PEGASUS

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.

PUBLIC NOTICE FOR SALE BY 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 and 9 of the

Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Mortgagor(s) and Guarantor(s) that the below described secured asset being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Two Trust-I ("Pegasus"), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Abhyudaya Co Operative Bank Ltd. vide Assignment Agreement dated 30/06/2017 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAE-SI 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 25/03/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured et being immovable property ("Schedule Property") on 04/11/2019 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

M/s. Daya Builders (Partnership Firm & Borrower & Mortgagor) Name of the Borrower(s). Mr. Dhansukh D. Shah (Partner & Guarantor) Mr. Vijay D. Shah (Partner & Guarantor) Mr. Kirit D. Shah (Partner & Guarantor) o-Borrower(s), Mortgagor(s) and Guarantor(s):

Mr. Haresh D. Shah (Partner & Guarantor)
Mr. Kiran D. Shah (Partner & Guarantor)
Mr. Kiran D. Shah (Partner & Guarantor)

Mr. Kiran D. Shah (Partner & Guarantor)

Mr. Kiran D. Shah (Partner & Guarantor) Outstanding Dues for Twenty One Thousand Nine Hundred Thirty Seven and Paise Fifty Only) as on 30/04/2014 as per notice under section 13 (2) of SARwhich the secured assets are being sold: FAESI Act. [Rs.40,29,43,784.07/- (Rupees Forty Crores Twenty Nine Lakhs Forty Three Thousand Seven Hundred Eighty Four and Paise Seven Only) as on 31/01/2025] plus interest at the contractual rate and costs, charges and expenses thereon w.e.f 01/02/2025 till the

Rs.5,31,38,700/-

Details of Secured Asset eing Immovable Property which is being sold

date of payment and realization. Mortgaged by: - M/s. Daya Builders through its Partners
All that piece or parcel of land or ground situated lying and being at Village Malad (E), Taluka Borivali in Greater Bombay the Registration Sub-District and District of Bombay City Sub-Urban Bearing Survey No. 261 Part of Village Malad, bearing C.T.S. No. 620/A/1-A/4E, Mumbai – 400 063, admeasuring area of the Plot about 6,031 sq. mts. Or thereabouts and bounded as follows: On or towards the East – Daya Shreeji Building
On or towards the West – Laxchandi Building On or towards the North

CERSALID: Reserve Price below which the Secured Asset will not

Security ID- 400007848325 Asset ID- 200007838211 Rs.53,13,87,000/-Fifty (Rupees Three Crores Thirteen Lakhs Eighty Seven Thousand Only)

- Daya Sagar Building On or towards the South - D. P. Road

be sold (in Rs.): est Money Deposit (FMD):

(Rupees Five Crores Thirty One Lakhs Thirty Eight Thousand Seven Hundred Only) 1) Huts / Slum / Encroachment

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value

2) Litigations filed before DRT/High Court and or any other tribunal/forum

(i) DRT: Borrower has challenged action of Pegasus under SAR-FAESI by way of 2 separate SAs which are pending adjudication. (ii) Arbitration: Arbitration award was passed in favour of Abhyudaya Bank. The counterclaim filed by Borrower was dismissed.

Bank. The counterclaim filed by Borrower was dismissed. (iii) High Court: Borrower challenged arbitration award in High Court, which was rejected by Single Judge of Hon'ble Bombay High Court. Borrower has challenged the said order before Division Bench of Bombay High Court, which is pending. (iv) Supreme Court: The Supreme Court has permitted Pegasus to

sell the secured assets in lots which include Schedule Property.

3) Status of and usage of reservations on the Schedule Property 4) As per Sanctioned Development Plan - 2034 of Greater Mumbai for Western Suburbs for Ward PN & PS of sheet WS-39 as well as DP Remarks -- 2034 for Schedule Property, it is understood that the Schedule Property falls under Residential Zone and has reservation of Social Amenities RSA 2.1 Multipurpose Community Centre as well as affected EP-PS43 towards 9.15m wide DP road. 5) Borrower has made various complaints from time to time, which have been appropriately replied by Pegasus.

6) Borrower published public notice on 08/11/2023, 26/08/2024, 23/10/2024, 21/11/2024 and 25/12/2024 alleging various encumbrances on the Schedule Property

Prospective buyers may should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction, before submitting bid(s), as the sale is on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities/ encumbrances

Inspection of Properties:

Opening:

On 13/03/2025 from 2.00 pm till 5.00 p.m. Rohan Kadam: 9167981607 Siddhesh Pawar: 9029687504 P. S. Ravendernath: 9821238369 Contact Person and Phone No: 24/03/2025 till 5:00 pm

Last date for submission of Bid: Time and Venue of Bid

E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 25/03/2025 from 11:00 a.m. to 01:00 p.m.

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

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

AUTHORISED OFFICER

Pegasus Assets Reconstruction Private Limited Place: Mumbai Date: 05/03/2025 rustee of Pegasus Group Thirty-Two Trust-I)

OFFICE OF THE EXECUTIVE ENGINEER ROAD CONSTRUCTION DEPARTMENT ROAD DIVISION, KHUNTI

e-Procurement Notice

E_Te	ender Reference No. RC	D/KHUNTI/222 Date :- 04-03-2025			
1.	Name of the work	IRQP work of Kamdara to Bero Road (MDR 034) From Km 23.46 to Km 51.125 (Total Length=27.665Km)			
2.	Estimated Cost (Rs.)	Rs. 17,41,55,375.00 Rs. Seventeen Crore Forty One Lakh Fifty Five Thousand Three Hundred Seventy Five only.			
3.	Bid Security (Rs.)	Rs. 17,42,000.00 Rs Seventeen Lakh Forty Two Thousand Only.			
4.	Cost of Document (Rs.)	Rs. 10,000.00 Rs. Ten Thousand Only.			
5.	Time of Completion	06 Months			
6.	Last date / Time for receipt of bids	03.04.2025 up to 12:00 Noon			
7.	Date of Publication of Tender on website	10.03.2025 at 12:00 Noon			
8.	Name & Address of office Inviting tender	Executive Engineer, Road Construction Department, Road Division, Khunti			
9.	Contact no. of Procurement Officer	06528-221215			
10.	Helpline number of e- Procurement Cell	0651-2401010			
Note:	Note: - Estimated cost of tender can be increased or decreased				

Further details can be seen on website http://jharkhandtenders.gov.in

Executive Engineer, PR 347798 Road(24-25)#D R.C.D., Road Division, Khunti

> केनरा बैंक Canara Bank सिंडिकेट Syndicate

CANARA BANK REGIONAL OFFICE - THANE, DP CODE - 8358 CANARA BANK, REGIONAL OFFICE, DOSTI PINNACLE, FIRST FLOOR, ROAD NO. 22, NEAR NEW PASSPORT OFFICE, THANE WEST- 400604 MUMBAI Branch Ref :RO/LEGAL /SARFAESI/158/2025/RAHATOLI

POSSESSION NOTICE Where as the under signed being the Authorised Officer of the Canara Bank under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 16.12.2024 Mr.BHALCHANDRA VAMAN LAD (BORROWER), ADDRESS:HOUSE NO.371,MULGANTALUKA:AMBERNATH,BADLAPUR WEST,THANE-421503. & Mrs.BHAVANABHALCHANDRA LAD ADDRESS: HOUSE NO.371, MULGAON , TALUKA: AMBERNATH , BADLAPUR

to repay the amount mentioned in the notice, being LIABILITY RS. 28,82,746 (RUPEES TWENTY EIGHT LAKHS EIGHTY TWO THOUSAND SEVEN HUNDRED FOURTY SIX ONLY) plus unapplied interest and charges within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and public

in general, that the under signed has taken possession of the properties described herein below exercise of powers conferred on him /her under Section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rules on this 27th day of February of the year 2025.

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 the CANARABANK, RAHATOLI(5288) for an amount of Rs. 29,19,514 (Rupees Twenty Nine Lakhs Nineteen Thousand Five Hundred Fourteen only) and interest thereon

Description of the Immovable Property

Flat No.304, 3rd Floor, B Wing, Building No.2, Area Admeasuring 579.64 Sq.ft Carpet Area Known As "Sadabahar in The Project 2, Building Known As "karma Gardens", as Lying & Situated At Piece And Parcel Of Land Bearing (1)survey No.139,area 1-012 (h-r-p)(2)survey No.140/7, Area Admeasuring 1-38-0(H-R-P)(3) Survey No.151/1,area 1,-48-0(h-r-p)(4) Survey No.151/6,area Admeasuring 1-27-0 (H-R-P)5)survey No.139/2,140/7c And 1511/1,area Admeasuring 16679 Sqmtrs. 6) Survey No.139/2,And 1511/1a Area Admeasuring 12079 Sq Mtrs Along With Tdr Area Admeasuring 8213.72 Sq Mtrs .7) Survey No. 140/7c Area Admeasuring 4600sq Mtrs Along With The Tor Area Admeasuring 1353.92sq Mtrs, Village- Chikhloli,taluka Ambarnath, district - Thane Date : 27.02.2025 For Canara Bank

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.c PEGASUS

PUBLIC NOTICE FOR SALE BY 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 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentione Borrower(s), Mortgagor(s) and Guarantor(s) that the below described secured asset being immov able property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Two Trust-1 ("Pegasus" having been assigned the debts of the below mentioned Borrower along with underlying secur ties interest by Abhyudaya Co Operative Bank Ltd. vide Assignment Agreement dated 30/06/2017 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAE SI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is pasis with all known and unknown liabilities on 25/03/2025.

The Authorized Officer of Pegasus has taken physical posses asset being immovable property ("Schedule Property") on 04/11/2019 under the provisions of the SARFAESI Act and Rules thereunder

Co-Borrower(s). Outstanding Dues for

are being sold:

The details of Auction are as follows:

M/s. Daya Builders (Partnership Firm & Borrower & Mortgagor)
Mr. Dhansukh D. Shah (Partner & Guarantor) Mr. Vijay D. Shah (Partner & Guarantor)
Mr. Kirit D. Shah (Partner & Guarantor) Mr. Haresh D. Shah (Partner & Guarantor) Shah (Partner & Guarantor) Rs.9,77,21,937.50/- (Rupees Nine Crores Seventy Seven Lakhs Twenty One Thousand Nine Hundred Thirty Seven and Paise Fifty which the secured assets

Only) as on 30/04/2014 as per notice under section 13 (2) of SAR FAESI Act. [Rs.40,29,43,784.07/- (Rupees Forty Crores Twenty Nin Lakhs Forty Three Thousand Seven Hundred Eighty Four and Paise Seven Only) as on 31/01/2025] plus interest at the contractual rate and costs, charges and expenses thereon w.e.f 01/02/2025 till th date of payment and realization.

Details of Secured Asset being Immovable Property which is being sold Mortgaged by: - M/s. Daya Builders through its Partners
All that piece or parcel of land or ground situated lying and being at Village Malad (E), Taluka Borivali in Greater Bombay the Registration Sub-Distri and District of Bombay City Sub-Urban Bearing Survey No. 261 Part of Village Malad, bearing C.T.S. No. 620/A/1-A/4E, Mumbai – 400 063 admeasuring area of the Plot about 6,031 sq. mts. Or thereabouts and bounded as follows: On or towards the East – Daya Shreeji Buildin On or towards the West – Laxchandi Building On or towards the Nort

Daya Sagar Building On or towards the South - D. P. Road Security ID- 400007848325 Asset ID- 200007838211 CERSALID:

Reserve Price below which Rs.53,13,87,000/he Secured Asset will not (Rupees Fifty Three Crores Thirteen Lakhs Eighty Seve be sold (in Rs.):

Thousand Only)

Rs.5.31.38.700/-Hundred Only) Claims, if any, which have

been put forward against the property and any othe dues known to Secured creditor and value

Rupees Five Crores Thirty One Lakhs Thirty Eight Thousand Seven 1) Huts / Slum / Encroachment) Litigations filed before DRT/High Court and or any other trib

i) DRT: Borrower has challenged action of Pegasus under SAR AESI by way of 2 separate SAs which are pending adjudication (ii) Arbitration: Arbitration award was passed in favour of Abhyuday

Bank. The counterclaim filed by Borrower was dismissed. Court, which was rejected by Single Judge of Hon'ble Bomba High Court. Borrower has challenged the said order before Division Bench of Bombay High Court, which is pending. (iv) Supreme Court: The Supreme Court has permitted Pegasus to

sell the secured assets in lots which include Schedule Property. Status of and usage of reservations on the Schedule Property 4) As per Sanctioned Development Plan – 2034 of Greater Mumb for Western Suburbs for Ward PN & PS of sheet WS-39 as well a the Schedule Property falls under Residential Zone and has rese vation of Social Amenities RSA 2.1 Multipurpose Commun entre as well as affected EP-PS43 towards 9.15m wide DP roa Borrower has made various complaints from time to time, while

have been appropriately replied by Pegasus.

6) Borrower published public notice on 08/11/2023, 26/08/2024 23/10/2024, 21/11/2024 and 25/12/2024 alleging various encum brances on the Schedule Property
Prospective buyers may should conduct independent due diligen

on all aspects relating to the Schedule Property to its satisfaction before submitting bid(s), as the sale is on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities/ encumbrances.

nspection of Properties: On 13/03/2025 from 2.00 pm till 5.00 p.m. Rohan Kadam: 9167981607 ontact Person and Phone Siddhesh Pawar: 9029687504 P. S. Ravendernath: 9821238369 24/03/2025 till 5:00 pm Last date for submission

E-Auction/Bidding through website (https://sarfaesi.auction tiger.net) on 25/03/2025 from 11:00 a.m. to 01:00 p.m. Time and Venue of Bid This publication is also a fifteen (15) days' notice to the Borrowers / Co-Borrowers / Guarantor Mortgagors under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's websit

.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auction tiger.net or contact service provider M/s. E Procurement Technologies Ltd. Auction Tige Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: ramprasad@auction tiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.ne before submitting any bid.

Date: 05/03/2025

AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limite (Trustee of Pegasus Group Thirty-Two Trust-I) SBI भारतीय स्टेट बेंक HOME LOAN CENTRE, SANTACRUZ, Jeevan Seva Annex Building, 1st floor, LIC Complex, Near Nanavati Hospital State Bank of India S. V. Road, Santacruz West, Mumbai – 400054. Tel: 26262331 Tel. fax 2365 Email: racpc.maintmum@sbi.co.in

DEMAND NOTICE A notice is hereby given that the following borrower/s have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non Performing Assets (NPA). The notices were issued to them under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unserved and as such they are hereby informe

S. No.		Details of secured asset	Date of 13(2) Notice	Total Dues
1	'l' Wing, Balaji Symphony, Shillottar Raichur, Panvel Matheran Road, Sukapur, Taluka-Panvel, Dist-raigad-	An immovable property with Flat No. 1005, 10th Floor in 'l' Wing admeasuring Carpet area 351 sq. ft, in Building known as "Balaji Symphony" bearing Survey No. 45/2 and Survey No. 173/0, Shillottar Raichur of Akurli, Panvel Matheran Road, Sukapur, Taluka-Panvel, Dist-Raigad-410206	Date of NPA : 23/01/2025	37,35,015/- as on
2		Kailash Co-operative Housing Society Ltd." on land	Date of NPA : 26/01/2025	1,26,17,914/- as on

The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The borrowers attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time availabl

Date: 04/03/2025, Place: Mumbai

Directorate of Tourism Govt. of Jharkhand

Department of Tourism, Art Culture, Sports and Youth Affairs (Tourism Division) MDI Building, 2nd Floor, Dhurwa, Ranchi-834004 Phone:(0651)2400493, email:dirjharkhandtourism@gmail.com, Web:https://tourism.jharkhand.gov.in

Dated:-04/03/2025 RFP No:- 284 /

Short Notice Inviting Tender

Selection of an Agency for Design, Supply, Installation, Operation and Maintenance, Support for Interactive Digital Touch Screen Smart Kiosk At Designated Locations For Jharkhand Tourism Branding & Promotion (Call-3)

The Directorate of Tourism (DoT), Govt. of Jharkhand intends to Selection of An Agency for Design, Supply, Installation, Operation And Maintenance, Support For Interactive Digital Touch Screen Smart Kiosk At Designated Locations For Jharkhand Tourism Branding & Promotion therefore, invites interested agencies to submit their Bids.

Interested agencies may download the document from 04.03.2025, 17:00 Hours onwards from the Department of Tourism website:—www.tourism.jharkhand. gov.in/ and submit their Applications. The Bid Due Date is **20.03.2025 at 11:00 hours**. A Bid opening Conference will be held on 20.03.2025 at 11:30 hours at the office of Directorate of Tourism, MDI Building, 2nd floor, HEC Campus, Dhurwa, Ranchi–04, Tel Phone: 0651-2400493, e-mail: dirjharkhandtourism@gmail.com.

All subsequent notifications, changes and amendments will be posted only on the website www.tourism.jharkhand.gov.in DoT reserves the right to cancel this invitation and/or invite fresh Bid with or without amendments to this

invitation, without liability or any obligation for such invitation and without assigning any reason.

