59,490/- (Rupees Forty Three Lakh Fifty Nine Thousand Four Hundred Ninety Only)	12-Jul-2021	05-Jan-2023	
Mishal Construction Private Limited, Mr. Ajinkumar Katsurbandh Jain, Mr. Navinkumar Mishra Jain, Mrs. Sharmila Ajinkumar Jain (Prospect No. 763784 & 940392)	All that piece and parcel of Shop No.5, measuring 444 sq.ft., Carpet area measuring 444 sq.ft., built up area, Anurag Building in the Bofa Green Acres Co-Operative Housing Society, bearing C.T.S No.70/2, situated at Off Panjrapole, Naka, Village Bofa, Chembur Taluka Kurla, Off Dn Quary Road, Mumbai-400086, Maharashtra, India	763784, Rs.1,82,54,410/- (Rupees One Crore Eighty Two Lakh Fifty Four Thousand Four Hundred Ten Only) & 940392, Rs.35,13,694/- (Rupees Thirty Five Lakh Thirteen Thousand Six Hundred Ninety Four Only)	22-Mar-2022	05-Jan-2023	

For further details please contact to Authorized Officer at Branch Office: BME228-306-310, 3rd Floor, Parkish Commercial Centre, Premium Park, Bofia Agashi Road, Above OTW Home Vihar, West, Supt. Police Park Road No.16V, Plot No.B-23, Thane Industrial Area, Wagla Estate, Thane-400604 or Corporate Office: Plot No.98, Phase-IV, Udyog Vihar, Gurgaon, Haryana.

Place: Mumbai, Date: 09.01.2023

Sd/- Authorized Officer, For IFIL Home Finance Ltd.

PUBLIC NOTICE

Notice is hereby given that we on our client's behalf are investigating the title of **MRS. ROSHNA PARVEZ KADER**, in relation to all those pieces and parcels of non-agricultural land being (i) Old Survey No. 70/2, New Survey No. 94/2, CTS No. 268 measuring 3994.746 Sq. Mtrs. (ii) Old Survey No. 72/2, New Survey No. 92/2, CTS No. 258 measuring 485.262 Sq. Mtrs. (iii) Old Survey No. 71/3, New Survey No. 93/3, CTS No. 259 measuring 3134.876 Sq. Mtrs. (iv) Old Survey No. 71/4, New Survey No. 93/4, CTS No. 260 measuring 2844.185 Sq. Mtrs. and (v) Old Survey No. 71/5(part) New Survey No. 93/5A and 93/5B CTS No. 261 measuring 7205.584 Sq. Mtrs. situated at Village Owale, Registration District Thane within the limits of Thane Municipal Corporation, hereinafter collectively referred to as the "Said Property".

The said Mrs. Roshna Parvez Kader has represented to our clients that she has acquired the said Property under a Will dated 04th June, 2021 executed by her uncle Late Mr. Ibrahim Abdul Kader, who during his lifetime was governed by Hanafi Law of Inheritance as applicable to Sunni Muslims. The said Mrs. Roshna Parvez Kader has further represented that as per Hanafi Law of Inheritance as applicable to Sunni Muslims. (1)M/s. Hamida Abdul Kader, (2)Mrs. Mariam Aboobakar Vaid, (3)Mrs. Khattija Abdul Sattar Radiawala, (4)Mrs. Aminah Mohammed Umar Chashmawala, (5)Mr. Afzal Esmail kader, and (6) Mr. Najib Hamza Kader are the only surviving legal heirs of the said Late Mr. Ibrahim Abdul Kader and further they all have unconditionally and irrevocably consented to release and surrender their respective rights and interest, and have transferred the said Property in favour of Mrs. Roshna Parvez Kader who has acquired the said property by a bequest made by Late Mr. Ibrahim Abdul Kader under the said Will dated 04th June, 2021. The said Mrs. Roshna Parvez Kader has further represented that Late Mr. Ibrahim Abdul Kader had six consanguine brothers and sisters namely: (1) Jan Muhammad Abdul Kader Millwala (2) Haji Haroon Abdul Kader Millwala (3) Baimabai Sulaiman Gheewala (4) Haji Habib Abdul Kader Millwala (5) Rabiabai Siddique and (6) Fatimabai Ibrahim and none of the six consanguine brother and sisters were alive on the date of death of the said Mr. Ibrahim Abdul Kader.

