

**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 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 Nine Trust 1 (**Pegasus**), having being assigned the dues 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 SARFAESI Act, 2002.

The Authorized Officer of Pegasus had taken over the physical possession of the below mentioned property on **21/12/2022** 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 21/03/2023, for recovery of **Rs.1,70,31,320.51/- (Rupees One Crore Seventy Lakhs Thirty-One Thousand Three Hundred Twenty & paise Fifty-one Only)** being the dues of **Mr. Sameer Snehal Latke (Borrower), Anusree Sameer Latke (Co-Borrower) and Jotiram Laxman Latke (Co-Borrower)** as on 10/09/2021 with further interest at the contractual rate and charges, costs and expenses incurred/to be incurred from the date of 11/09/2021 thereon due to the Pegasus Assets Reconstruction Pvt. Ltd., from **Mr. Sameer Snehal Latke (Borrower), Anusree Sameer Latke (Co-Borrower) and Jotiram Laxman Latke (Co-Borrower)**.

The Reserve price for Lot No. 1 will be 26,30,000/- (Rupees Twenty Six Lakhs and Thirty Thousand Only), reserve price for Lot No. 2 will be 68,49,000/- (Rupees Sixty Eight Lakhs Forty Nine Thousand Only) and reserve price for Lot No. 3 will be 87,21,000/- (Rupees Eighty Seven Lakhs and Twenty-One Thousand Only) and the Earnest Money Deposit will be 2,63,000/- (Two Lakhs Sixty Three Thousand Only), 6,84,900/- (Six Lakhs Eighty Four Thousand and Ninety Only) and 8,72,100/- (Eight Lakhs Seventy-Seven and Nine Hundred for Lot No. 1, Lot No. 2 and Lot No. 3 respectively).

Name of the Borrower/ Co-borrower/ Guarantor/ Mortgagor:	Mr. Sameer Snehal Latke (Borrower) Anusree Sameer Latke (Co-Borrower) Jotiram Laxman Latke (Co-Borrower)
Description of Immovable Property:	A) Lot No. 1: Shop No. 14, Ground Floor, Building No. 12, Type C, Phase I, Prakruti Heights CHSL, Haware City, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm. 105 sq. ft. carpet area) East : Trinity Hills CHSL, West : Internal Road, South : Hill View CHS, North : Building No 11 B) Lot No. 2: Flat No. 103, 1st Floor, Building No. 12, Type C, Phase I, Prakruti Heights CHSL, Haware Citi, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm. 564 sq. ft. carpet area) East : Trinity Hills CHSL, West : Internal Road, South : Hill View CHS, North : Building No 11 C) Lot No. 3: Flat No. 201, 2nd Floor, Building No. 17, Type E, Phase II, Trinity Hills CHSL, Haware Citi, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm. 718 sq. ft. carpet area) East : Building No. 16, West : Prajruti Height, South : Club House, North : Internal Road.
Reserve Price	Lot No. 1 – 26,30,000/- Lot No. 2 – 68,49,000/- Lot No. 3 – 87,21,000/-
Earnest Money Deposit (10% of Reserve Price)	Lot No. 1 – 2,63,000/- Lot No. 2 – 6,84,900/- Lot No. 3 – 8,72,100/-
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	Lot No. 1: Security ID : 400026262102 ; Asset ID : 200026210533 Lot No. 2: Security ID : 400026261365; Asset ID : 200026209797 Lot No. 3: Security ID : 400026260472 ; Asset ID : 200026208904
Inspection of Property	03/03/2023 between 11.00 A.M. to 01.00 P.M. Contact Person: Ms. Prerana Adhav (Authorized Officer) / Ms. Heena Vichare (Assistant Manager)– 8879802170 / 9004103652
Last date for submission of Bid/Bid:	20/03/2023 till 05.00 P.M.
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 21/03/2023 from 11.00 A.M. to 1:00 P.M.