PR 347787 Tourism, Art Culture Sports And Youth Affairs (24-25).D

Director

केनरा बैंक Canara Bank 🕸

MUMBAI CHEMBUR MAIN(105):-

P.B.No. 7249, #70-A, Maharshi Dayanand Saraswathi Marg, Chembur Main, Chembur H.O MAHARASTRA-400071

DEMAND NOTICE FOR LOCKER RENT ARREARS & PENALTY CUM LOCKER BREAK OPEN NOTICE (DEFAULT DUE TO NON-PAYMENT OF LOCKER RENT BY HIRER)

A Public notice is hereby given to all the persons concerned and public in general that the person/s named under this notice have availed the facility of safe deposit lockers at the below mentioned branches of Canara Bank (including branch of e-Syndicate Bank). The respective branches have already addressed individual letters / Notices by registered post with acknowledgement due (AD) to locker hirers / LOA at the latest available address as per our Bank records with a reques to remit the arrears of Locker Rent. Despite of these notices, the locker hirers / LOA have not contacted the Branch and have not remitted to locker rent arrears.

Below mentioned Locker Hirers and their legal heirs are requested to consider this as the FINAL NOTICE and contact the Branch concerned with necessary documents and remit the locker rent arrears within 15 days from the date of publication of this notice failing which the Bank will break open the lockers without any further notice o ntimation, at the cost and sole risk of the hirers or their legal representatives/heirs.

Sr. No	Name of the locker hirer	Locker no	Branch name/branch contact no	Address	Arrear due & Last Operation
1	Mrs Seema Sawant	337	Chembur Main (105)/8097590940	59 1912,Nehru Nagar, Kurla (E) -400024	RS.6841/SDL337, 26.06.2009
2	Rajesh Ramesh Wagh	168	Chembur Main (105)/8097590940	16 Balmoray Terrace Fleetwood Lancashire FYY 6HG U.K	Rs.4311.65/- SDL-168, 19.11.2001
3	Kamrunnisa Hamid Kha	281	Chembur Main (105)/8097590940	Po Box 31360 Doha Qatar Qatar Ag 400071	RS.12421/- SDL 281, 19.10.2005
4	R K Raghavan	179	Chembur Main (105)/8097590940	Jn2,Bld.no.70,Flat No B-2,Sect Vashi Navi 400703 400703	RS.12794.94/- SDL 179, 18.05.2017
5	B.D.Gupta	51	Chembur Main (105)/8097590940	10 Sunil Sadan 73 Chembur 400071	RS.12980/- SDL 51, 25.05.2016
6	JAGIR KAUR DHILLION	475	Chembur Main (105)/8097590940	F-2/A-1, Sec 3 Nerul Nerul New Bombay 000000	RS.11219.44 /-SDL 475, 09.04.2014
					- 11

Date: 05.03.2025 Branch Manager Canara Bank

CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFM-ARC) REGISTERED OFFICE: Block No. A/1003, West Gate, Near Ymca Club, Sur No. 835/1+3, S. G. Highway, Makarba Ahmedabad – 380051, CORPORATE OFFICE: 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai

CIN: U67100GJ2015PTC083994

00038. Email: sapna.desai@cfmarc.in arnold.pinto@cfmarc.in Contact: 88798 90250/ 8655623693 **DEMAND NOTICE**

Under Section 13(2) of the Security Interest Act 2002 (Act ead with Rule 3 of the Security Interest (Enforcement) rules 2002.

/hereas the undersigned being the Authorised Officer of CFM Asset Reconstruction Pvt. Ltd. (CFM ARC) Under Securitisation And Reconstructio Of Financial Assets And Enforcement Of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with the rule 3 of he Security interest (Enforcement) Rules 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security interes (enforcement) Rules 2002, issued demand notices under section 13(2) of the said Act, calling upon the Borrower(s)/Co-Borrower/Mortgagor/Guar antors listed hereunder, to pay the amounts mentioned in the respective Demand Notice/s, within 60 days from the date of respective notice/s, as per details given below. Copies of the said Notices are available with the undersigned and the said Borrower(s)/Co-Borrower/Mortgagor/Guarantors. may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours. CFM ARC has acquired the ntire Financial Assets along with underlying security interests of the borrower under the provision of section 5 of the SARFAESI Act from the ssignor. The Assignor has assigned all the rights, title and interests of borrower in favor of CFM ARC acting in its capacity as trustee of the **CFM**

ancial documents and underlying securities, CFM ARC has stepped into the shoes of secured creditor to the borrower and is entitled to reco utstanding dues and enforce the underlying security interest. n connection with the above. Notice is hereby given, once again to the said Borrower(s)/Co-borrowers/Mortgagor/Guarantors to pay to CFM Asse econstruction Pvt. Ltd., within 60 days from the date of this notice, the amounts indicated hereinbelow in their respective names, together with urther interest @15% p.a. as detailed in the said Demand Notices from the respective dates mentioned below in column (b) and till the date of pay nent mentioned in below column (d) and/or realization, read with the loan agreement and other documents/writings, if any, executed by the said rrower(s). As security for due repayment of the loan, the following Secured Assets have been mortgaged to Borrower(s)/Co-Borrow

ARC Trust -102 PCBL vide registered Assignment Agreement dated 17.08.2022 which was registered on 29.08.2022. By way of assignment of f

orrower(s)/Co-Borrowers/Mortgagors/Guarantors attention is invited to provision of sub section (8) of Section 13of the Act, in respect of time ava ble, to redeem the secured asset/s

> Name of the Borrower(s)/Co-Borrowers/Mortgagor/Guarantors/ Legal Representatives/ Legal Heir(s)

I) Sawant Cashewnut Partner (Borrower & Mortgagor) Through its partners Partner 1: Pravin Ankush Sawant (Mortgagor) Partner 2 Sanjay Vinayak Bhavsar (Mortgagor) (Deceased) Address: R.S No. 445, New R.S. No. 23, First Floor, Shop No 124, Satyam Shivam Shopping panjay vinayak Bhavsar (Mortgagor) (Deceased) Address: R.S. No. 445, New R.S. No. 23, First Floor, Shop No 124, Satyam Shivam Shopping Centre, Area Nilemore, Tal. Vasai, Dist. Palghar. 401 203. 2) Pravin Ankush Sawant (Mortgagor) Partner No. 1 in Sawant Cashewnut Partner Address: R.S. No. 445, New R.S. No. 23, First Floor, Shop No 124, Satyam Shivam Shopping Centre, Area Nilemore, Tal. Vasai, Dist. Palghar 101 203. And also at Address: House No. 108, Dirbadevi Mandir, Village Tambalwadi Sangave, Taluka – Kankavali, Dist. Sindhudurg 416609. 8) Sanjay Vinayak Bhavsar (Deceased) (Mortgagor & Guarantor) Partner No. 2 in Sawant Cashewnut Partner Through Legal Heirs A. Sayali Sanjay Bhavsar (Wife) B. Urvi Sanjay Bhavsar (Daughter) C. Sumedh Sanjay Bhavsar (Son) Address: R.S. No. 445, New R.S. No. 23, First Floor, Shop No. 124, Satyan Shavas (Address: Address: House Address: R.S. No. 445, New R.S. No. 3, First Floor, Shop No 124, Satyam Shivam Shopping Centre, Area Nilemore, Tal. Vasai, Dist. Palghar 401 203. And also at Address: Hous Io. 3, Block Tembhonde, Laxmiwadi, Near Water Tank, Village Palghar, Dist. Palghar. 401 404. **4) Shri Satish Venkatrao Tak (Guarantor)** Ac dress: Sub District Hospital Kankavali Tal. Kankavali, Dist. Sindhudurg 416602. 5) Shri Pradip Vasudev Gharat (Guarantor) Address: F at Virathan Budruk, Dist, Palghar And also at Address: Dhanashri Kirana Stores, Virathan Budruk, Safale Dist, Palghar 401102. 6) Prasac Nnkush Sawant (Mortgagor & Guarantor) Address: House No. 108, Dirbadevi Mandir, Village Tambalwadi Sangave, Taluka – Kankavali, Dist Sindhudurg 416 609. 7) Rashmi Ankush Sawant (Mortgagor & Guarantor) Address: House No. 108, Dirbadevi Mandir, Village Tambalwadi angave, Taluka – Kankavali, Dist. Sindhudurg 416 609.

(b) Demand Notice Date & Date of NPA. **Details of Trust and Assignor Total Amount of Outstanding** Date of Demand Notice -Rs. 1.97.12.241.19/- (Rupees One Crore Ninety-Seven CFM ARC Trust-102 PCBL. s Twelve Thousand Two Hundred and Forty One And Nineteen Paise Only) as on 30 March 2023* 03rd March, 2023. (Parshwanath Co. Op. Bank Ltd.) Date of NPA - 11.07.2020

Description of the secured asset: All That Piece And Parcel Of Commercial Property Office No. 124, 1st Floor, Satyam Shivam Shoppin entre Premises CHS Ltd. Old Survey No. 445B, New Survey No. 23 Having Admeasuring Carpet Area Of 164 Sq. Ft. & Buildup Area 15 p. Ft (For Office No. 124) Of Village Nilemore, Nallasopara West, Taluka Vasai, Dist. Palghar 401 203. **Boundaries East** – By Property C shandrao A Goli. West - Property Of Rambhau Naik. South - By Property Of Dharamdas M. Nalekar. North - Public Road

With further interest @ 15% p.a. as applicable, incidental expenses, costs, charges etc. incurred till the date of payment and/ or realization the said borrowers fails to make payment to CFM Asset Reconstruction Pvt. Ltd. As aforesaid, then CFM Asset Reconstruction Pvt. Ltd. Shall proceed against the above secured Asset(s)/ Immovable Properties under section 13(4) of the said Act and the applicable Rules entirely

at the risk of the said Borrower(s)/Co-Borrower/Mortgagor/Guarantors as to the costs and consequences. The said Borrower(s)/ Co-Borrower /Mortgagor/Guarantors are prohibited under the said Act to transfer the aforesaid Secured Asset/s in ovable Properties, whether by way of sale, lease or otherwise without the prior written consent of CFM Asset Reconstruction Pvt. Ltd. Any erson who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/o

ate: 05.03.2025 lace: Palghar & Kankavali ACTING IN ITS CAPACITY AS THE TRUSTEE OF CFMARC TRUST- 102 PCBL





NATIONAL SEMINAR-CUM-EXHIBITION ON ORGANIC & NATURAL FARMING SUCCESSFULLY CONCLUDED AT GHRU, SAIKHEDA

Organic and Natural Farming, organised collaboration with G H Raisoni University, Saikheda, was successfully held recently. This significant event brought together experts, policymakers, agriculture progressive farmers, and academicians on a common platform to outline the bright future of sustainable and natural farming.

The seminar witnessed the participation of renowned personalities from the agricultural sector. Chief Guest Manoj Solanki, former Joint Secretary & State Election Commissioner (Telangana), Ms Rani Kumudani (IAS), Padma Shri awardees Shri Venkat Reddy and Shri Bharat Bhushan Tyagi, Vice-Chancellor of Parbhani Agricultural University, Dr Indramani Mishra, Chancellor of G H Raisoni University, Shri Sunil Raisoni, and Vice-Chancellor Dr Meena Rajesh graced the occasion. Other distinguished guests included Dr Ajay Singh Rajput (Regional Director, RCONF), Dr Kevin Gawali (Dean, G H Raisoni University), and Dr Praveen Vootla, adding great value to the seminar.

The seminar featured in-depth discussions on the latest organic and natural farming techniques, government policies, sustainable agricultural solutions, and success stories of The exhibition showcased farmers. eco-friendly agricultural products, bio-fertilisers, and innovative technologies promoting organic farming, providing farmers with new insights and innovations.

Addressing the seminar, Padma Shri Bharat Bhushan Tyagi emphasised, "Organic and natural farming is not just a cultivation method but a way of life that preserves our

The National Seminar-cum-Exhibition on environment, soil, and human health. We must protect traditional agricultural by the Ministry of Agriculture and Farmers knowledge while embracing innovations to Welfare, Government of India, in ensure a healthy and prosperous future for the next generation."

> Padma Shri Venkat Reddy highlighted the social and economic significance of organic and natural farming. He stated, "We must use our natural resources wisely in our farming practices. The excessive use of chemical fertilisers and pesticides has degraded our soil and water, but organic and natural farming is the only way to overcome this

> Addressing the gathering, Dr Kevin Gawali emphasised the need to integrate modern research with traditional organic farming techniques. He stated, "If we combine traditional knowledge with scientific innovations, we can move towards a sustainable agricultural future."

> The success of this grand event is attributed to the dedicated efforts of RCONF's Dr Vootla, Dr Swapnil Magar, Dr Paresh Bawiskar, Dr Ashutosh Rajoria, Dr Subhashish Rakhit, Dr Ashish Sarda, Dr Rakesh Turkar, and the School of Agricultural Sciences at G H Raisoni University, Saikheda. Their meticulous planning and execution made this seminar a powerful and inspiring event.



SICOM Registered Office: Solitaire Corporate Park, Building No. 4, 6th Floor, Guru Hargovindji Road, Chakala, Andheri (East), Mumbai - 400093. L I M I T E D Tel. No.: 022-66572700, Website: www.sicomindia.com FOR SALE OF ASSETS OF "Kamla Landmark Properties Private Limited" ON "AS IS WHERE IS, AS IS WHAT IS, WHATEVER

NOTICE

THERE IS AND WITHOUT RECOURSE BASIS"

Notice is hereby given to the public in general and Borrowers/Guarantors in particular by SICOM Ltd. that the under mentioned property mortgaged to SICOM Limited on which SICOM is having exclusive charge was taken possession of under the provisions of Section 29(1) of The State Financial Corporation Act, 1951 [SFC Act] and will be sold through public e-auction on "As is where is, As is what is, Whatever there is and Without recourse basis" in terms of Order of Bombay High Court in Interim Application No. 1321 of 2019 in Company Petition No. 65 of 2016 dated April 19, 2023 on March 25, 2025 between 11:00 am to 01:00 pm through e-auction at https://eauction.auctiontiger. net for recovery of SICOM's dues. Offers are invited in the sealed envelope along with Earnest Money Deposit (EMD) payable by Demand Draft of Nationalized Bank/Scheduled Commercial Bank or NEFT/RTGS from interested parties in respect of the below mentioned property. Brief description of the property put up for sale under Section 29 (1) of SFC Act:

*All that piece of land or ground bearing Plot No. 17/A, Mahal Industrial Estate, bearing CTS No. 46/5 of Village Mulgaon admeasuring 2097.72 sq.yards or thereabout equivalent to 1753.95 square metres or thereabouts situate at Mahakali Caves Road Mumbai - 400093 in the Registration District and Sub-district Of Mumbai City together with Building and Structures standing thereon or to be constructed hereon except Unit No. 502 therein and bounded as follows: On or towards the North: by Property bearing Plot No. 18/A C.T.S No. 6/3 On or towards the South: by a Road On or towards the East: by property bearing CTS No. 47 and 48 On or towards the West: by property Kamla Landmark Properties Private Limited)- SICOM Outstanding dues position as on 31.01.2025

Principal outstanding (Rs. in Cr.) Interest Outstanding (Rs. in Cr.) Total Outstanding (Rs.in Cr.) 363.55 50.00 413.55 The above-mentioned property is also a security that is ranking pari passu for the loan given to Kamla Landmark Construction Private Limited (Total Outstanding dues as on 31.01.2025 - Rs 175.65 Crores) and Kamla Real Estate Hub Private Limited (Total Outstanding dues as on 31.01.2025 - Rs 277.20 Crores)

Reserve Price Earnest Money Date and time for Last date for Date and Time of Auction inspection of property submission of offer March 25, 2025 between 11:00 am to March 19, 2025 between March 24, 2025 up to Rs 43.05 Crs Rs 4.30 Crs 01:00 pm at https://eauction.auctiontiger.net. 11:00 am to 04:00 pm 04:00 pm

-: TERMS AND CONDITIONS OF AUCTION: The property is being sold in terms of order of Hon'ble High Court of Bombay dated April 19, 2023, of the Interim Application No. 1321 of 2019 in Company Petition No. 65 of 2016.

The sale is subject to the acceptance of offer by SICOM Ltd and The Hon'ble High Court of Bombay The bid increase amount will be Rs. 5,00,000/- and in multiples thereof.