Any and all persons/entities having any claim/objection, right, title, benefit, interest, and/or demand etc., in respect of the said Property or any part thereof by way of sale, transfer, exchange, assignment, mortgage, charge, gift, trust, covenant, inheritance, claim, possession, lease, sub-lease, licence, lien, share, tenancy, sub-tenancy, grant, bequest, succession, occupation, easement, right of residence, family arrangement/settlement, maintenance, devise, bequest, barter, loan, mortgage, (equitable or otherwise), encumbrance by operation of law or otherwise, decree and/or order of any court of law, contracts/agreements, development rights, partnership, or any other arrangement or otherwise howsoever, are hereby requested to make the same known in writing along with certified true copies of documentary proof in support of their claim to the undersigned at their office at 116, Free Press House, 11th Floor, 215, Backbay Reclamation III, Nariman Point, Mumbai 400 021, within 14 (fourteen) days from the date of publication hereof, failing which, it shall be presumed that the said **MRS. ROSHNA PARVEZ KADER** is the absolute owner of the said Property and that the said Property is free from all encumbrances and matter of investigation of title shall be completed without having any reference to such claim if any, and the same shall be considered as waived and/or abandoned and any such alleged claims if made later, shall not be binding on our client and the proposed transaction will be concluded without any reference or regard to any such purported claim or interest in the said Property.

SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED TO

All that pieces and parcel of land being:

i. On Old Survey No. 70/2, New Survey No. 94/2: CTS No. 268 measuring 3994.746 Sq. Mtrs., (ii) Old Survey No. 72/2, New Survey No. 92/2: CTS No. 258 measuring 485.262 Sq. Mtrs., (iii) Old Survey No. 71/3, New Survey No. 93/3: CTS No. 259 measuring 3134.876 Sq. Mtrs., (iv) Old Survey No. 71/4, New Survey No. 93/4: CTS No. 260 measuring 2844.185 Sq. Mtrs. and (v) Old Survey No. 71/5(part), New Survey No. 93/5A and 93/5B: CTS No. 261 measuring 7205.584 Sq. Mtrs., all lying being and situate at Village Owale, Registration District Thane within the limits of Thane Municipal Corporation.

i. On and towards North By:- CTS No. 266, 267, 270 & 269

ii. On and towards South By:- CTS No. 368, 367

iii. On and towards East By:- CTS No. 255, 257

iv. On and towards West By:- CTS No. 269, 263, 367

Mumbai, Dated this 9th Day of January, 2023

Dua Associates - Advocates & Solicitors,
116, Free Press House, 11th Floor, 215, Backbay Reclamation III, Nariman Point, Mumbai 400 021. Email: agnes@duaassociates.com

Circle Sastra Centre, Mumbai City
#181-A-1, 18th Floor, 'e' Wing, Maker Tower, Cuffe Parade, Mumbai - 400 005
Tel : 022-41027300 / 41027305-24
E-mail : Cso6041@pnb.co.in

REGISTERED AD/ SPEED POST DATE: 23/11/2022

1. Mrs. Rupali Ravindra Bapat, Flat No. 602, 6th Floor, Bldg. No. 11, Krishna Green Land Park CHS Ltd., Kasar Vadavali, G B Road, Thane West, Thane 400615.

2. Mr. Sudhakar Govind Deshpande, Flat No. 702, 7th Floor, Bldg. No. 11, Krishna Green Land Park CHS Ltd., Kasar Vadavali, G B Road, Thane West, Thane 400615.

3. Mr. Deepak Dilip Soni A 303, Classic County, Embassy Circle, Behind Shahi Hotel, Opp Old Petrol Pump, Mira Road Thane - 401107.