This publication is also a Thirty days' notice to the aforementioned borrowers/guarantors under Rule 6 (2) and 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: Mumbai
Date: 17/02/2023**

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



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

सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८(६) ला परंतुकासह वाचत
सिक्कुरिटीयोजना अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ऑसेटस् अँड एन्फोर्समेंट ऑफ सिक्कुरिटी
इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्रीकरिता ई-लिलाव सूचना

सर्वसामान्य जनता आणि विशेषकरून कर्जदार व जामीनदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफेसी अँक्ट, २००२ च्या तरतुदीन्वये दिनांक ३१.०३.२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे आरबीएल बँकेद्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदारांची कर्ज अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट I चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगासस) अशा तारण धनकोकडे गहाण/प्रभारित आहेत. पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेडच्या प्राधिकृत अधिकारींनी सरफेसी अँक्ट आणि सरफेसी रुल्सच्या तरतुदीअन्वये खालील उल्लेखित मिळकतीचा २१.१२.२०२२ रोजीस प्रत्यक्ष कब्जा घेतला. वरील पाहता खालील उल्लेखित गहाण मिळकत श्री. समीर स्नेहल लटके (कर्जदार), अनुश्री समीर लटके (सह-कर्जदार) आणि जोतीराम लक्ष्मण लटके (सह-कर्जदार) यांचेकडून पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेडला थकीत १०.०९.२०२१ रोजीस श्री. समीर स्नेहल लटके (कर्जदार), अनुश्री समीर लटके (सह-कर्जदार) आणि जोतीराम लक्ष्मण लटके (सह-कर्जदार) यांचेकडून थकीत रु. १,७०,३१,३२०.५१/- (रुपये एक करोड सत्तर लाख एकतीस हजार तीनशे वीस आणि पैसे एकावन्न मात्र) सह सांपार्श्विक आणि दि. ११.०९.२०२१ पासून पुढील व्याज, उपाजित/ उपाजित होणारे प्रभार, परिव्यय आणि खर्चसह सर्व ज्ञात आणि अज्ञात दायित्वाच्या वसुलीसाठी २१.०३.२०२३ रोजी “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने विकण्यात येणार आहे.

संच १ करिता राखीव किंमत रु. २६,३०,०००/- (रुपये सव्वीस लाख तीस हजार मात्र), संच २ करिता राखीव किंमत रु. ६८,४९,०००/- (रुपये अडसष्ट लाख एकोणपन्नास हजार मात्र) आणि संच २ करिता राखीव किंमत रु. ८७,२१,०००/- (रुपये सत्त्याऐंशी लाख एकवीस हजार मात्र) राहिल आणि संच १, संच २ आणि संच ३ करिता अनुक्रमे इसारा अनामत रक्कम रु. २,६३,०००/- (रुपये दोन लाख त्रेसष्ट हजार मात्र) आणि संच २) रु. ६,८४,९००/- (रुपये सहा लाख चौऱ्याऐंशी हजार नऊशे मात्र) राहिल आणि इसारा अनामत रक्कम रु. ८,७२,१००/- (रुपये आठ लाख बहात्तर हजार शंभर मात्र) राहिल.