Prospective bidders may avail online training from service provider M/s. e-Procurement Technologies Ltd. (Auction Tiger) and Mr. Ram Sharma (Mobile No. 8000023297, E-mail ID - ramprasad@auctiontiger.net), Helpline E-mail ID: support@auctiontiger.net

Prospective bidders are advised to visit website https://eauction.auctiontiger.net for detailed terms & conditions and procedure of sale

before submitting their bids. The auction sale is subject to the general terms and conditions of sale the above mentioned property, a separate copy whereof can be obtained by bidders from www.sicomindia.com or https://eauction.auctiontiger.net. Even if the bidder does not obtain a copy of the general terms and conditions of sale, it would be presumed that the bidder has obtained, perused examined and accepted the same For participating in the public auction, the intending bidders/offerors shall have to deposit the Earnest Money Deposit (EMD) of

Rs. 4.30 Crores by Demand Draft drawn on Nationalized Bank/Scheduled Commercial Bank in favour of 'SICOM LIMITED' payable at Mumbai to be submitted by March 24, 2025 up to 04:00 pm. EMD may also be deposited by through RTGS/NEFT by March 24, 2025 up to 04:00 pm as per schedule given below in the account as per details as under:

	Deficition y Name	SICOM Ellinted
	Beneficiary Bank Name	HDFC BANK LTD
	Beneficiary Account No.	57500001508823
	Branch Address	HDFC BANK LTD., GROUND FLOOR, JEHANGIR BUILDING, M G ROAD, FORT, MUMBAI 400001
	IFSC Code	HDFC0000060
8.	The prospective bidders are a	advised to adhere navment schedule as under:

a. A further payment of 25% of the offer amount (less amount paid as EMD as above) to be paid immediately or not later than the

Place: Mumbai

next working day on confirmation of sale by SICOM, by RTGS/NEFT or by way of Demand Draft drawn on any Nationalised Bank Scheduled Commercial Bank payable at Mumbai in the name of SICOM Ltd. b. The balance amount of 75% of the purchase price shall be paid on or before 15 days (fifteen days) from the date of acceptance and confirmation of offer by SICOM and if 15th day is Sunday or other Holiday, then on immediate next working day.

The offer which is not accompanied with accepted and signed copy of general terms and conditions and requisite EMD or offer received after the above date & time prescribed herein will not be considered/ treated as valid tenders and shall accordingly be rejected.

10. SICOM is not bound to accept the highest offer or any offer and may accept any offer or reject all as it shall, in its absolute discretion deems fir 1. SICOM Ltd reserves the right to cancel/postpone the public auction process at any point without assigning any reason thereof.

12. The above-mentioned mortgaged property is being sold on "As is where is, As is what is, Whatever there is, Without recourse basis" and without any indemnities and warranties. 13. The agreement for sale/sale certificate will only be issued after the entire sale consideration is received from the successful bidde

as per terms of the auction and the approval of the Hon'ble High Court of Bombay as per order dated April 19, 2023, of the Interim Application No. 1321 of 2019 in Company Petition No. 65 of 2016. 4. To the best of the knowledge and information of SICOM Ltd, no encumbrance exists on the properties. The bidder shall make himself.

herself satisfied in all aspects, including but not limited to any charge, lien, taxes or any other dues. The bidder is further advised to carry out his/her own due diligence with regards to the said property. SICOM Ltd will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to anybody in respect of the property under the sale. All statutory liabilities/taxes/ maintenance, fee/electricity/water charges, gram panchayat & municipal charges, etc. outstanding as on date and vet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder/purchaser. SICOM Ltd does not take any responsibility to provide information on the same nor to pay any charges on the mortgaged property of whatsoever nature.

5. It shall be the responsibility of the Purchaser/successful bidder to ascertain and pay GST (Goods and Service Tax) which should be over and above the price offered by the successful bidder/purchaser.

16. It shall be the responsibility of the Purchaser/successful bidder to pay 1% (One percentage) of the sale consideration towards Income Tax u/s 194 I A of the Income Tax Act. Such Income Tax shall be paid by the purchaser/successful bidder over and above the price offered by purchaser /successful bidder to SICOM and SICOM shall get the offered/bid price without it being subjected to any type/sort

17. The successful bidder would bear the charges/fees payable for conveyance/Sale Certificate such as stamp duty, registration fee, advocate charges and all other costs, charges and expenses etc. as applicable as per law. 18. Schedule of auction is as under:-

a.	Inspection of property		March 19, 2025 from 11:00 am to 04:00 pm	
		ids alongwith earnest money including proof of payment	March 24, 2025 up to 04:00 pm (for both – DD or RTGS/NEFT	
C.	Public E-auction – Date a	nd Time	March 25, 2025 between 11:00 am to 01:00 pm	
		FOR FURTHER ENQUIRY	OF THE PROPERTY, PLEASE CONTACT	
Mr.	Manish Jaggi	Tel-(022)-66572857, Mobile-	9619266307, Email: mjaggi@sicomindia.com	
Mr.	Abijith Kumar	Tel-(022)-66572716, Mobile-	7798956172, Email : akumar@sicomindia.com	
Date	e: 05th March, 2025		g	-\h

SICOM Limited



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

PUBLIC NOTICE FOR SALE BY E-AUCTION

Security Interest (Enforcement) Rules, 2002

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

Borrower(s), Mortgagor(s) and Guarantor(s) that the below described secured asset being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Two Trust-I ("Pegasus"), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Abhyudaya Co Operative Bank Ltd. vide Assignment Agreement dated 30/06/2017 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAE-SI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is"

Mr. Dhansukh D. Shah (Partner & Guarantor) Mr. Vijay D. Shah (Partner & Guarantor)

Mr. Kirit D. Shah (Partner & Guarantor)

date of payment and realization

Rs.53,13,87,000/-

(Rupees Fifty Thousand Only)

Rs.5,31,38,700/-

Hundred Only)

nal/forum

Bank.

Court.

1) Huts / Slum / Encroachment

Mr. Haresh D. Shah (Partner & Guarantor)

M/s. Daya Builders (Partnership Firm & Borrower & Mortgagor)

Mr. Kiran D. Shah (Partner & Guarantor)

Rs.9,77,21,937.50/- (Rupees Nine Crores Seventy Seven Lakhs
Twenty One Thousand Nine Hundred Thirty Seven and Paise Fifty

Only) as on 30/04/2014 as per notice under section 13 (2) of SAR-

FAESI Act. [Rs.40,29,43,784.07/- (Rupees Forty Crores Twenty Nine Lakhs Forty Three Thousand Seven Hundred Eighty Four and Paiss Seven Only) as on 31/01/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f 01/02/2025 till the

Malad (E), Taluka Borivali in Greater Bombay the Registration Sub-District

and District of Bombay City Sub-Urban Bearing Survey No. 261 Part of Village Malad, bearing C.T.S. No. 620/A/1-A/4E, Mumbai – 400 063, admeasuring area of the Plot about 6,031 sq. mts. Or thereabouts and

bounded as follows: On or towards the East - Daya Shreeji Building On or towards the West – Laxchandi Building On or towards the North – Daya Sagar Building On or towards the South – D. P. Road Security ID- 400007848325 Asset ID- 200007838211

(Rupees Five Crores Thirty One Lakhs Thirty Eight Thousand Seven

2) Litigations filed before DRT/High Court and or any other tribu-

(i) DRT: Borrower has challenged action of Pegasus under SAR-FAESI by way of 2 separate SAs which are pending adjudication.

(ii) Arbitration: Arbitration award was passed in favour of Abhyudaya The counterclaim filed by Borrower was dismissed.

(iii) High Court: Borrower challenged arbitration award in High which was rejected by Single Judge of Hon'ble Bombay

High Court. Borrower has challenged the said order before Division

(iv) Supreme Court: The Supreme Court has permitted Pegasus to sell the secured assets in lots which include Schedule Property. 3) Status of and usage of reservations on the Schedule Property 4) As per Sanctioned Development Plan – 2034 of Greater Mumbai for Western Suburbs for Ward PN & PS of sheet WS-39 as well as DP Remarks – 2034 for Schedule Property, it is understood that the Schedule Property falls under Residential Zone and has reservation of Social Amenities RSA 2.1 Multipurpose Community Centre as well as affected EP-PS43 towards 9.15m wide DP road 5) Borrower has made various complaints from time to time, which

6) Borrower published public notice on 08/11/2023, 26/08/2024 23/10/2024, 21/11/2024 and 25/12/2024 alleging various encum-

Prospective buyers may should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction, before submitting bid(s), as the sale is on "As is where is", "As is what is", and "Whatever there is" basis with all known and

E-Auction/Bidding through website (https://sarfaesi.auction-

tiger.net) on 25/03/2025 from 11:00 a.m. to 01:00 p.m.

Rohan Kadam: 9167981607

AUTHORISED OFFICER

Pegasus Assets Reconstruction Private Limited

(Trustee of Pegasus Group Thirty-Two Trust-I)

Bench of Bombay High Court, which is pending

have been appropriately replied by Pegasus.

brances on the Schedule Property

what is", and "Whatever there unknown liabilities/ encumbrances

Siddhesh Pawar: 9029687504

24/03/2025 till 5:00 pm

P. S. Ravendernath: 9821238369

This publication is also a fifteen (15) days' notice to the Borrowers / Co-Borrowers / Guarantors/ Mortgagors under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auctiontiger.net or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net

On 13/03/2025 from 2.00 pm till 5.00 p.m.

Three Crores Thirteen Lakhs Eighty Seven

Mortgaged by: - M/s. Daya Builders through its Partners All that piece or parcel of land or ground situated lying and being at Village

Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Notice is hereby given to the public in general and in particular to the below mentioned

The Authorized Officer of Pegasus has taken physical possession of the below described secured asset being immovable property ("Schedule Property") on 04/11/2019 under the provisions of the SARFAESI Act and Rules thereunder.

basis with all known and unknown liabilities on 25/03/2025.

The details of Auction are as follows: Name of the Borrower(s),

Co-Borrower(s). Mortgagor(s) and

Outstanding Dues for which the secured assets

Details of Secured Asset

being Immovable Property which is being sold

Reserve Price below which

the Secured Asset will not

Earnest Money Deposit

Claims, if any, which have

been put forward against

the property and any other dues known to Secured

Inspection of Properties:

Last date for submission

Time and Venue of Bid

before submitting any bid.

Place: Mumbai

Date: 05/03/2025

No:

of Bid:

Opening:

Contact Person and Phone

creditor and value

Guarantor(s):

are being sold:

CERSAI ID:

be sold (in Rs.):

ł

١

i ć

CAPRI GLOBAL CAPITAL LIMITED

Circle Office: 9B, 2nd Floor, Pusa Road, New Delhi - 110060 APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Capri Global Capital Limited (CGCL) 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt o the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s). Guarantor(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 the Section 13 of the said Act reac with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub – section (8) of section 13 of the Act, in respect of time available, to redeemthe secured assets. 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 CGCL for an amount as mentioned herein under with interest

LI	lereon.			
S.	Name of the Borrower(s) /	Description of Secured Asset	Demand Notice	Date of
N.	Guarantor(s)	(Immovable Property)	Date & Amount	Possession
1.		All that piece and parcel of Property bearing	09-10-2024	27-02-2025
	LNMEBV2000068941 (Old)	commercial Shop No. 6, Ground Floor,	Rs.	Physical
l	80300005566954 (New)	admeasuring 28 Sq. Mts. Carpet Area in the	28,05,176/-	
l	, ,	building known as Shree Dharti Enclave Co-ope	erative Housing	Society Ltd.,
ı	of our Borivali Branch)	constructed on Diot No. E2 Costor 26 within the	an limite of Dan	vol Municipal

Aashiq Ali Ayyub Maldar Corporation Limited, lying being situated at Village Kamothe Phase 2, Taluka (Borrower) Panvel, District Raigad, Navi Mumbai, Maharashtra - 410209

Mrs. Shubhangi Janardan Gawali (Co-Borrower)

lace: RAIGAD Sd/- (Authorised Office Date: 05-MARCH-2025 For Capri Global Capital Limited (CGCL)



Door No. 101, First Floor, Junction 406-1B, Takka Road, Near K Mall, Panvel, Raigad - 410206 Tel.: 022-27459354/55 Mo.: 7625079203 CIN NO. L85110KA1987PLC008699 Email-panvel@canfinhomes.com

DEMAND NOTICE

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (Rules) Whereas the undersigned being the Authorised Officer of Can Fin Homes Ltd., under SARFAESI Act and in exercise o whereas the undersigned believed and are Administration of the property of the self Act, calling powers conferred under Section 13(12) read with Rule 3, issued Demand Notice under Section 13(12) of the self Act, calling upon the Borrowers / guarantors listed hereunder (hereinafter referred to as the "said Borrowers"), to repay the amounts mentioned in the Notice, within 60 days from the date of receipt of Notice, as per details given below.

The said Notices have been returned undelivered by the postal authorities / have not been duly acknowledged by the

borrowers. Hence the Company by way of abundant caution is effecting this publication of the demand notice (as per the provisions of Rule 3 (1)). The undersigned has, therefore, caused these Notices to be pasted on the premises of the last known addresses of the said Borrowers, as per the said Act. As security for due repayment of the loan, the following assets have been mortgaged to the Company by the respective

No.	Name of Borrowers/ Guarantors with address	Amount claimed as per Demand Notice *	Description of the Secured Asset	Date of NPA
1	1) Mr. NILESH NAMDEV DHOTRE Flat No. 103, 1ST Floor, "SAICHHA PARK", Shiv wing, Gat/Survey No.143, Village Usarli -Khurd, Tal. Panvel Dist. Raigad 410206 2) Mr. NITESH NAMDEV DHOTRE (GUARANTOR) Flat No.204,2nd Floor, SAI SATYAM, Plot no.20, Sector 04, Karanjade, Tal. Panvel Dist. Raigad 410206	(Ten Lakh Fifty Six Thousand Six Hundred Sixty Seven Only) as on 03-02-2025	Flat No.103, 1ST Floor, "SAICHHA PARK", Shiv wing, Gat/Survey No.143, Village Usarli - Khurd , Tal. Panvel Dist.Raigad 410206 Building Boundaries: NORTH: HOUSE & OPEN PLOT SOUTH : SAICHHA PARK PHASE II EAST: OPEN PLOT WEST: ROAD	

Payable with further interest at contractual rates as agreed from the date mentioned above till date of payment You are hereby called upon to pay the above said amount with contracted rate of interest thereon within 60 days from the date of publication of this notice, failing which the undersigned will be constrained to Initiate action under SARFAESI Act to enforce the aforesaid security. Further, the attention of borrowers/guarantors is invited to provisions of Section 13 (8) of the Act, in respect of time available to them to redeem the secured assets

DATE: 04.03.2025



MAHANAGARPALIKA

BRIHANMUMBAI

Dy. Ch. E. O&M/et-37/SWD dt. 04.03.2025

2). c ca, c. c., c a c c						
	BRIHANMUMBAI MUNICIPAL CORPORATION e-Tender Notice					
Department	Chief Engineer (SWD)					
Sub Department	Deputy Chief Engineer (O&M) SWD					
Subject	Supply, Operation & Comprehensive Maintenance of 3000 Litres Capacity Vehicle Mounted High Capacity Suction and Jetting Machines with Filtration, Recycling & Dewatering facility for cleaning storm water drains at Mumbai City & Eastern Suburbs & Western Suburbs of Storm Water Drain Department.					
e-Tender Sale	Date: 05.03.2025 from Time: 11.00 Mrs.					
	Date : 26.03.2025 up to Time : 16.00 Hrs.					
Website	http://portal.mcgm.gov.in & http://mahatenders.gov.in					
Concerned Officer Name	Smt. V. Kokate Executive Engineer (O&M) Mech. SWD					
Telephone Number (Office)	022-24309817 022-24309472					
Mobile Number	Shri. Smt. V. Kokate - 9833539029 Shri. S. A. Thakur - 8767463486					
E-mail Address	aeomcity07.swd@mcgm.gov.in					

PRO/2690/ADV/2024-25

Sd/-Dy. Ch. E. (O&M) SWD

Let's together and make Mumbai Malaria free

GOVERNMENT OF MAHARASHTRA PUBLIC WORKS DEPARTMENT

INVITATION FOR BID (IFB)

NATIONAL COMPTITIVE BIDDING e-Tender No. 3iJ for 2024-25

Sealed Online Form 'B-I' e-tenders for the following works a:v invited by the Executive Engineer, Public Works Division Sawantwadi from the M.S.S. Gr A and Aoove in Sindnudurg District registered with the Government of Maharashtra in appropriate Group 'A' and 'B' Executive Engineer Public Work Division Sawantwadi reserves right to accept or reject any tender without assigning any reason. The Conditional tender will not be acceptable

Sr. No.	Name of work	Estimated Cost (Rupees)			
1	2	3			
1	Construction Of Talathi Office Building Mauje Aronda, Mauje Talavde and Mauje Insuli Talathi and Cricle Office Building Tal Sawantwadi District Sindhudurg	42.87			
2	Construction of Office Building for Talathi Office and Circle Officer at Mauje Madkhol and Mauje Sawantwadi. Tal Sawantwadi District Sindhudurg	35.68			
3	Construction of Office Building for Talathi Office and Circle Officer at Mauje Adeli and Mauje Vetore. Tal Vengurla District Sindhudurg	24.68			
4	Construction of Talathi Office Building at Mauje Pikule and Mauje Sasoli Tal Dodamarg District Sindhudurg	24.68			
	e-Tender Time Table				
1	Download Period of online Dt. 05.03.2025 at 10.30 Hrs to Dt				

Tender and Bid Prepration 12.03.2025 at 17.00 Hrs. 2 Date and time of Pre-bid meeting Place, Date and timing of Dt 13.012025 at 17.05 Hrs. at office of the opening Technical bid and the Executive Engineer P. W.Division Financial bid. Sawantwadi (If possible)

Note:-

- All eligible/interested contractors who want to participate in tendering process compulsory get enrolled on e-tendering portal "hups://mahatenders.gov.in" the appropriate category applicable to them.
- For any assistance on the use of Electronic Tendering System; the Users may
 - Toll Free Ph. No. 1800 3070 2232 E-Mail: eproc.maharashtra@gmail.com, cppp-support@nic.in
- It is compulsory for all participates to submit all documents, online.
- Other term and conditioned displayed in online e-tender forms. Right to reject any or all online bid of work without assigning any reasons thereof is reserved.
- Above Tender Notice is displayed on P.W.D website www.mahapwd.com sd/-

Mahendra P. Kini **Executive Engineer Public Work Division Sawantwad** THE FREE PRESS JOURNAL | Mumbai, Wednesday, March 5, 2025

बैंक ऑफ़ बड़ौदा Zonal Stressed Asset Recovery Branch Meher Chamber, Ground floor, Dr. Sunderla **Bank of Baroda** Behl Marg, Ballard Estate, Mumbai-400001.