Dear Sir/ Madam,

NOTICE U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI)
Reg:- Housing Loan AC No. 129900NC09221385 A/C No. 8, Overdraft against Housing Loan (ODHL) AC No. 1299009900000535 facilities availed by **Mrs. Rupali Ravindra Bapat & Mr. Sudhakar Govind Deshpande**.
You Mrs. Rupali Ravindra Bapat, & Mr. Sudhakar Govind Deshpande have availed the following credit facilities:

Sl.No	Facility	Limit	Balance 0/S as on 30/11/2022
1.	Housing Loan	30.00 Lacs	32,07,528.00DR
2.	ODHL	15.00 Lacs	15,75,922.66DR
	Total	45.00 Lacs	47,83,450.66/-DR

Due to default in payment of installments/interest/principal debt, the account/s has/have been classified as Non-Performing Asset on 29-06-2022 as per Reserve Bank of India guidelines.

In the circumstances, we are unable to permit continuation of the above facility(ies) granted. We, therefore, hereby recall the above facility(ies) & H.L. The amount due to the Bank as on 30.11.2022 for the OD facility Three Thousand Four Hundred Fifty and Paise Sixty Six only with further interest at contracted rate from 01.12.2022 & Charges until payment in full (hereinafter referred to as "secured debt").

To secure the outstanding under the above facilities, you have, inter alia, created security interest in respect of the following properties/assets:

Facility	Security (Give Details)
Housing Loan	Equitable Mortgage of Flat No. 602, 6th Floor, Bldg. No. 11, Krishna Green Land Park CHS Ltd., Kasar Vadavali, G B Road, Thane West, Thane 400615.

We hereby serve upon you notice under Section-13(2) of SARFAESI and call upon you to pay the entire amount of Rs 47,83,450.66/- (Rupees Forty-Seven Lakh Eighty Three Thousand Four Hundred Fifty and Paise Sixty Six only) with further interest at contracted rate from 01.12.2022 & Charges until payment in full within 60 days (sixty days) from the date of this notice. In default, besides exercising other rights of the Bank as available under Law, the Bank is intending to exercise any or all of the powers as provided under section 13(4) of the SARFAESI Act 2002.

The details of the secured assets/s intended to be enforced by the Bank, in the event of non-payment of secured debt by you are as under:

Security:- Flat No. 602, 6th Floor, Bldg. No. 11, Krishna Green Land Park CHS Ltd., Kasar Vadavali, G B Road, Thane West, Thane 400615.

Your 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.

Please take notice that in terms of section 13(13) of the said Act, you shall not, after receipt of this notice, transfer by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured assets above referred to, without prior written consent of the Bank. You are also put on notice that any contravention of this statutory injunction/restraint, as provided under the said Act, is an offence.

If for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall be deposited/remitted with/to the Bank. You will have to render proper account of such realization/income. We reserve our rights to enforce other secured assets.

Please comply with this demand under this notice and avoid all unpleasantness. In case of non-compliance, further needful action will be resorted to, holding you liable for all costs and consequences.

This notice is issued without prejudice to the bank taking legal action before DRT/Court, as the case may be.

Yours faithfully,
For Punjab National Bank
S. A. Wasnik, Chief Manager
Authorized Officer, Secured Creditor

Earlier notice u/s 13(2) dated 01-08-2019 stands withdrawn.

CITY UNION BANK LIMITED
Credit Recovery and Management Department
Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612 001. E-Mail id: crmo@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties mortgaged to City Union Bank Limited will be sold in Tender-cum-Public Auction by the Authorized Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.26,81,324/- (Rupees Twenty Six Lakh Eighty One Thousand Three Hundred and Twenty Four only)** as on 06-12-2022 together with further interest to be charged from 07-12-2022 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) Mr. Rohit Tukaram Shedge, S/o. Tukaram Sakahram Shedge, at Room No.6, Yamunabai Niwas, Subhash Road, Near Poornima Sweets, Chincholiwada, Dombivli (West) - 421202. No.2) Mrs. Mandu Tukaram Shedge, W/o. Tukaram Sakahram Shedge, at Room No.6, Yamunabai Niwas, Subhash Road, Near Poornima Sweets, Chincholiwada, Dombivli (West) - 421202.