कर्जदारांचे नाव जामीनदारांचे नाव	श्री. समीर स्नेहल लटके (कर्जदार) अनुश्री समीर लटके (सह-कर्जदार) आणि जोतीराम लक्ष्मण लटके (सह-कर्जदार)
स्थावर मिळकतीचे वर्णन	ए) संच १. शॉप क्र. १४, तळमजला, इमारत क्र. १२, टाईप सी, फेझ I, प्रकृती हाईट्स सीएचएसएल, हावरे सिटी, कासारवडवली, घोडबंदर रोड, ठाणे (पश्चिम) ४००६१५ (मोज. १०५ चौ.फू. चटई क्षेत्र). पूर्व: त्रिनीती हिल्स सीएचएसएल, पश्चिम: आतील रोड, दक्षिण: हिल व्ह्यू सीएचएस, उत्तर: इमारत क्र. ११ बी) संच २. फ्लॅट क्र. १०३, १ ला मजला, इमारत क्र. १२, टाईप सी, फेझ II, प्रकृती हाईट्स सीएचएसएल, हावरे सिटी, कासारवडवली, घोडबंदर रोड, ठाणे (पश्चिम) ४००६१५ (मोज. ५६४ चौ.फू. चटई क्षेत्र). पूर्व: त्रिनीती हिल्स सीएचएसएल, पश्चिम: आतील रोड, दक्षिण: हिल व्ह्यू सीएचएस, उत्तर: इमारत क्र. ११ सी) संच ३. फ्लॅट क्र. २०१, २ रा मजला, इमारत क्र. १७, टाईप ई, फेझ II, त्रिनीती हिल्स सीएचएसएल, हावरे सिटी, कासारवडवली, घोडबंदर रोड, ठाणे (पश्चिम) ४००६१५ (मोज. ७१८ चौ.फू. चटई क्षेत्र). पूर्व: इमारत क्र. १६, पश्चिम: प्रजुती हाईट्स, दक्षिण: क्लब हाऊस, उत्तर: आतील रोड.
राखीव किंमत	संच क्र. १- २६,३०,०००/- संच क्र. २- ६८,४९,०००/- संच क्र. ३- ८७,२१,०००/-
इसारा अनामत रक्कम	संच क्र. १- २,६३,०००/- संच क्र. २- ६,८४,९००/- संच क्र. ३- ८,७२,१००/-
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही
सीईआरएसएआय आयडी	संच क्र. १: सिक्कुरिटी इंटरस्ट आयडी- ४०००२६२६२१०२ ऑसेट आयडी- २०००२६२१०५३३ संच क्र. २: सिक्कुरिटी इंटरस्ट आयडी- ४०००२६२६१३६५ ऑसेट आयडी- २०००२६२०९७९७ संच क्र. ३: सिक्कुरिटी इंटरस्ट आयडी- ४०००२६२६०४७२ ऑसेट आयडी- २०००२६२०८९०४
मिळकतीचे निरीक्षण	०३.०३.२०२३ रोजी स. ११.०० ते दु. ०१.०० दरम्यान संपर्क व्यक्ती: कु. प्रेरणा आधव (प्राधिकृत अधिकारी)/ कु. हीना विचारे (सहाय्यक व्यवस्थापक) ८८७९८०२१७० / ९००४१०३६५२
बोली सादर करण्यासाठी अंतिम तारीख	२०.०३.२०२३ रोजी सायं. ०५.०० पर्यंत
बोली घडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत २१.०३.२०२३ रोजी स. ११.०० पासून दु. १:०० पर्यंत

सदर प्रकाशन हे सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ६(२) आणि ८(६) अंतर्गत वरील नमूद 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. तसेच बोलीदार संबंधित मिळकतीच्या ई-लिलावाच्या तपशीलवार अटी आणि शर्तीकरिता आणि ई-लिलावात सहभाग घेण्याकरिता बोली सादर करण्यापूर्वी इतर तपशिलाकरिता वेबसाईट <https://sarfaesi.auctiontiger.net> ला देखील भेट देऊ शकतात किंवा सेवा पुरवठादार मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, विडस सपोर्ट: +९१ ९२६५६६२८२१ आणि ९३७४५१९७५४, ईमेल: support@auctiontiger.net

प्राधिकृत अधिकारी

ठिकाण : मुंबई

पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **21/03/2023** for the mortgaged properties mentioned in the e-auction sale notice from **11.00 a.m. to 1.00 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 Forty Trust I payable at Mumbai or EMD can also be paid by way of RTGS / NEFT/Fund Transfer to the credit of, A/c No. 409819116154 - A/c name: - Pegasus Group Thirty Nine Trust 1 Name: RBL Bank Ltd., Nariman Point Branch, IFSC Code: RATN0000155.**
8. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 1,00,000/- (Rupees Five 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 day's 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. Prerana Adhav/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. 8879802170/9619422209, 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.

Place: Mumbai
Date: 17/02/2023

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Forty Trust I)