CORRIGENDUM

Corrigendum to E Auction Sale notice dt 28.02.2025 published in Free Press Journal (Page No 10) dt 02.03.2025 and Navshakti (Page No. 10) dated 02.03.2025 in respect of M/s Giriraj Jewellers Pvt Ltd, with regards to Note mentioned in Notice to be read as The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser instead of The Property is under Symbolic Possession. The Physical Possession of the Property will be handed over to the Auction Purchaser by the Bank, upon the Bank taking physical possession under the provisions of the SARFAESI. All other terms and condition of the sale notice remains unchanged.

Date :05.03.2025 **Authorized Office** Bank Of Baroda



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking) E Tender Notice No.82 /2024-2025 (Mumbai)

F Tenders are invited for below work from registered

cont	contractor.					
Sr. No.	Name of Work	Estimated Cost				
1.	M&R to Murbadi DamProposal for carrying out detailed investigation and analysis for identifying the submergence of Mhadas Dam and deriving its capaci- ty using advance technology	₹ 12,04,728.00				
2.	M & R to Barvi Dam and allied works Major Repairs to Hydraulic Hoists of automatic Godbole gates at Barvi Dam.	₹ 30,93,374.00				
3.	M&R to Water Supply Schemes/ Effluent Disposal Scheme/ Drainage Scheme Supply of safety equipments for various water works & pumping stations.	₹ 40,13,023.00				
4.	Raising Height of Barvi Dam Rehabilitation work Providing false ceiling work to amenities, weather shed, safety retaining wall to school and Misc. work at Tondali I & II gaothan	₹ 37,25,095.00				
5.	M&R to WSS at Wagle booster pumping station Replacement of Chlorination panels along with installation of draught type leak absorption system for chlorination @ Wagle booster pumping station.	₹ 34,65,600.00				
6.	Raising Height of Barvi dam Rehabilitation Work Providing electrifi- cation to all amenities at Tondali I & II and Samajmandir mohghar II.	₹ 15,10,470.00				
7.	M & R to Barvi Dam and allied works Repairs to automatic Godbole type Gates.	₹ 27,26,771.00				
8.	M&R to EDS for Roha Indl. Area Replacement damaged under water 630mm pipe line at Ch 11120 near Arekhurd village	₹ 39,20,034.00				
9.	M & R to Fire station in Patalganga Indl Area Repainting & minor repairs to	₹ 38,24,306.00				

The blank tender forms for above works will be available from 06/03/2025 to 20/03/2025 on following website https://mahatenders.gov.in.

Interested agencies may upload their queries before 10/03/2025 on above website. Answers to the queries / MIDC Clarification will be available from 12/03/2025 on above website



staff quarters.

EGASUS 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

PUBLIC NOTICE FOR SALE BY 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 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Mortgagor(s) and Guarantor(s) that the below described secured asset being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private able property mortgagea/charged to the Secured Creditor, Pegasus Assess Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Two Trust.1 ("Pegasus"), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Abhyudaya Co Operative Bank Ltd. vide Assignment Agreement dated 30/06/2017 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 25/03/2025.

uses with all influent and unknown habituses in 2016/2022.

The Authorized Officer of Pegasus has taken physical possession of the below described secured asset being immovable property ("Schedule Property") on 04/11/2019 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

hich is being sold

lame of the Borrower(s), M/s. Daya Builders (Partnership Firm & Borrower & Mortgagor) o-Borrower(s), Mortgagor(s) and Guarantor(s): Mr. Vijay D. Shah (Partner & Guarantor)
Mr. Kirit D. Shah (Partner & Guarantor) Mr. Haresh D. Shah (Partner & Guarantor

Mr. Kiran D. Shah (Partner & Guarantor)
Rs.9,77,21,937,50/. (Rupees Nine Crores Seventy Seven Lakht
wenty One Thousand Nine Hundred Thirty Seven and Paise Fifty
Only) as on 30/04/2014 as per notice under section 13 (2) of SAR. Outstanding Dues for which the secured assets are being sold: FAESI Act, [Rs. 40,29,43,784.07/- (Rupees Forty Crores Twenty Nine Lakhs Forty Three Thousand Seven Hundred Eighty Four and Paiss Seven Only) as on 31/01/2025] plus interest at the contractual rate

and costs, charges and expenses thereon w.e.f 01/02/2025 till the date of payment and realization Mortgaged by: - M/s. Daya Builders through its Partners
All that piece or parcel of land or ground situated lying and being at Village
Malad (E), Taluka Borivali in Greater Bombay the Registration Sub-District Details of Secured Asset and District of Bombay City Sub-Urban Bearing Survey No. 261 Part of Village Malad, bearing C.T.S. No. 620/A/1-A/4E, Mumbai – 400 063, admeasuring area of the Plot about 6,031 sq. mts. Or thereabouts and bounded as follows: On or towards the East – Daya Shreeji Building On or towards the West – Laxchandi Building On or towards the North

 Daya Sagar Building On or towards the South – D. P. Road CERSALID: ity ID- 400007848325 Reserve Price below which Rs.53,13,87,000/the Secured Asset will not (Rupees Fifty Three Crores Thirteen Lakhs Eighty Seve be sold (in Rs.): Thousand Only Earnest Money Deposit Rs.5.31.38.700/-

(EMD) Rupees Five Crores Thirty One Lakhs Thirty Eight Thousand Seve Hundred Only) Claims, if any, which have 1) Huts / Slum / Encroachment 2) Litigations filed before DRT/High Court and or any other trib been put forward against the property and any other dues known to Secured (i) DRT: Borrower has challenged action of Pegasus under SAR creditor and value

FAESI by way of 2 separate SAs which are pending adjudication.

(ii) Arbitration: Arbitration award was passed in favour of Abhyudaya Bank. The counterclaim filed by Borrower was dismissed. (iii) High Court: Borrower challenged arbitration award in High Court, which was rejected by Single Judge of Hon'ble Bombay High Court. Borrower has challenged the said order before Division

Bench of Bombay High Court, which is pending.

(iv) Supreme Court: The Supreme Court has permitted Pegasus I sell the secured assets in lots which include Schedule Property. 3) Status of and usage of reservations on the Schedule Property
4) As per Sanctioned Development Plan – 2034 of Greater Mumb for Western Suburbs for Ward PN & PS of sheet WS-39 as well as DP Remarks – 2034 for Schedule Property, it is understood that the Schedule Property falls under Residential Zone and has reser vation of Social Amenities RSA 2.1 Multipurpose Communi Centre as well as affected EP-PS43 towards 9.15m wide DP road 5) Borrower has made various complaints from time to time, which

have been appropriately replied by Pegasus.

6) Borrower published public notice on 08/11/2023, 26/08/202-23/10/2024, 21/11/2024 and 25/12/2024 alleging various encun brances on the Schedule Property
Prospective buyers may should conduct independent due diligence
on all aspects relating to the Schedule Property to its satisfaction

before submitting bid(s), as the sale is on "As is where is". "As is what is", and "Whatever there is" basis with all known an unknown liabilities/ encumbrances. Inspection of Properties: On 13/03/2025 from 2.00 pm till 5.00 p.m. Contact Person and Phone Siddhesh Pawar: 9029687504 Rohan Kadam: 9167981607 P. S. Ravendernath: 9821238369 24/03/2025 till 5:00 pm Last date for submission E-Auction/Bidding through website (https://sarfaesi.auctior tiger.net) on 25/03/2025 from 11:00 a.m. to 01:00 p.m.

This publication is also a fifteen (15) days' notice to the Borrowers / Co-Borrowers / Guarantor Mortgagors under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's websi

i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auction tiger.net or contact service provider M/s. E Procurement Technologies Ltd. Auction Tige Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: ramprasad@auction tiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.ne

Place: Mumbai Date: 05/03/2025

Time and Venue of Bid

AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limite (Trustee of Pegasus Group Thirty-Two Trust-

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-2) (Govt.Of India, Ministry of Finance) 3rd Floor, Colaba, Telephone Bhavan, Colaba Market, Mumb ORIGINAL APPLICATION NO. 1170 OF 2023

Exhibit No-11 ASREC (India) Ltd..

Versus

Tatyasaheb Bhimrao Shelar & Ors. ... Defendants: SUMMONS

Whereas OA NO.1170 of 2023 was listed before Hon'ble Presiding Officer on 01/03/2024. Whereas, this Hon'ble Tribunal is pleased to issue summons /notice on the Application under section 19(4) of the Act, (O.A.) filed against you for recovery of debts of Rs

Whereas service of summons could not be effected in the ordinary manner and whereas the application for substituted service has been allowed by this Tribunal accordance with sub-section (4) of section 19 of the Act, you, the defendants are

directed as under :-. To show cause within 30 (thirty) days of the service of summons as to why relief prayed r should not be granted.

tor should not be granted.

ii. To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial 3A of the original application.

iii. You are restrained from dealing with or disposing of secured assets of such other assets and properties disclosed under serial number 3A of the original application, pending

hearing and disposal of the application for attachment or properties; iv. You shall not transfer by way of sale, lease, or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

You shall be liable to account for the sale proceeds realised by sale of secured assets o other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institution holding security

You are also directed to file the written statement with a copy thereof furnished to the

applicant and to appear before this Tribunal on 20/06/25 at 11.00 a.m., failing which the application shall be heard and decided in your absence.

Given under my hand and seal of the Tribunal on 28 th day of February, 2025

(seal)

Registrar D R T-II, Mumbai

1) Mr. Tatyasaheb Bhimrao Shelar.(Defendant No.1)
Proprietor of M/s Shelar Brothers, Plot No. 78, Second Lane, Vasant Market Yard, Sangli, Tal-Miraj, Dist-Sangli-416416.

2) Mr. Narayan Maruti Jagdale. (Defendant No.2) Having address at Plot No.7, Shivaji Nagar, Sangli 416416. 3) Mr. Raju Bhimrao Shelar. (Defendant No. 4)

ving address at Plot No.143, 4" Lane, Vasant Market Yard, Sangli, Tal-Miraj, Dist-Sangli

4) Mr Sambhaji Dagadu Sawant. (Defendant No.5) Having address at House No. 206, Sawant Vasti, North Side of Ankalgi Road, A/P Madgyal, Tal-Miraj, Dist-Sangli- 416416.

Proposed Redevelopment of property bearing C.S. No. 7/1189 of Girgaon Division, situated at Street No. 04, Topiwala Lane, of Lamington Road, Grant Road, known as "Sharda Building", Cess No. 0-1900(17), D-ward Mumbai-07 under OCR 33(7)

Sr. No.	Name of Tenant	Name of Occupant	T. No.	User R/NR		
1	2	3	4	5		
GROUND FLOOR (A - Wing)						
1	Inderprakash Batnukand Puri	Kept in Abeyance	1	NR		
2	Sadashiva Soora Poojary	Sadashiva Soora Poojari	2	R		
3	Rampriyari R. Tiwari	Kept in Abeyance	3	R		
4	Kishor Pandurang Amare	Kept in Abeyance	4	R		
5	Baban Bapu Ghole	Baban Bapu Ghole	5	R		
6	Ashok Mahadeo Ralkar Jawant Mahadeo Ralkar	Kept in Abeyance	6	R		
7	Jaywant Subhash Choche	Jaywant Subhash Choche	7	R		
8	Shrikant Raghunath Amare	Kept in Abeyance	8	R		
9	Kept in Abeyance	Kept in Abeyance	R	NR		
	GROUND I	FLOOR (B - Wing)				
10	Redkar Chetan Madhukar	Kept in Abeyance	33	NR		
11	Sanjeevani Sanjat Bagwe Snobhana Suryakant Bagwe	Sanjeevani Sanjay Bagwe Shobhana Suryakant Bagwe	34	R		

Ш		GROUND FLOOR (B - Wing)							
	10	Redkar Chetan Madhukar	Kept in Abeyance	33	NR				
	11	Sanjeevani Sanjat Bagwe Snobhana Suryakant Bagwe Dinesh Suryakant Bagwe Mangesh Suryakant Bagwe	Sanjeevani Sanjay Bagwe Shobhana Suryakant Bagwe Dinesh Suryakant Bagwe Mangesh Suryakant Bagwe	34	R				
Ш	12	Sushil Bagwan Bhande	Sushil Bagwan Bhande	35	R				
	13	1) Vijay Vrthai Pawaskar 2) Sonal ChandraShekhar Yedve	Vijay Vithal Pawaskar Sonai Chandrashekhar Yedve	36	R				
	14	Sahadev Mahadeo Pawar	Sahadev Mahadeo Pawar	37	R				
Ч	15	Sunanda Narayan Pujari	Sunanda Narayan Pujarf	38	R				
-	16	Rajeshree Bhanudas Divkar	Rajeshree Bhanudas Divkar	39	R				
		FIRST FLOOR (A - Wing)							
	17	Archana Hemant Gharat	Archana Hemant Gharat	9	R				
- 1	40	14 11 101 11 14	Manual in Alanciana	40	_				

16 Rajeshree Bhanudas Divkar		Rajeshree Bhanudas Divkar	39	R		
FIRST FLOOR (A - Wing)						
17	Archana Hemant Gharat	Archana Hemant Gharat	9	R		
18 Kamalakant Shrikant Amare Kept in Abeyance		Kept in Abeyance	10	R		
19	Manojkumar Ramanlal Darji	Manojkumar Ramanlal Darji Manojkumar Ramanlal Darji 11		R		
20	Akshay Tukaram Keluskar	Akshay Tukaram Keluskar	12	R		
21	1) Yadula Vishnu Chodankar 2) Deepti Shyamkant Chodankar 3) Venkatesh Vishnu Chodankar	Kept in Abeyance	13	R		
22	Pralhad Sitaram Sawant Subhash Sitaram Sawant Shyamsundar Sitaram Sawant	Subhash Sitaram Sawant Shyamsundar Sitaram Sawant	14	R		
23	Santosh Janardhan	Santosh Janardhan	15	R		
24	Deepak Rajaram Wairkar	Deepak Rajaram Wairkar	16	R		
	FIRST FL	OOR (B - Wing)				
25	Bhaskar Raghunath Chavan	Bhaskar Raghunath Chavan	40	R		
26	Bharati Uday Bhandare	Bharati Uday Bhandare	41	R		
27	Ajit Parshuram Sawant	Ajit Parshuram Sawant	42	R		
28	Manorama G. Khatavkar	Kept in Abeyance	43	R		
29	Sitaram Balkrishna Salkar Arvind Balkrishna Salkar	Kept in Abeyance	44	R		
30	Vimal Sitaram Manjalkar Samip Chandrakant Manjalkar	Kept in Abeyance	45	R		
31	Prashant Rajaram Pednekar Vidya Vilas Rane	Prashant Rajaram Pednekar Vidya Vilas Bane	46	R		

	2) Arvind Balkrishna Salkar	Tiope iii 7 iboyanoo		
30	Vimal Sitaram Manjalkar Samip Chandrakant Manjalkar	Kept in Abeyance	45	R
1) Prashant Rajaram Pednekar 31 (2) Vidya Vilas Rane 3) Neeiam Manoj Panchal 4) Kavita Pranay Pednekar 5) Vitthal Anant Naik		Prashant Rajaram Pednekar Vidya Vilas Rane Neeiam Manoj Panchal	46	R
	SECOND F	LOOR (A - Wing)		
32	Trupti Sameer Mhatre	Trupti Sameer Mhatre	17	R
33	Shankar Ramchandra	Shankar Ramchandra	18	R
34	34 1) Samir Vishnu Kamat 1) Samir Vishnu Ka 2) Sujata Samir Kamat 2) Sujata Samir Ka		19	R
35	Alhad Vinaykumar Potdar	Alhad Vinaykumar Potdar	20	R
36	Subhash Narayan Walawalkar	Subhash Narayan Walawalkar	21	R
37	Nanda Surendra Mahajan	Nanda Surendra Mahajan	22	R
38	Smita RajendraGawandar	Smita Rajendra Gawandar	23	R
39	Dilip Madhumitra Satghar	Dilip- Madhumitra Satghar	24	R
	SECOND F	LOOR (B - Wing)		
40	Priyanka Chandrakant	Priyanka Chandrakant	47	R
41	Atharv Shrikrishna	Kept in Abeyance	48	R
42	Manojkumar Kashinath	Manojkumar Kashinath Gupta	49	R
43	Vilasini Vishnu Kamat Samir Vishnu Kamat	Samir Vishnu Kamat	50	R
44	Suman Bamchandra Savekar	dra Savekar Suman Ramchandra Savekar		