Immovable Property Mortgaged to our Bank
(Property Owned by Mr. Rohit Tukaram Shedge, S/o. Tukaram Sakahram Shedge & Mrs. Mandu Tukaram Shedge, W/o. Tukaram Sakahram Shedge)
All that Piece and Parcel of Flat No.204, Second Floor, Area measuring 650 Sq.ft. Built up Area, Vasant Heights, CTS Nos. 1759, 1778, 1779, 1780, 1781 situated at Azade Golavli, Taluka Kalyan, District Thane.

Reserve Price : Rs.28,00,000/- (Rupees Twenty Eight Lakh only)

Date of Tender-cum-Auction Sale	Venue
21-02-2023	City Union Bank Limited, Mumbai-Dombivili Branch, Shop No. 1,2,3 & 4, Shree Sneha Apartment, Plot No.11, Arundodaya CHSL, Mahatma Phule Road, Near Swami Vivekanand School, Dombivili West, Thane, Maharashtra - 421202. Telephone No.0251-2405681, Cell No.9325007428.

Terms and Conditions of Tender-cum-Auction Sale:

(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself/herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Mumbai-Dombivili Branch, Shop No. 1,2,3 & 4, Shree Sneha Apartment, Plot No.11, Arundodaya CHSL, Mahatma Phule Road, Near Swami Vivekanand School, Dombivili West, Thane, Maharashtra - 421202. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorized Officer, City Union Bank Ltd., together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.", on or before 02.00 p.m. on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact Telephone No.0251-2405681, Cell No.9325007428. (5) The property/ies are sold on "As-is-where-is", "As-is what is" and "Whatever there is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at 03.00 p.m. on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorized Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of the Sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorized Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorized Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place : Kumbakonam, Date : 07-01-2023

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001. CIN : L65110TN1904PLC001287, Telephone No. 0435-2403232, Fax : 0435-2431746, Website : www.cityunionbank.com

CITY UNION BANK LIMITED
Credit Recovery and Management Department
Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001. E-Mail id: crmo@cityunionbank.in, Phone: 0435-2432322, Fax: 0435-2431746

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies mortgaged to City Union Bank Limited will be sold in Tender-cum-Public Auction by the Authorized Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.12,76,940/- (Rupees Twelve Lakh Seventy Six Thousand Nine Hundred and Forty only)** as on 08-12-2022 together with further interest to be charged from 09-12-2022 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors No.1) Mr. Rahim Khan, S/o. Imam Khan Gurunath Chawl, Room No.1, Santosh Nagar, Mumbra East - 400612. No.2) Mrs. Shahin Rahim Khan, W/o. Rahim Khan Gurunath Chawl, Room No.1, Santosh Nagar, Mumbra East - 400612.

Immovable Property Mortgaged to our Bank
(Property Owned by Mr. Rahim Khan, S/o. Imam Khan Gurunath Chawl)
All that piece and parcel of Flat No.502, 5th Floor, measuring 785 sq.ft. i.e. 72.95 sq.mts. Carpet Area, in the building known as "Kishna Paradise", Ravi Khan Co-Operative Housing Society Ltd., Chera Nagar, Dombivili East. Boundaries : East - Building, West - Building, North - Road, South - Building.

Reserve Price: Rs.43,00,000/- (Rupees Forty Three Lakh Only)

Date of Tender-cum-Auction Sale	Venue
22-02-2023	City Union Bank Limited, Navi Mumbai-Nerul Branch, G26 B & C Hardware's Centurian, Plot 88/91, Sector - 19A, Nerul (E), Navi Mumbai, Thane - 400706. Telephone No.022-27703388, Cell No.9372286411.