40 Friyarika Chandrakani Friyarika Chandrakani		4/	п				
41	Atharv Shrikrishna	Kept in Abeyance	48	R			
42	Manojkumar Kashinath	Manojkumar Kashinath Gupta	49	R			
43	Vilasini Vishnu Kamat Samir Vishnu Kamat	Samir Vishnu Kamat	50	R			
44	Suman Ramchandra Savekar	Suman Ramchandra Savekar	51	R			
45	Ketan Kishor Bhagat	Ketan Kishor Bhagat	52	R			
46	Nanda Surendra Mahajan	Nanda Surendra Mahajan	5	R			
	THIRD FL	OOR (A - Wing)					
47	1) Vivek Tukaram Redkar 2) Vaishali Vivek Redkar	Vivek Tukaram Redkar Vaishali Vivek Redkar	25	R			
48	Amrutben Ravji Gada	Amrutben Ravji Gada	26	R			
49	Bharatkumar Harjivandas	Bharatkumar Harjivandas	27	R			
50	Yogesh Uday Bhandare	Yogesh Uday Bhandare	28	R			
51	Mahesh Pralhad Talwar	Mahesh Pralhad Talwar	29	R			
52	Brajesh Motilal Gupta	Kept in Abeyance	30	R			
53	Vidya Rajendra Deshpande	Kept in Abeyance	31	R			
54 Nerurkar Pushpalata Kept in Abeyance		Kept in Abeyance	32	R			
	THIRD FLOOR (A - Wing)						

51	Mahesh Pralhad Talwar	Mahesh Pralhad Talwar	29	R
52	Brajesh Motilal Gupta	Kept in Abeyance	30	R
53	Vidya Rajendra Deshpande	Kept in Abeyance	31	R
54	Nerurkar Pushpalata	Kept in Abeyance	32	R
	THIRD FL	OOR (A - Wing)		
55	Shobha Sadanand Parulekar	Shobha Sadanand Parulekar	54	R
56	Milind Sadanand Parulekar	Milind Sadanand Parulekar	55	R
57	Pravin Narottamdas Panchal Nita Pravin Panchal	Pravin Narottamdas Panchal Nita Pravin Panchal	56	R
58	Pravin Shriram Sapale Prafulla Shriram Sapale	Pravin Shriram Sapale Prafulla Shriram Sapale	57	R
59	Payal Samip Manjalkar/ Girdhart M. Ahuja	Kept in Abeyance	58	R
60	Redkar Suniti Madhukar	Kept in Abeyance	59	R

Any Other Persons Besides Shown Above Having Tenancy/ Occupancy Rights in the above Said Property May Intimate The Above Said Owner & Under Mentioned Developer With the Proof of Tenancy/occupancy So Claimed within 15 Days. Other wise Claimed will be not Accepted to the undersigned at the Address Given Below Any Objection Received after lapse of the above said period will not be considered under any Circumstances (Published by Owner/ Developer)

61 Madhuri Mangesh Khot

Citymaker Builders Pvt. Ltd. (Developer)
Executive Engineer "D-2" Divn./ M.B.R.R.B, 55, Maruti Lane. Near Handloom House, 89-95, Rajani Mahal, Tardeo Road, Mumbai - 034

Madhuri Mangesh Khot

60 R

NOTICE

One Mr. Sadashiv Anant Pingle was joint owner of the member of the Flat No. C/103 Vishal Anartment Sir M V Road Andheri (E), Mumbai 400069 along wit Mrs. Rekha Sudhakar Gokhale. Said Sadashiv Pingle died on 21st July 1979. Said deceased owner had not filed any nomination with the society. His all the heirs are not known to the society.

The Society hereby invites claims or Objections for the proposed transfer of nis interest in the flat by claimant, with supporting documents within 21 days from the date of publication of this Notice failing which the Society shall be free to deal with his proportionate share/interest in said property as society would think appropriate. Any claim or objection of any nature received thereafter by society will not be entertained/considered. Place: Mumbai

Date: 05/03/2025 For and behalf of The Vishal Co-op. Hsg. Soc. Ltd., Hon. Chairman / Hon. Secretary

PUBLIC NOTICE

Notice is hereby given that my client intends to purchase Flat No. B-2104, 20th floor ustomjee Seasons in Middle Income Grou Co-op. Hsg. Soc. Bandra(East), Group IV Ltd., Off Madhusudan Kalelkar Marg, Kala Nagar, Mumbai - 400051 adm. about 131.00 sq.mts. equivalent to 1410.08 sq. ft. carpe area alongwith exclusive area appurtenar adm. 4.58 sq. mts. Equivalent to 49.30 sq. ft along with 10 shares of Rs. 50 each bearing distinctive No. 2491 to 2500 (both inclusive under Share Certificate NO. 468 date 1/4/22. The Owner of the Flat declares tha

save and except a pending loan on the Flat it is free from all encumbrances and doubt and

has clear and marketable title.

All persons having any claim, right, title o terest in the said Flat by way of sale exchange, mortgage, pledge, charge, gift trust, inheritance, succession, possession ease, lien, tenancy, maintenance, easemer attachment, license, bequeath, beques share, decree or order of any court of law, or any other liability or commitment or otherwis or demand of any nature whatsoever are required to make the same known in writing with supporting documents and other proofs within 14 days from the date of publication o this notice to the undersigned at the Office address given herein below, failing which i will be presumed that the said Flat No. 2104 is free of all encumbrances and the sale/transfer of the said Flat will be complete without any reference and request thereo and the claim or objection of such person/ will be deemed to have been waived and/o abandoned. No Claim shall be entertaine after 14 days of publication of this notice. Dated 5/3/2025.

Mrs. Sneha Dhanani (Gala) Advocate, High Court 001, Sopan Apts., Podar Rd., Santacruz (W) Mumbai 400054 Mob.: 9820313932

PUBLIC NOTICE

NOTICE is hereby given that I am investigating the TITLE of (1) MR. RAJESH VASANTLAL MASHRU (2) MASHAU (AMASHAU (AMAS CHHEDA, being the joint Owners in respect of all those pieces and parcels of land or ground in ND ZONE bearing (1) Survey No.30/21 vide C.T.S. No. 1037 (Adm. 1517 Sq.Meters as per 7/12 Extracts and Adm. 1269 Sq.Meters as per PR Card) AND (2) Survey No. 30/23 vide C.T.S.No.1042 (Adm. 1416 Sq.Meters as per 7/12 Extracts and Adm. 1308.20 Sq.Meters as per PR Card) of Village ERANGAL, Taluka BORIVALI, District MUMBAI SUBURBAN; alongwith permanent right of way to egress and ingres the aforesaid two properties. ANY ONE EITHER having or

claiming any kind of share, right, title, interest, claim or possession in respect of the said property or any part or portion thereof by way of sale, exchange, mortgage, charge, gift, partition partition, release, family arrangement, trust, muniment, inheritance, possession, easement, tenancy, encumbrance, loan, tenancy, advances, requisition, acquisition lease, lien, decree/ order/injunction/ attachment of any court of law/tribunal/revenue/ statutory authority or otherwise howsoever are ereby requested to make the same known in writing to the undersigned nereof within 14 days of the notice, failing which, the claims of such person, if any, will be deemed to have been waived forever and not binding on the said Owners.

> SONAL KOTHARI, ADVOCATE, HIGH COURT, 1, LE-MIDAS CHS.Ltd. Ramchandra Lane, Malad (W) Mumbai-400 064 advsonalkothari12@gmail.com / 9820300116

> > NOTICE

DATED: 04-03-2025

Mrs. Gomes Piedade Caitana alias Caitana Piedade Gomes a member of the Good will SRA Co-operative Housing Society Ltd. having, address at, Good wil SRA CHS, Ltd. Registration no. MUMBAI/ SRA/HSG (T.C) 10543/98-99 Date 19/11/1998 F.P.No.425, N.P.Thakkar Road, Vile parle (East), Mumbai - 400057, and holding flat B-201, 2nd floor and share certificate no.13 for five fully paid up share of Rs 50 each bearing distinctive no 061 to 065, in the Good will SRA CHS,LTD. building died Intestate on 03-02-2024 by making Nomination.

The society hereby invites claims or objections from the heir and heirs or other claimants/ objector or objectors to the transfer of the said shares and interest of the deceased members in the capital/ property of the society within a 15 days from the publication of this notice with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of shares and Interest of the deceased member in the capital / property of the society. If no claim / objection are received within

the period prescribed above the society shall be free to deal with shares and interest of the deceased member in the capital / property of the society in such manner as is provided under the Bye-laws of the society. The claims / objections if any received by the society for transfer of shares and interest of the deceased member in the capital/ property of the society shall also be dealt with in the manner provided under the Bye - laws of the society

A copy of the registered Bye -laws of the society is available for inspection to the claimants / objectors, in the office of the society with the secretary of the society or all week days of between: 700 pm to 9:00 pm from the date of publication of the notice till the date of expiry of its period Dated: 05/03/2025 From and on Behalf of claimant

Smt. Valencia Celina Colaco & Mr. Roy Cleophas Gomes RAMESH DESAI Advocate, Bombay High court Office - C-11, Mahaprabhu Ram nagar, CHS,Ltd, Ground Floor, Shradhanand

Road, Vile parle - (East),

Mumbai - 400057

DGIPR 2024-25/6833



कर्जदार, सह-कर्जदार गहाणदार

आणि हमीदारांचे नावे

जिच्या करिता तारण मत्त्तेची

विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.

जिच्या करिता तारण मत्त्तेची

विकी होणार आहे त्या तारण

मत्तेची तपशिल

सीईआरएसए आयडी

ज्या खालील तारण मत्ता

किंमत

मल्य

विकलेली जाणार नाही राखीव

इसारा अनामत रक्कम (इएमडी):

मिळकतीवर केलेले कोणतेही

अन्य कोणतीही थकबाकी व

मिळकतीचे निरीक्षण

तारीख

वेळ

म्हणजेच

ठिकाण : मुंबई

दिनांक : ०५/०३/२०२५

संपर्क व्यक्ती आणि फोन क.

बोली सादर करण्यासाठी अंतिम

बोली उघडण्याचे ठिकाण आणि

दावे आणि तारणी धनकोंना जात

पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड ५५-५६, ५वा मजला, फ्री प्रेस हाऊँस, नरिमन पॉईंट, मुंबई-४०० ०२१. दुरध्वनी क्र.: ०२२ ६१८८ ४७०

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

ई-लिलावाद्वारे विक्री करिता जाहीर सूचना

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला परंतुकासह वाचत

सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अंतर्गत स्थावर मिळकतींची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार गहाणदार व हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफैसी ॲक्टच्या तरतुदींन्वये दिनांक ३०/०६/२०१७ रोजीच्या

आहे", "जे आहे जसे आहे" आणि "जे काही आहे तथे आहे" तत्त्वाने विकण्यात येणार आहे. पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफैसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुर्दीन्वये ०४/११/२०१९ रोजी

स्थावर मिळकत (परिशिष्ट मिळकत) असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला. लिलावाचा तपशील पुढीलप्रमाणे :

सरफैसी अधिनियमच्या कलम

आणि खर्च.)

सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँड एन्फोर्समेंट ऑफ

थकबाकी अभिहस्तांकित केलेल्या अशा **पेगासस ग्रुप थर्टी टू ट्रस्ट-। (पेगासस)** चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस ॲसेटस् रिकन्स्टुक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत. जे सरफैसी कायदा च्या तरतुदी आणि त्या नियमानुसार २१/०३/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह

अभिहस्तांकन कराराद्वारे अभ्युदय को ऑपरेटीव्ह बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची

मे. दया बिल्डर्स (भागीदारी संस्था, कर्जदार आणि गहाणदार)

गहाणीत द्वारे : मे. दया बिल्डर्स तिच्या भागीदारांमार्फत मालाड पूर्व, मुंबई - ४०० ०६३ येथे स्थित सी.टी.एस क्र.

दक्षिणेकडून किंवा त्यादिशेने: डी. पी. रोड.

सिक्युरीटी आयडी- ४००००७८४८३२५ ॲसेट आयडी- २०००७७८३८२११

१) झोपड्या/झोपडपट्टी/अतिक्रमणे

दाखल विवाद.

प्रतिदावा खारीज केला.

०८/११/२०२३,

श्री. धनसुख डी. शाह, (भागीदार आणि हमीदार) श्री. विजय डी. शाह, (भागीदार आणि हमीदार) श्री. किरीट डी. शाह, (भागीदार आणि हमीदार) श्री. हरेश डी. शाह, (भागीदार आणि हमीदार) श्री. किरण डी. शाह, (भागीदार आणि हमीदार)

''जे आहे जेथे

६२०/ए/१-ए/४ई, गाव

१३(२) अन्वये सूचनेनुसार ३०/०४/२०१४ रोजीस रु.

९,७७,२१,९३७.५०/- (रुपये नऊ कोटी सत्त्याहत्तर लाख एकवीस हजार नऊशे सदतीस आणि

पैसे पन्नास मात्र). **(०६/१२/२०२४ रोजीस रु. ४०,२९,४३,७८४.०७/**– (रुपये चाळीस कोटी एकोणतीस लाख त्रेचाळीस हजार सातशे चौऱ्याऐंशी आणि सात पैसे मात्र) ०१/०२/२०२५ पासून . अधिक सांपार्श्विक दराने व्याज आणि वसुली आणि प्रदानाच्या तारखेपर्यंत त्यावरील परिव्यय, प्रभार

मालाड चो सर्व्हें क्र. २६१ भाग धारक मुंबई शहर उप शहरचा नोंदणीकृत उप जिल्हा आणि

जिल्हा, गाव मालाड (पू), तालूका बोरिवली येथे स्थित असलेले आणि वसलेले जमीन किंवा मैदानचे मोजमापित ६,०३१ चौ.मीटर्स सर्व ते भाग आणि विभाग पुढीलप्रमाणे सीमाबद्धः पूर्वेकडून किंवा त्यादिशेने: दया श्रीजी इमारत, पश्चिमेकडून किंवा त्यादिशेने: लक्षचंडी इमारत, उत्तरेकडून किंवा त्यादिशेने: दया सागर इमारत,

रु. ५३,१३,८७,०००/- (रुपये त्रेपन्न करोड तेरा लाख सत्याऐंशी हजार मात्र)

रु. ५,३१,३८,७००/- (रुपये पाच करोड एकतीस लाख अडतीस हजार सातशे मात्र)

२) डीआरटी/उच्च न्यायालय आणि किंवा/अन्य कोणतेही न्यायाधिकरण/मंचासमोर

(i) डीआरटी: कर्जदारांनी २ वेगवेगळ्या एसएजच्या माध्यमातन सरफैसी अंतर्गत . , पेगॅससच्या कारवाईला आव्हान दिले आहे, ज्यावरील न्यायनिर्णय प्रलंबित आहे. (ii) लवाद: अभ्युदय बँकच्या पक्षात लवाद निकाल पारित झाला. कर्जदारांचा

(iii) उच्च न्यायालय: कर्जदारांनी उच्च न्यायालयात लवाद निकालाला आव्हान दिले, जे नामदार मुंबई उच्च न्यायालयाच्या एकल न्यायाधिकारांनी फेटाळले. कर्जदारांनी सदर आदेशाला मुंबई उच्च न्यायालयाच्या खंडपीठासमोर आव्हान दिले, जे प्रलंबित आहे. (iv) सर्वोच्च न्यायालय: सर्वोच्च न्यायालयाने पेगॅससला गटांमध्ये तारण मत्ता विकण्याची परवानगी दिली, ज्यामध्ये परिशिष्टातील मिळकत समाविष्ट आहे. ३) परिशिष्टातील मिळकतीवरील आरक्षणांची स्थिती आणि वापर. ४) परिशिष्टात मिळकतीवरील शीट डब्ल्युएस-३९ च्या वॉर्ड पीएन आणि पीएससाठी पश्चिम उपनगरांकरीता बृहन्मुंबईच्या मंजुर विकास आराखडा-२०३४ तसेच डीपी रिमाकर्स-२०३४ नुसार असे लक्षात येते की, परिशिष्टातील मिळकत निवासी क्षेत्रांतर्गत येते आणि सामाजिक सुविधा आरएसए २.१ बहुउद्देशिय समाज केंद्रचे आरक्षण आहे

२६/०८/२०२४, २३/१०/२०२४, २१/११/२०२४

किंवा

पेगासस ॲसेटस रिकन्स्टक्शन प्रायव्हेट लिमिटेड (पेगासस ग्रुप थर्टी-टु ट्रस्ट । चे ट्रस्टी)

वेबसाईट

प्राधिकत अधिकारी

संभाव्य खरेदीदारांनी बोली सादर करण्यापूर्वी खात्री होईल अशा प्रकारे परिशिष्टातील मिळकती संबंधात सर्व बाबतीत स्वतंत्र कसून चौकशी करून घ्यावी कारण विक्री ''जसे आहे जेथे आहे'', ''जसे आहे जे आहे'' आणि ''जे काही आहे तेथे आहे'' तत्वाने

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

तसेच ९.१५ मी रुंद डीपी रोड रिता बाधीत ईपी-पीएस ४३ आहे. ५) कर्जदारांनी वेळोवेळी विविध तक्रारी केल्या, ज्यास पेगॅससने योग्य उत्तरे दिली. ६) कर्जदारांनी परिशिष्टातील मिळकतीवर विविध भारांचा दावा करणाऱ्या

२५/१२/२०२४ रोजीच्या जाहीर सूचना प्रकाशित केल्या.

सर्व ज्ञात आणि अज्ञात दायित्वे/भारांसह होत आहे.

१३/०३/२०२५ रोजी दु.२.०० ते सायं ५.०० दरम्यान श्री. सिद्धेश पवार: ९०२९६८७५०४

२५/०३/२०२५ रोजी स. ११.०० पासून दु. ०१.०० पर्यंत सदर प्रकाशन हे सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमुद कर्जदार/सह-

विक्रीच्या तपशीलवार अटी आणि शर्तींकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोंची वेबसाईट

http://www.pegasus-arc.com/assets-to-auction.html https://sarfaesi.auctiontiger.net च्या सदर्भ घ्यावा किंवा सेवा पुरवठादार से. ई-प्रोक्युरसेट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: लि., ऑक्शन टायगर, बिडर्स सपोर्ट: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: ramprasad@auctiontiger.net आणि श्री. रामप्रसाद मोबाईल क्र. +९१ ८००००२३२९७, ईमेल:

श्री. रोहन कदम: ९१६७९८१६०। श्री. पी. एस. खेंद्रनाथ: ९८२१२३८३६९

कर्जदार/हमीदार, गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे.

support@auctiontiger.net. येथे संपर्क साधावा.

२४/०३/२०२५ रोजी सायं. ५.०० पर्यंत



झोनल सस्त्रा सेंटर, मुंबई ब्लॉक-जी, वांद्रे कुर्ला संकुल, वांद्रे (पूर्व), मुंबई-४०० ०५१, ई-मेल: zs8356@pnb.co.in

शुध्दिपत्र

कर्जदार मे. श्री. विनायक मिल्क प्रॉडक्ट प्रा.लि. च्या २२.०२.२०२५ दिनांकित फ्री प्रेस जर्नल आणि नवशक्तिमध्ये प्रकाशित ई-लिलावासंदर्भात, त्या सूचनेमध्ये खालील दरुस्त्या आहेत. . जमीन आणि इमारत-लिलाव रक्कम रु. ४२ लाख, इअर ४.२ लाख, बोली वाढ रक्कम रु. १ लाख . प्लांट आणि मशिनरी - लिलाव रक्कम रु. ३ लाख, इअर रु. ०.३ लाख, बोली वाढ रक्कम रु. १०,०००/-अन्य सर्व अटी आणि शर्तींमध्ये कोणतेही बदल नाहीत.

ठिकाण: मुंबई

प्राधिकृत अधिकारी पंजाब नॅशनल बँक

PUBLIC NOTICE

Notice is hereby given that I Asha Mehta Guardian of Miss Falak Am Thanawala have lost/misplaced the share certificates of Borosil Glass Works Limited (Renamed as Borosil Renewables Limited) as per

details given below:					
Folio No.	Name of the Shareholder(s)	Number Securities Held	Share Certificate Numbers	From To	Face Value of shares
C00668	Chandrakant Kahandas Thanawala	1000	190	267391- 268390	1
T00313	Chandrakant Kahandas Thanawala Mrs Kusum Chandrakant Thanawala	1000	1161	1384921- 1385920	1

having Registered Office at 1101, Crescenzo, G-Block, Opp. MCA Club, Bandra Kurla Complex, Bandra (E), Mumbai – 400051 and have applied to the Company for issue of duplicate share certificate(s) cum transmission of shares in the name of Falak Ami Thanawala through guardian Asha Mehta. Any person having claim/objection can write to the Company within 15 days from the date of publication of this notice, else the Company will proceed to issue duplicate share certificate and $transmission \, of \, shares \, in \, applicants \, favour. \,$

Date: 5th March, 2025 Place : Mumbai

Asha Mehta

अनु.	भाडेकरुंचे नाव	वित पुनर्विकास, भोगवटादाराचे नाव	टी	वापरा
क्र.	माउपार्थ्य नाव	मागवटापाराच गाव	क्र.	आर/ए
?	?	3	४	ષ
१	तळ ग् इंद्रप्रकाश बटनुकंद पुरी	मजला (ए−विंग) तहकुब ठेवलेले	१	अ
?	सदाशिव सूरपूजारी	सदाशिव सुरा पुजारी	,	नि
ş	रामप्रियारी आर. तिवारी	तहकुब ठेवलेले	3	नि
ጸ	किशोर पांडुरंग आमरे	तहकुब ठेवलेले	Х	नि
<i>ب</i> <i>ډ</i>	बबन बापू घोले १) अशोक महादेव राळकर	बबन बापू घोले तहकुब ठेवलेले	ب 3	नि नि
q	२) जवंत महादेव राळकर २) जवंत महादेव राळकर	तहकुष ठवलल	٩	14
૭	जयवंत सुभाष चोचे	जयवंत सुभाष चोचे	b	नि
ሪ	श्रीकांत रघुनाथ आमरे	तहकुब ठेवलेले	۷	नि
9	तहकुब ठेवलेले	तहकुब ठेवलेले ।जला (बी-विंग)	आर	अन्
१०	रेडकर चेतन मधुकर	तहकुब ठेवलेले	33	अ
<u>१</u> १	१) संजीवनी संजत बागवे	१) संजीवनी संजय बागवे	38	नि
	२) स्नोभना सूर्यकांत बागवे ३) दिनेश सूर्यकांत बागवे	२) शोभना सूर्यकांत बागवे ३) दिनेश सूर्यकांत बागवे		
	४) मंगेश सूर्यकात बागवे	४) मंगेश सूर्यकात बागवो		
१२	सुशील बागवान भांडे	सुशील बागवान भांडे	३५	नि
१३	१) विजय वृथा पावसकर २) सोनल चंद्रशेखर येडवे	१) विजय विठ्ठल पावसकर २) सोनई चंद्रशेखर येडवे	३६	नि
१४	सहदेव महादेव पवार	सहदेव महादेव पवार	30	नि
१५	सुनंदा नारायण पुजारी	सुनंदा नारायण पुजार्फ	36	नि
१६	राजेश्री भानुदास दिवकर	राजेश्री भानुदास दिवकर	३९	नि
	T	मजला (ए-विंग)		
१७	अर्चना हेमंत घरत कमलाकांत श्रीकांत आमरे	अर्चना हेमंत घरत तहकुब ठेवलेले	8	नि नि
१८ १९	मनोजकुमार रमणलाल दर्जी	मनोजकुमार रमणलाल दर्जी	१० ११	ान नि
20	अक्षय तुकाराम केळुसकर	अक्षय तुकाराम केळुसकर	85	नि
२१	१) यदुला विष्णू चोडणकर	तहकुब ठेवलेले	१३	नि
	२) दीप्ती श्यामकांत चोडणकर ३) व्यंकटेश विष्णू चोडणकर			
22	१) प्रल्हाद सीताराम सावंत	१) सुभाष सीताराम सावंत	१४	नि
	२) सुभाष सिताराम सावंत	२) श्यामसुंदर सीताराम सावंत	ľ	
२३	३) श्यामसुंदर सिताराम सावंत संतोष जनार्दन मांजरेकर	संतोष जनार्दन मांजरेकर	१५	नि
28	दीपक राजाराम वायरकर	दीपक राजाराम वायरकर	१६	नि
		गजला (बी-विंग)		
२५ २६	भास्कर रघुनाथ चव्हाण भारती उदय भंडारे	भास्कर रघुनाथ चव्हाण भारती उदय भंडारे	४० ४१	नि नि
70	अजित परशुराम सावंत	अजित परशुराम सावंत	83	नि
२८	मनोरमा जी खटावकर	तहकुब ठेवलेले	88	नि
२९	१) सीताराम बाळकृष्ण साळकर २) अरविंद बाळकृष्ण साळकर	तहकुब ठेवलेले	88	नि
३०	१) विमल सीताराम मांजळकर	तहकुब ठेवलेले	४५	नि
	२) समिप चंद्रकांत मांजळकर			
38	१) प्रशांत राजाराम पेडणेकर २) विद्या विलास राणे	१) प्रशांत राजाराम पेडणेकर २) विद्या विलास राणे	४६	नि
	३) नीयम मनोज पांचाळ	३) नीयम मनोज पांचाळ		
	४) कविता प्रणय पेडणेकर ५) विठ्ठल अनंत नाईक			
	' = · · · · · · · · · · · · · · · · · ·	⊥ मजला (ए−विंग)		
32	तृप्ती समीर म्हात्रे	तृप्ती समीर म्हात्रे	१७	नि
\$ \$	शंकर रामचंद्र साळुंखे	शंकर रामचंद्र साळुंखे	१८	नि
३४	१) समीर विष्णू कामत २)	१) समीर विष्णू कामत २)	१९	नि
३५	सुजाता समीर कामत आल्हाद विनयकुमार पोतदार	सुजाता समीर कामत आल्हाद विनयकुमार पोतदार	२०	नि
		(., ,	·	
३७	नंदा सुरेंद्र महाजन	नंदा सुरेंद्र महाजन	22	नि
36	स्मिता राजेंद्र गावंदर दिलीप मधुमित्र सातघर	स्मिता राजेंद्र गावंदर दिलीप- मधुमित्र सातघर	23	नि नि
३९		ादलाप- मधुामत्र सातधर मजला (बी-विंग)	28	14
४०	प्रियांका चंद्रकांत हेगिष्टे	प्रियांका चंद्रकांत हेगिष्टे	४७	नि
४१	अथर्व श्रीकृष्ण कोचरेकर	तहकुब ठेवलेले	४८	नि
83	मनोजकुमार काशिनाथ गुप्ता-	मनोजकुमार काशिनाथ गुप्ता	88	नि
४३	१) विलासिनी विष्णू कामत २) समीर विष्णू कामत	समीर विष्णू कामत	40	नि
४४	सुमन रामचंद्र सावेकर	सुमन रामचंद्र सावेकर	५१	नि
४५	केतन किशोर भगत	केतन किशोर भगत	42	नि
४६	नंदा सुरेंद्र महाजन	नंदा सुरेंद्र महाजन मजला (ए-विंग)	५३	नि
४७	१) विवोक तुकाराम रेडकर	१) विशेक तुकाराम रेडकर	२५	नि
-	२) वैशाली विवोक रेडकर	२) वैशाली विवेक रेडकर	` `	
28	अमृतबेन रावजी गडा	अमृतबेन रावजी गडा	२६	नि ऽ
88	भरतकुमार हरजीवनदास बोटाद्रा	भरतकुमार हरजीवनदास बोटाद्रा	२७	नि ि
५०	योगेश उदय भंडारे महेश प्रल्हाद तलवार	योगेश उदय भंडारे महेश प्रल्हाद तलवार	२८	नि नि
48	महश प्रल्हाद तलवार ब्रजेश मोतीलाल गुप्ता	महश प्रल्हाद तलवार तहकुब ठेवलेले	२९ ३०	ान नि
43	विद्या राजेंद्र देशपांडे	तहकुब ठेवलेले	38	ाग नि
48	नेरूरकर पुष्पलता आत्माराम	तहकुब ठेवलेले	32	नि
		मजला (ए-विंग)		
५५	शोभा सदानंद परुळेकर	शोभा सदानंद परुळेकर	48	नि
५६ ५७	मिलिंद सदानंद परुळेकर १) प्रवीण नरोत्तमदास पांचाळ	मिलिंद सदानंद परुळेकर १) प्रवीण नरोत्तमदास पांचाळ	५५	नि नि
40	२) नीता प्रवीण पांचाळ २) नीता प्रवीण पांचाळ	२) निता प्रवीण पांचाळ २) निता प्रवीण पांचाळ	٩٩	14
	. ,			

वरील दर्शवलेल्या व्यतीरिक्त कोणतीही अन्य व्यक्ती ज्यांना वरीलसदर मिळकतीमध्य कुळवहीवाट/भोगवटा असल्यास वरील सदर मालक आणि खाली नमूद केलेल्या विकासकाल कुळवहीवाट/भोगवटाच्या पुराव्यासह १५ दिवसांच्या आत सूचित करू शकतात. अन्यथा खाली दिलेल्या पत्त्यावर निम्नस्वाक्षरी करांना दावा स्वीकारला जाणार नाही जर वरील सदर कालावधी संपल्यानंतर कोणतेही आक्षेप प्राप्त झाले तर ते कोणत्याही परिस्थितीत दुर्लक्षित केले जातील.(मालक/विकासकांद्वारे प्रकाशित)

१) प्रविण श्रीराम सापळे

२) प्रफुल्ल श्रीराम सापळे

40

६०

नि

नि

तहकुब ठेवलेले

तहकुब ठेवलेले

माधरी मंगेश खोत

१) प्रविण श्रीराम सापळे

२) प्रफुछ श्रीराम सापळे

पायल समिप मांजलकर

गिरधार्थ एम. आहजा

६० रेडकर सुनीती मधुकर

६१ माधुरी मंगेश खोत

सीटीमेकर बिल्डर्स प्रा लि (विकासक) कार्यकारी अभियंता, डी-२, विभाग/एम.बी.आर.आर.बी, ५५, मारुती लेन, हॅन्डलुम ८९-९५, रजनी महाल, ताडदेव रोड, मुंबई-०३४ हाऊसजवळ, फोर्ट, मुंबई-४००००१

कर्ज वसुली न्यायाधिकरण मुंबई क्र. ॥ मध्ये

(वित्त मंत्रालय) एमटीएनएल, इमारत, ३रा मजला, टेलिफोन भवन, स्टुँड रोड, अपोलो बंदर, बधवार पार्क, कुलाबा मार्केट जवळ,

कुलाबा, मुंबई - ४०० ००५. वसूली अधिकारी समक्ष कर्ज वसली न्यायाधिकरण, ॥ वसुली प्रक्रिया क्र. २९६ सन २०१६

ओ ए क्र: १७९ सन २१०

पुढील दिनांक: १९.०३.२०२५

...अर्जदार

स्टेट बँक ऑफ इंडिया, मुलुंड (प) शाखा

विक्री उद्घोषणा मांडण्याकरिता सूचना

न्याअर्थी सन्माननिय पिठासिन अधिकारी यांनी व्याज आणि परिव्ययासह रु.१६,०८,२०९.९१/- (रुपये प्रोळा लाख आठ हजार दोनशे नऊ आणि एक्क्याण्णव पैसे मात्र) ची रक्कम अर्जदार बँक/वित्तीय संस्थेला चुकती करण्यासाठी ओ ए क्र.१७९/२०१० मधील वसुली प्रमाणपत्र निर्गमित केले होते ु आणि ज्याअर्थी तुम्ही सीडी यांनी रक्कम चुकती केलेली नाही आणि निम्नस्वाक्षरीकारांनी खालील नमूद

मिळकत जप्त केली आणि तिच्या विक्रीचे आदेश दिले. म्हणून, तुम्हाला याद्वारे कळविण्यात येते की विक्रीची उद्घोषणा काढणे आणि तिच्या अटी मांडण्याकरिता दिनांक **१९ मार्च, २०२५** रोजी निश्चित करण्यात आली आहे. तुम्हाला उद्घोषणा मांडणीमध्ये सहभागी होण्याकरिता आणि सदर मिळकत किंवा तिच्या कोणत्याही भागाशी संबंधित कोणताही बोजा, प्रभार, दावे

किंवा दायित्वे निम्नस्वाक्षरीकारांना कळविण्यासाठी याद्वारे बोलाविण्यात येत आहे. स्थावर मिळकतीचे वर्णन फ्लॅट नं. ३०२, साई को-ऑप एचएसजी सोसायटी लिमिटेड, प्लॉट नं. एफ/८९, सेक्टर १२, खारघर,

नवी मुंबई माझ्या हस्ते आणि न्यायाधिकरणाच्या शिक्क्याने सदर २८ **फेब्रुवारी, २०२५ रोजी** दिले.