Terms and Conditions of Tender-cum-Auction Sale:

(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Navi Mumbai-Nerul Branch, G26 B & C Hardware's Centurian, Plot 88/91, Sector - 19A, Nerul (E), Navi Mumbai, Thane - 400706. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorized Officer, City Union Bank Ltd., together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.", on or before 12.00 Noon on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact: Telephone No.022-27703388 Cell No.9372286411. (5) The properties are sold on "As-is-where-is", "As-is-what-is" and "whatever-there is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at 01.00 p.m. on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorized Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of the Sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorized Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorized Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place: Kumbakonam, Date: 07-01-2023

Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612001. CIN : L65110TN1904PLC001287, Telephone No. 0435-2403232, Fax: 0435-2431746, Website: www.cityunionbank.com

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Phone No : 022 - 6188 47



पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लि.

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

दूरध्वनी क्र. : (०२२) ६१८८४७००.

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

ई लिलाव करिता जाहीर सूचना

सिक्क्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ (६) ला परंतुकासह वाचत सिक्क्युरिटी इंटरस्ट अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल अँसेटस् अँड एन्फोर्समेंट ऑफ सिक्क्युरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून कर्जदार व जामीनदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफेसी अँक्टच्या तरतुदीन्वये दिनांक २७.०३.२०१८ रोजीच्या अभिहस्तांकन कराराद्वारे अपना सहकारी बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी थ्री ट्रस्ट- १ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत.

पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेडच्या प्राधिकृत अधिकारींनी सरफेसी अँक्ट आणि सरफेसी रुल्सच्या तरतुदीअन्वये खालील उल्लेखित मिळकतीचा १६.११.२०२२ रोजीस प्रत्यक्ष कब्जा घेतला. वरील पाहता खालील उल्लेखित गहाण मिळकत मे. अनिकेत ट्रेडर्स द्वारा प्रोप्रा. संजय किसन घरवाडवे, विनोद सुभुराम भानुशाली, बालू डी शिंदे आणि नितेश मांजी मांगे यांचेकडून पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेडला थकीत ३१.०७.२०१३ रोजीस मे. अनिकेत ट्रेडर्स द्वारा प्रोप्रा. संजय किसन घरवाडवे, विनोद सुभुराम भानुशाली, बालू डी शिंदे आणि नितेश मांजी मांगे यांचे थकीत रु. ५४,३७,८८२/- (रुपये चोपन्न लाख सद्दीस हजार आठशे ब्याऐंशी मात्र) सह सांपाश्चिर्वक दराने पुढील व्याज आणि ०१.०८.२०१३ च्या तारखेपासून उपार्जित/ उपार्जित होणारे प्रभार, परिव्यय आणि खर्चसह सर्व ज्ञात आणि अज्ञात दायित्वाच्या वसुलीसाठी १५.०२.२०२३ रोजी “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने विकण्यात येणार आहे. राखीव किंमत संच १) रु. ४५,४७,०००/- (रुपये पंचेचाळीस लाख सत्तेचाळीस हजार मात्र) राहील आणि इसारा अनामत रक्कम रु. ४,५४,७००/- (रुपये चार लाख चोपन्न हजार सातशे मात्र) आणि संच २) रु. ४५,४७,०००/- (रुपये पंचेचाळीस लाख सत्तेचाळीस हजार मात्र) राहील आणि इसारा अनामत रक्कम रु. ४,५४,७००/- (रुपये चार लाख चोपन्न हजार सातशे मात्र) राहील.

कर्जदारांचे नाव जामीनदारांचे नाव	मे. अनिकेत ट्रेडर्स द्वारा प्रोप्रा. संजय किसन घरवाडवे, विनोद सुभुराम भानुशाली, बालू डी शिंदे नितेश मांजी मांगे
स्थावर मिळकतीचे वर्णन	संच १) श्री. बाळू डी शिंदे यांच्या मालकीचे फ्लॅट क्र. ३०१, येथे साई सिद्धी, ३ रा मजला, सीएसटी सी-१०८, सी-११३, सेक्टर १९-सी, कोपरखेरे, नवी मुंबई ४००७०३ चे सर्व ते भाग आणि विभाग. संच २) श्री. बाळू डी शिंदे यांच्या मालकीचे फ्लॅट क्र. ३०२, येथे साई सिद्धी, ३ रा मजला, सीएसटी सी-१०८, सी-११३, सेक्टर १९-सी, कोपरखेरे, नवी मुंबई ४००७०३ चे सर्व ते भाग आणि विभाग.
राखीव किंमत	संच १) रु. ४५,४७,०००/- संच २) रु. ४५,४७,०००/-
इसारा अनामत रक्कम	संच १) रु. ४,५४,७००/- संच २) रु. ४,५४,७००/-
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही
सीईआरएसएआय आयडी	सिक्क्युरिटी इंटरस्ट आयडी- ४०००१९६३९३९० अँसेट आयडी- २०००१९५९६३३५
मिळकतीचे निरीक्षण	०२.०२.२०२३ रोजी दु. ३.०० ते सं. ५.०० दरम्यान संपर्क व्यक्ती: श्री. देवांगकक्खिरा (प्राधिकृत अधिकारी) / कु. प्रेरणा आधव (प्राधिकृत अधिकारी) ९६१९४२२२०९/८८७९८०२१७०
बोली सादर करण्यासाठी अंतिम तारीख	१४.०२.२०२३ रोजी सं. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत १५.०२.२०२३ रोजी दु. ३.०० पासून सायं ५.०० पर्यंत

सदर प्रकाशन हे सिक्क्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८(६) अंतर्गत वरील नमुद कर्जदार/हमीदार यांना तीस दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया ई-लिलावात भाग घेण्यासाठी त्यांची बोली सादर करण्यापूर्वी इतर तपशील आणि संबंधित मिळकतीच्या ई-लिलाव/विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> मध्ये दिलेली लिंक पाहावी. बोलीदार वेबसाईट <https://sarfaesi.auctiontiger.net> ला देखील भेट देऊ शकतात किंवा सेवा पुरवठादार मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: मोबा.:+९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: support@auctiontiger.net येथे संपर्क साधावा.

ठिकाण : नवी मुंबई
दिनांक : ०९.०१.२०२३

प्राधिकृत अधिकारी
पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप थर्टी थ्री ट्रस्ट I चे ट्रस्टी)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **15/02/2023** for the mortgaged properties mentioned in the e-auction sale notice from **3.00 p.m. to 5.00 p.m.** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges/encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid. The undersigned shall not be responsible for any claims/charges/encumbrances of whatsoever manner on the property, of/by any authority known or unknown, upon failure to carry out due diligence by the intending bidder.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support : 079-68136805/68136837 Mo.: +91 9265562821 & 9374519754, Email : vijay.shetty@auctiontiger.net, chintan.bhatt@auctiontiger.net and support@auctiontiger.net.
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details.
7. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft/Pay Order drawn in favor of Pegasus Group Thirty Three Trust I payable at Mumbai or EMD can also**

be paid by way of RTGS/NEFT/Fund Transfer to the credit of A/c no.015012100000646, A/c name:- Pegasus Group Thirty Three Trust I, Bank Name: Apna Sahakari Bank Ltd., Apna Bank Bhavan, Parel Branch, IFSC Code: ASBL0000015.

8. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 2,00,000/- (Rupees Two Lakhs Only)**.
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
10. In default of payment within the said period, the sale will automatically stand revoked and the entire deposit made by the successful bidder together with the earnest money shall be forfeited without any notice and the property shall be resold.
11. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
12. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
13. No claim of whatsoever nature regarding the property put for sale, charges/ encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
14. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
15. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**

16. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.

17. This publication is also a 30 days notice to the borrowers/guarantors under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.

18. Further enquiries may be clarified with the Authorized Officer, Ms. Shivani Parekh/Mr. Devang Khira, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884726, Mobile No. 9619422209/8879802170, email: Prerana@pegasus-arc.com

Special Instructions:

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

AUTHORISED OFFICER

Place: Navi Mumbai

Date: 07/01/2023

**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Three Trust I)**