एस के शर्मा वसुली अधिकारी, डीआरटी-॥, मुंबई

सीडी - श्री. सूर्या व्ही.एन. भगवान, पत्ता येथे बी-६, देवआशिष को-ऑप हाउसिंग सोसायटी लिमिटेड, ढोकळी, कोलशेत रोड, सुकूर गार्डन समोर, ठाणे (पश्चिम) ४०० ६०७ आणि -श्री. सूर्या व्ही.एन. भगवान, शिवलीला इन्फोटेक अँड मार्केटिंग सर्व्हिसेस प्रायव्हेट लिमिटेड

२११/२१२, स्वस्तिक प्लाझा, पोखरण रोड नं.२, ठाणे (पश्चिम), मुंबई ४०० ६०१.

यांना प्रत-१) संबंधित सोसायटी.) बीएमसी । स्थानिक नागरी संस्था तलाठी । एमआयडीसी



पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड ५५-५६, ५वा मजला, फ्री प्रेस हाऊँस, निरमन पॉईंट, मुंबई-४०० ०२१. दरध्वनी क्र.: ०२२ ६१८८ ४७००

ई-लिलावाद्वारे विक्री करिता जाहीर सूचना सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला परंतुकासह वाचत

सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अंतर्गत स्थावर मिळकतींची विक्री. सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार गहाणदार व हमीदार यांना याद्वारे सूचना देण्या

येते की, खालील नमूद स्थावर मिळकती ह्या सरफैसी ॲक्टच्या तरतुर्दीन्वये दिनांक ३०/०६/२०१७ रोजीच्या अभिहस्तांकन कराराद्वारे अभ्युदय को ऑपरेटीव्ह बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमुद कर्जदारार्च थकबाकी अभिहस्तांकित केलेल्या अशा **पेगासस ग्रुप थर्टी टू ट्रस्ट-। (पेगासस)** चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस ॲसेटस् रिकन्स्ट्रवशन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत. जे सरफैसी कायदा च्या तरतुदी आणि त्या नियमानुसार २१/०३/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह ''जे आहे जेथे आहे'', ''जे आहे जसे आहे'' आणि ''जे काही आहे तेथे आहे'' तत्त्वाने विकण्यात येणार आहे.

पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफैसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुर्दीन्वये ०४/११/२०१९ रोजी

स्थावर मिळकत (परिशिष्ट मिळक	स्थावर मिळकत (परिशिष्ट मिळकत) असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.				
	लिलावाचा तपशील पुढीलप्रमाणे :				
कर्जदार, सह-कर्जदार गहाणदार आणि हमीदारांचे नावे श्री. धनसुख डी. शाह, (भागीदार आणि हमीदार) श्री. विजय डी. शाह, (भागीदार आणि हमीदार) श्री. किरीट डी. शाह, (भागीदार आणि हमीदार) श्री. हेरार डी. शाह, (भागीदार आणि हमीदार) श्री. हेरार डी. शाह, (भागीदार आणि हमीदार) श्री. किरण डी. शाह, (भागीदार आणि हमीदार)					
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देच होणार आहे. पैसे पत्रास मात्र). (०६/१९/२०२४ रोजीस ह. ४०,२९,४३,७८४.०७/ – (रुपये नऊ कोटी सत्त्याहतर लाख एकवीस हजार नऊसे सद पैसे पत्रास मात्र). (०६/१९/२०२४ रोजीस ह. ४०,२९,४३,७८४.०७/ – (रुपये च एकोणतीस लाख त्रेचाळीस हजार सातरो चौऱ्याऐंशी आणि सात पैसे मात्र) ०१/०२/२ अधिक सांपाहित दपोर व्याज आणि वसुली आणि प्रदानाच्या तारखेपर्यंत त्यावरील परि आणि खर्च.)					
जिच्या करिता तारण मत्त्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	गहाणीत द्वारे : मे. दया बिल्डर्स तिच्या भागीदारांमार्फत मालाड पूर्व, मुंबर \sim \sim 00 ०६३ येथे स्थित सी.टी.एस क्र. ६२०/ए/१-ए/४ई, गाव मालाड चा सब्लें क्र. २६१ भाग धारक मुंबई शहर उप शहरावा तेंदणीकृत उप विल्ला आणि जिल्हा, गाव मालाड (पू.), ताल्का बोरिवली येथे स्थित असलेले आणि वसलेले जमीन किंवा मैदानचे मोजमापित ६,०३१ ची. मीटर्स सर्व ते भाग आणि विभाग पुढीलप्रमाणे सीमाबद: पूर्वेकडून किंवा त्यादिशेने: दया श्रीजा इमारत, पश्चिमेकडून किंवा त्यादिशेने: त्या श्रीज इमारत, पश्चिमेकडून किंवा त्यादिशेने: त्या श्रीज इमारत, विश्वणेकडून किंवा त्यादिशेने: उपा सागर इमारत, विश्वणेकडून किंवा त्यादिशेने: डी. पी. रोडर.				
सीईआरएसए आवडी	सिक्युरीटी आयडी- ४०००७७८४८३२५ ॲसेट आयडी- २०००७७८३८२११				
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	रु. ५३,१३,८७,०००/ – (रुपये त्रेपन्न करोड तेरा लाख सत्याऍशी हजार मात्र)				

रु. ५.३१.३८.७००/- (रुपये पाच करोड एकतीस लाख अडतीस हजार सातशे मात्र) इसारा अनामत रक्कम (इएमडी): मिळकतीवर केलेले कोणतेही) झोपड्या/झोपडपट्टी/अतिक्रमणे . १) डीआरटी/उच्च न्यायालय आणि किंवा/अन्य कोणतेही न्यायाधिकरण/मंचासमो दावे आणि तारणी धनकोंना ज्ञात अन्य कोणतीही थकबाकी व . (i) डीआरटी: कर्जदारांनी २ वेगवेगळ्या एसएजच्या माध्यमातून सरफैसी अंतर्गत . ॉससच्या कारवाईला आव्हान दिले आहे, ज्यावरील न्यायनिर्णय प्रलंबित आहे.

(ii) लवाद: अभ्यूदय बँकच्या पक्षात लवाद निकाल पारित झाला. कर्जदारां (iii) उच्च न्यायालय: कर्जदारांनी उच्च न्यायालयात लवाद निकालाला आव्हान दिले . जे नामदार मुंबई उच्च न्यायालयाच्या एकल न्यायाधिकारांनी फेटाळले. कर्जदारांनी सदर आदेशाला मंबई उच्च न्यायालयाच्या खंडपीठासमोर आव्हान दिले. जे प्रलंबित आहे (iv) सर्वोच्च न्यायालयः सर्वोच्च न्यायालयाने पेगॅससला गटांमध्ये तारण मर्र विकण्याची परवानगी दिली. ज्यामध्ये परिशिष्टातील मिळकत समाविष्ट आहे.

३) परिशिष्टातील मिळकतीवरील आरक्षणांची स्थिती आणि वापर. परिशिष्टात मिळकतीवरील शीट डब्ल्युएस-३९ च्या वॉर्ड पीएन आणि पीएससात् पश्चिम उपनगरांकरीता बृहन्मुंबईच्या मंजुर विकास आराखडा-२०३४ तसेच डीर्प रिमाकर्स - २०३४ नुसार असे लक्षात येते की, परिशिष्टातील मिळकत निवासी क्षेत्रांतर्गर येते आणि सामाजिक सुविधा आरएसए २.९ बहुउद्देशिय समाज केंद्रचे आरक्षण आहे

 कर्जदारांनी वेळोवेळी विविध तक्रारी केल्या, ज्यास पेगॅससने योग्य उत्तरे दिली ६) कर्जदारांनी परिशिष्टातील मिळकतीवर विविध भारांचा दावा करणाऱ्य ०८/११/२०२३, २६/०८/२०२४, २३/१०/२०२४, २१/११/२०२४ २५/१२/२०२४ रोजीच्या जाहीर सूचना प्रकाशित केल संभाव्य खरेदीदारांनी बोली सादर करण्यापूर्वी खात्री होईल अशा प्रकारे परिशिष्टाती

मिळकती संबंधात सर्व बाबतीत स्वतंत्र कसून चौकशी करून घ्यावी कारण विक्री ''जसे आहे जेथे आहे'', ''जसे आहे जे आहे'' आणि ''जे काही आहे तेथे आहे'' तत्वार सर्व ज्ञात आणि अज्ञात दायित्वे/भारांसह होत आहे. मिळकतीचे निरीक्षण १३/०३/२०२५ रोजी दु.२.०० ते सायं ५.०० दरम्यान संपर्क त्यकी आणि फोन क श्री. सिद्धेश पवार: ९०२९६८७५०४ श्री. रोहन कदम: ९१६७९८१६०७ श्री. पी. एस. खेंद्रनाथ: ९८२१२३८३६९ २४/०३/२०२५ रोजी सायं. ५.०० पर्यंत बोली उघडण्याचे ठिकाण आणि ई-लिलाव/बोली वेबसाईट (https://sarfaesi.auction

२५/०३/२०२५ रोजी स. ११.०० पासून दु. ०१.०० पर्यंत

सदर प्रकाशन हे सिक्यरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमृद कर्जदार/सहः कर्जदार/हमीदार, गहाणदार वांना पंघरा (१५) दिवसांची सूचना सुघ्दा 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-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: ramprasad@auctiontiger.net आणि श्री. रामप्रसाद मोबाईल क्र. +९१ ८००००२३२९७, ईमेल: upport@auctiontiger.net. येथे संपर्क साधावा.

पेगासस ॲसेटस रिकन्स्टक्शन प्रायव्हेट लिमिटेड ठिकाण : मुंबई दिनांक : ०५/०३/२०२५ (पेगासस ग्रुप थर्टी-टु ट्रस्ट । चे ट्रस्टी)

जाहीर सूचना

<mark>तमाम जनतेला सूचना याद्वारे देण्यात येते की,</mark> आमचे अशील **निर्बाण हाऊसिंग ॲण्ड** डेव्हलपमेंट एलएलपी हे १) श्री. सुभाषचंद्र वनमाळी, २) सौ. सुमन सुभाषचंद्र वनमाळी, ३) <mark>श्री. प्रशांत सुभाषचंद्र वनमाळी, आणि ४) श्री. शिरिष सुभाषचंद्र वनमाळी</mark> जे त्याचे मालक आहेत यांचेकडुन येथील खालील लिहिलेल्या परिशिष्टात अधिक विशेषत: वर्णिलेल्या मिळकती ("सदर मिळकत") च्या संदर्भातील विकास हक्क मंजुरीकरिता वाटाघाटी करत आहेत.

सर्व व्यक्ती समाविष्टित परंतु मर्यादित व्यक्ती, एक कंपनी, बँक्स, वित्तीय संस्था, नॉन बँकिंग वित्तीय मंस्था व्यक्तींचे एक मंदल किंवा व्यक्तींचे एक मंस्था प्रस्थापित वा अपस्थापित अमलेले. मावकार आणि /किंवा धनको पर्यंत प्रयोटित नमलेले ज्यांचा टीडीआए वापर किंवा एफएमआय किंवा कोणल्याही रचित आणि/किंवा रचण्यात येणारे बिल्टअप क्षेत्र समाविष्टीत सदर मिळकतीच्या संदर्भात किंवा त्या संबंधी कोणत्याही भाग किंवा विभागामध्ये कोणत्याही प्रकारे आक्षेप, दावा, हक्क, नामाधिकार, भाग आणि/किंवा हितसंबंध असल्यास किंवा वारसाहक्क, भाग, गहाण, विक्री, हस्तांतर, भाडेपट्टा, धारणाधिकार, परवाना, प्रभार, विश्वस्त, लेखी करार, दावा, निर्वाह, राहण्याचे अधिकार, सुविधाधिकार, मार्गाच्या हक्क, अग्रक्रय, भेट, अदलाबदल, अभिहस्तांकन, कब्जा, वाटप, भोगवटा, . भाड्याने देणे, भाडेपट्टा, उपभाडेपट्टा, उप-परवाना, कुळवहिवाट, उपकुळवहिवाट, मृत्यूपत्र, मृत्यू, अंत्यदान, विभाजन, खटला, निषेधाज्ञा आदेश, संपादन, अधिग्रहण, जप्ती, प्रलंबित वाद, बोजा, करार. कंत्राट. समजतीचे ज्ञापन. कौटंबिक व्यवस्था. मांडणी. सोडन देणे. कळमखत्यारपत्र. मागणी. कोणत्याही न्यायालय किंवा प्राधिकरण द्वारे पारित कोणताही हकूम किंवा निवाडा, आरक्षण, विकास हक्क, संयुक्त उपक्रम, व्यवस्था, भागीदारी, कर्ज, अग्रिमा, कायद्याचे परिचालना द्वारे किंवा अन्यकाहीच्या मार्गे दावा असल्यास, त्यांनी कृपया सदरह तसे लेखी स्वरूपात सूचनेच्या प्रकाशनाच्य ारखेपासून १४ दिवसांत डायमंडवाला अँड कं., वकील आणि सॉलिसिटर, लेन्टीन चेंबर्स, **रलाल स्ट्रीट, फोर्ट, मुंबई-४०० ०२३** येथे निम्नस्वाक्षरीकारांकडे अशा दावा किंवा हितसंबंधाच्या तर्व पुष्ठ्यर्थ दस्तावेज किंवा पुराव्यांच्या प्रमाणित सत्य प्रतींसह कळवावे. कसूर केल्यास, तसा दावा किंवा दावे, हक्क, नामाधिकार, किंवा हितसंबंध अस्तित्वात नसल्याचे मानले जाईल आणि ते त्यागित आणि /किंवा परित्यागित मानले जातील.

येथे वरील उल्लेखित मिळकतीचे परिशिष्ट:

'डी'' वॉर्ड डी-२०२६(३)/१२ आणि डी-२०३७(१) स्ट्रीट क्र. १० अंतर्गत पालिका दर आणि कराच्या निर्धारक आणि जिल्हाधिकाऱ्यांद्वारे रितसर निर्धारित **''पी वनमाळी बिल्डिंग''** आणि रुक्मिणी निवास'' (''सदर बिल्डिंग्ज'') अशा ज्ञात त्यावरील उभ्या बिल्डिंगसह एकत्रित <mark>गेरगाव विभागाचा कॅडस्ट्रल सर्व्हें क्र. १०१८</mark> धारक आणि मुंबईचा उपनोंदणी जिल्हा आणि शहर आणि बेटातील १०वी खेतवाडी येथे स्थित मोजमापित साधारण ६५६ चौ.यार्डस् ५४८.५० चौ. मीटर्सशी समतुल्य किंवा तत्सम जमीन किंवा मैदानाचे सर्व ते भाग किंवा विभाग

> डायमंडवाला अँड कं वकील आणि सॉलिसिटर्स

प्रभाग सहकारी निवडणुक अधिकारी तथा सहायक निबंधक सहकारी संस्था. एफ-एन विभाग, मंबई

मल्होत्रा हाऊस, ६ वा मजला, जी.पी.ओ. समोर, फोर्ट, मुंबई - ४००००१.

जा.क्र./मुंबई/सिन/एफ- एन विभाग/निवडणुक/जाहीर प्रकटन/३३१३/२०२५ दिनांक - ०३/०३/२०२५ निवडणूक कार्यक्रम प्रगटीकरण

खालील नमुद सहकारी संस्थांच्या संचालक मंडळाच्या सन २०२५ ते २०३० या कालावधीची निवडणक घेण्यासाठी मा. राज्य सहकारी निवडणक प्राधिकरण, महाराष्ट राज्य पुणे यांच्याकडील दि. १७/०२/२०२५ रोजीच्या आदेशाने निवडणुक निर्णय अधिकाऱ्यांची मेमणुक केली आहे. त्यानुसार संस्थेच्या निवडणूकीचा तपशीलावर निवडणुक कार्यक्रम संस्थेच्या नोटीस बोर्डवर व निवडणूक निर्णय अधिकारी यांच्यावरील नमूद केलेल्या पत्त्यावर दिनांक ०५/०३/२०२५ रोजी प्रसिध्द करण्यात आलेला आहे. सदर निवडणूक कार्यक्रमानुसा उमेदवारी अर्ज दाखल करण्याचा कालावधी दिनांक ०६/०३/२०२५ ते १२/०३/२०२५ अशी आहे. तसेच दि. १३/०३/२०२५ रोजी छाननी व दि. १७/०३/२०२५ ते दि. ०१/०४/२०२५ अर्ज मागे घेण्याचा कालावधी आहे. (शासकीय सुट्टी वगळून) तसेच आवश्यकतेनुसार खाली नमूद केल्याप्रमाणे निवडणूक घेण्यात येणार आहे. तरी संस्थेच्या सर्व सभासदांनी निवडणूक कार्यक्रम जाहिर केल्याची नोंद घ्यावी.

अ.	संस्थेचे नाव व पत्ता	निवडणुक निर्णय	आवश्यकते नुसार
क्र.		अधिकाऱ्याचे नाव	निवडणूक दिनांक व
			मतदान ठिकाण
१	माथाडी कामगार सहकारी	श्रीम. एस. एस. खळे	दिनांक - १३/०४/२०२५
	गृहनिर्माण संस्था मर्यादित	मो. नं.	वेळ – सकाळी ०९.०० ते दुपारी
	क्रमांक १ श्रॉफ भवन, ५	९५९४११७७२७	०५.०० संस्थेचे कार्यालय,
	वा मजला, १५७, पी.डी.		माथाडी कामगार सहकारी
	मेलो रोड, कर्नाक बंदर,		गृहनिर्माण संस्था मर्यादित क्रमांक
	मुंबई - ४००००१		१ श्रॉफ भवन, ५ वा मजला,
			१५७, पी. डी. मेलो रोड, कर्नाक
			बंदर, मुंबई - ४००००१

दिनांक :- ०३/०३/२०२५ प्रभाग सहकारी निवडणूक अधिकारी ठिकाण :- मुंबई सहायक निबंधक, सहकारी संस्था, एफ- एन विभाग मुंबई



ओमकारा ॲसेटस् रिकन्स्ट्रक्शन प्रा. लि.

सीआयएन : यू६७१००टीझेड२०१४पीटीसी०२०३६३, कॉर्पोरेट कार्यालय: कोहिनूर स्केअर, ४७वा मजला, एन.सी.केळकर मार्ग, आर. जी. गडकरी चौक, दादर (पश्चिम), मुंबई-४०००२८. मोबा. : +९१ ७५५८३९२७३६

(जोडपत्र-IV-ए)(नियम ८(६) सहवाचता ९(१) साठी परंतुके पहा) स्थावर मिळकतीच्या विक्रीकरिता ई-लिलावकरिता जाहीर सूचना सिक्युरिटायझेशन ऑण्ड रिकन्स्ट्रब्शन ऑफ फायनाश्रियल ऑसेट्स ऑण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ऑक्ट, २००२ (सरफैसी ऑक्ट) सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८(६) सहवाचता ९(१) साठी परंतुकान्यये स्थावर मत्तेच्या विक्रीकरिता ई-लिलाव विक्री सूचना

सहयाचता ९(१) साठी पंतुकान्वये स्थावर मत्तेच्या विक्रीकरिता ई-लिलाब विक्री सूचना.
सर्वसामान्य जनता आणि विशेषतः खालील नमुद कर्जदार आणि हमीदार यांना सूचना याद्वार देण्यात येते की, खालील वर्णिलेल्या तारण मिळकती या तारण धनकोंकडे गहाण/प्रभारित आहेत, ज्यांचा ओमकारा ऑस्ट्रस् रिकन्स्ट्रक्शन प्रा. लि. च्या प्राधिक्त अधिकान्यांनी कब्जा घेतला आहे. पुढे, ओमकारा अस्ट्रस् रिकन्स्ट्रक्शन प्रा. लि. च्या प्राधिक्त अधिकान्यांनी कब्जा घेतला आहे. पुढे, ओमकारा अस्ट्रस् रिकन्स्ट्रक्शन प्रा. लि. च्या प्राधिक्त अधिकान्यांने कार्योत्ते कार्येत्त केले आहे. त्यानुसार ओएआरपीएल अभिहस्तांकनकर्ताच्या जागी आली आहे आणि थकवाकी वसुल कप्यासाठी अधिकार वापरत आहेत आणि तारणांची सक्त वसुली करित आहे. औएआरपीएलचे प्राधिकृत अधिकारी यांनी ५ चुले, २०२४ रोजीस खालील उद्घेषित तारणांचा प्रत्यक्ष कब्बा घेतला. म्हणून ओएआरपीएलचे प्राधिकृत अधिकारी यांनी ५ चुले, २०२४ रोजीस खालील उद्घेषित तारणांचा प्रत्यक्ष कब्बा घेतला. महणून ओएआरपीएलचे प्रधिकृत अधिकारी यांनी ५ चुले, २०२४ रोजीस खालील उद्घेषित तारणांचा प्रत्यक्ष कब्बा घेतला. सहणून ओएआरपीएलचे प्रधिकृत अधिकारी यांची ५ चुले, २०२४ रोजीस खालील उद्घेषित तारणांचा प्रत्यक कब्बा घेतला. सहणून ओएआरपीएलचे प्रधिकृत अधिकारी यांची ५ चुले, २०२४ रोजीस खालील उद्घेषित विवाद वार्योंचा प्रत्यक्ष किला प्रत्यक्ष किला प्रत्यक्ष किला प्रत्यक्ष किला प्रवाद विवाद वार्योंचा प्रत्यक्ष किला प्रत्यक्ष किला प्रत्यक्ष किला प्रत्यक्ष किला प्रत्यक्ष किला प्रत्यक्ष किला प्रवित्त किला स्वर्यात प्रत्यक्ष किला प्रत्यक्

कर्जदार/हमीदार/गहाणदार	तारण मत्तेचे तपशिल	मिळकतीचे	मागणी सूचनेची तारीख	राखीव किंमत	बोली वाढ	इअर
यांचे नाव		मालक	आणि रक्कम		रक्रम	
१. संजय देवराम राणे (कर्जदार)	कोळशेत रोड, बाळकुम, ठाणे (प.)-४००६०८ येथे वसलेल्या, असलेल्या आणि					
२. भारती संजय राणे (सह-	स्थित गाव कोळशेत येथील क्लॅरियंट कंपाऊंड अशा ज्ञात कॉम्प्लेक्स मधील कोडनेम		दिनांक: २५.०२.२०२०			
कर्जदार)	बिग बँग मधील बिल्डिंग क्र. डब्ल्यु-७ (बिल्डिंग क्र. सरकार मंजुरीप्रमाणे क्यु-११)		रु. ९४,१०,८८५.४९/-(रुपये	-	_ T	_
	च्या १२व्या मजल्यावरील फ्लॅट धारक क्र. १२०४, मोजमापित ६४० चौ.फूट		चौऱ्याण्णव लाख दहा हजार	٠. ٥.٥٥,٥٥٥/-	40.000/-	٥,00,000/-
कर्जदार)	म्हणजेच ५९.४८ चौ.मीटर्स (चटई) क्षेत्र च्यासह एक कार पार्किंग क्षेत्राचे सर्व ते भाग		आठशे पंच्याऐंशी आणि	20,00,000/-	\(\sigma, \sigma \sigma \)	2,00,000/-
	आणि विभाग. सदर फ्लॅट खालीलप्रमाणे सिमाबद्ध- उत्तर: मोकळा प्लॉट,		एकोणपन्नास पैसे मात्र)			
	दक्षिण: अंतर्गत रोड, पूर्व: मोकळा प्लॉट, पश्चिम: मोकळा प्लॉट.		,			
िर्माश्यामा समील आणि बेस र	निर्मातः १९ ०३ ३०३६ सेस स्ट १३३०० से स ३३०० सा (सामी)	र्व कियागानी व	गीव भागि बेचर ३० ०३ ३	ு. பினிய ப	22 23 22	गर्वांच (जागरी)

ची तारीख आणि वेळ :- दिनांक: ११.०३.२०२५, वेळ : दु. १२:०० ते दु. २:०० वा. (दुपारी) 📗 ई-लिलावाची तारीख आणि वेळ:-२१.०३.२०२५ रोजीस स. ११.०० ते दु. १२.०० पर्यंत (दुपारी) ट्रस्टचे नावः ओमकारा पीएस३३/२०२०–२१ ट्रस्ट, बँक नावः आयसीआयसीआय बँक, खाते क्र. ३४४९०५००१०१५, आयएफएससीः आयसीआयसी०००३४४९, शाखाः बांद्रा (पू.), मुंबई सहभागी होण्याचे बोली पत्र/केवायसी दस्तावेज/इअरचा पुरावा सादर करण्याची अंतिम तारीख आणि वेळ : २०.०३.२०२५ रोजीस सायं. ६.०० पर्यंत

लिलावाच्या अटी आणि शर्ती: विक्रीच्या तपशिलवार अटी आणि शर्तीकरिता कृपया http://omkaraarc.com/auction.php मध्ये दिलेल्या लिंकचा संदर्भ घ्यावा. हा लिलाव ओएआरपीएल द्वारे ऑनलाईन केला जाईल. इअर (मूळ स्वरूपात डीडी/ पे ऑर्डर किंवा एनईएफटी/आरटीजीएस मार्गे पाठवलेली रक्कम) सह बोली (ऑनलाइन तसेच हार्ड कॉपीमध्ये) सादर करण्याची शेवटची तारीख २०.०३.२०२५ सार्य. ६:०० पर्यंत आहे. च्या बोलीदारांनी इअर जमा केला आहे आणि त्यांना लॉगिन आयडी आणि पासवर्ड तयार करणे, डेटा अपलोड करणे, बोली सबमिट करणे, ई-बिर्डिंग प्रक्रियेचे प्रशिक्षण इत्यादीसाठी सहाय्य आवश्यक आहे, ते ई-लिलाट सेवा प्रदात्याशी संपर्क साधू शकतात. ''मे. सीर्' इंडिया प्रायव्हेट लिमिटेड'' हेल्पलाइन ई-मेल आयडी: support@bankeauctions.com, हेल्पलाइन ई-मेल आयडी: support@bankeauctions.com, श्री. भाविक पांड्या, मोवाईल: ८८६६६८२९३७, ई-मेल-maharashtra@c1india.com आणि मिळकतीशी संबंधित शंकेकरीता प्राधिकृत अधिकारी प्रतिक्षा पटेल, मोबाईल: +९१९७७३४०६१७५ मेल: pratiksha.patel@omkaraarc.com/केस ऑफिसर श्री. तानाजी मांडवकर, मोवाईल क्र.: +९१९७६९१७०७७४, मेल: tanaji@omkaraarc.com यांच्याशी संपर्क साधा. बोली जमा करण्याच्या वेळी इच्छूक बोलीदारांनी दिवाळखोरी आणि दिवाळखोरी संहिता, २०१६ च्या कलम २९(ए) अंतर्गत घोषणा सादर करावी लागेल.

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८(६) अन्वये विक्रीसाठी वैधानिक सूचना ही सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेट्स अँड एप्फोसेमेंट ऑफ सिक्युरिटी इंटोस्ट ॲक्ट, २००२ च्या तरतुरी व सिक्युरिटी इंटोस्ट (एप्फोसेमेंट) रुल, २००२ च्या नियम ८(६) सहवाचता नियम ९ अन्वयं वरील कर्ज खात्याच्या कर्जदारांना १५ (पंघरा) दिवसांपेक्षा कमी नसणारी एक अनिवार्य सूचना देखील आहे ज्याद्वारे त्यांना उपरोक्त तारीख आणि वेळेस लिलाव/ई-लिलाव मार्फत विक्री आयोजित करण्यावाबत कळवून विक्री समाप्ती पूर्वी कोणत्याही वेळी पुढील व्याज आणि सर्वे खर्च, आकार व परिच्यव यासह एकत्रितपणे येथे वर वर्णन केलेली उर्वरित थकबाकीचे प्रदान करून त्यांची इच्छा असल्यास मतांचे विमोचन करण्याचा सह्य दिला आहे. प्रदानात कसुर केल्यास, सिक्युरिटी इंटरेस्ट (एप्फोसेमेंट)

. हल, २००२ च्या नियम ८(५) अंतर्गत विहित केलेल्या कोणत्याही पध्दतीने प्राधिकृत अधिकारी/तारणी धनकोंच्या स्वेच्छेने मिळकत विकली जाईल. दिनांक: ०५.०३.२०२५ सही / -. प्राधिकत अधिकारी, ओमकारा ॲसेटस रिकन्स्टक्शन प्रा. लि

कर्जदाराचे / सह-

शाखा कार्यालय: आयसीआयसीआय बँक लिमिटेड, तळ मजला, आक्रूती सेंटर, एमआयडीसी, टेलिफोन एक्सचेंज जवळ, आक्रुती स्टारच्या समोर, अंधेरी पूर्व, मुंबई- ४०००९३

जाहीर सूचना – तारण मत्तेच्या विक्रीसाठी निविदा ई– लिलाव [नियम ८(६) चे तरतुदीकडे पहा] स्थावर मिळकतीच्या विक्रीकरिता सूचना

सिक्युरीटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट कायदा २००२ सह नियम ८(६) च्या तरत्दीन्सार स्थावर मालमत्तेचा ई-

तिलाव विक्री सूचना. सर्वसामन्य लोक आणि विशेषतः कर्जदार आणि हमीदार यांना सूचना देण्यात येत आहे की खाली वर्णन केलेली स्थावर मालमत्ता जी सिक्युअर्ड क्रेडीटर यांच्याकडे गहाण/ चार्ज्ड करण्यात आली असुन, त्याचा **प्रत्यक्ष ताबा** आयसीआयसीआय बँक लि.चे अधिकारी यांनी घेतला असून ती ''जसे आहे जिथे आहे'', ''जे आहे ते आहे '' आणि खाली देण्यात आले आहेत. अ. शकबाकी आरक्षित मालमनेन्या ई-लिलाव

काही असल्यास ज्ञात बोजासह

<u></u> ф.	हमीदाराचे नाव/ कर्ज खाते क्रमांक	तारण मत्तेचा तपशील	रक्कम ₹	मूल्य (₹) इसारा अनामृत ठेव	परीक्षणची तारीख आणि वेळ	तारीख आणि वेळ
	श्री घनश्याम रेहंदुमल आहुजा (कर्जदाराचे), श्रीमती वर्षा घनश्यामदास आहुजा, श्री विजय घनश्याम आहुजा (सह-कर्जदाराचे),	(सी) पलॉट क्र. ६०५, ६वा मजला, ओम साई रीजेन्सी, विंग-बी, मानस रेसिडेन्सीजवळ, एस. क्र. ५७/२, ४४/३सी गाव पाले, अंबरनाथ पूर्व, महाराष्ट्र, ठाणे- ४२१५०१. मोजमापित क्षेत्र- फ्लॅट क्रमांक ६०५ चे (३५.४ चौ. मीटर + बाल्कनी क्षेत्रासह ६.१४ चौ. मीटर + १.३५ चौ. मीटर ओपी.) फ्लॅट ६०६, ६वा मजला, ओम साई रीजेंसी, विंग-बी, मानस रेसिडेन्सीजवळ, एस. क्रमांक ५७/२, ४९/१, ५४/३सी गाव पाले, अंबरनाथ पूर्व, महाराष्ट्र, ठाणे-४२१५०१. मोजमापित क्षेत्र- फ्लॅट क्र. ६०६ चे (३५.६६ चौ. मीटर + बाल्कनी क्षेत्रासह ४.३३ चौ. मीटर + १.३५ चौ. मीटर ओपी.)		(₹) ₹ «,,,,, ₹ «,,,,,,,,,,,,,,,,,,,,,,,	(एफ) मार्च १५, २०२५ दुपारी ०२:०० ते संध्यात्वा ०५:०० पर्यंत	(जी) मार्च २६,२०२५ सकाळी ११:०० पासून
	(कर्जदाराचे), श्रीमती निलेमा आनंद यादव (सह-	फ्लॅट क्रमांक ४०३, चौथा मजला, विंग जे गजराज, श्री गणेश पार्क इमारत क्रमांक ४, टिटवाळा, गोवेली रोड, मनालील हॉटेलजवळ, टिटवाळा पूर्व, एस. क्रमांक १२०, १७७ हिस क्रमांक १, २, ३ए, ३बी, ३सी, ठाणें– ४२१६०५. मोजमापित क्षेत्र– ६४५ चौ. फूट कार्पेट + ओपन टेरेस ४० चौ. फूट	₹ ६३,६०, ००६/- फेब्रुवारी २८, २०२५ पर्यंत)	₹ २०,००,- •••/- ₹ २,००,०००/-	मार्च १७, २०२५ दुपारी ०२:०० ते संध्याकाळी ०५:०० पर्यंत	मार्च २६,२०२५ सकाळी ११:०० पासून

ऑनलाईन लिलाव वेबसाईट– (URL Link-https://disposalhub.com) मे. <mark>नेक्सझेन सोल्यूशन्स प्रायव्हेट लिमिटेड</mark> या ई–लिलाव एजन्सीच्या वेबसाईटवर आयोजित करण्यात येईल. तारणदार/नोटीसी यांना **मार्च २५, २०२५** रोजी **संध्याकाळी ०५.००** वाजणेपूर्वी एकूण थकबाकी आणि पुढील व्याजासह रक्कम परतफेड करण्याची संधी देण्यात येत आहे. अन्यथा सदर तारण

संभाव्य बोलीदारांनी बयाणा रक्कम (ईएपडी) **आयसीआयसीआय बँक लिमिटेड, लेवल ३-५, ७४ टेक्नो पार्क, सीप्झ गेट क्रमांक ०२ समोर, मरोल एमआयडीसी, अंधेरी पूर्व, मुंबई- ४०००९३ यांचेकडे डीमांड ड्राफ्ट (डीडी) (कॉलम ई पहा) मार्च २५, २०२५** रोजी **संध्याकाळी ०४.००** वाजणेपूर्वी सादर करावी आणि त्यानंतर त्यांनी त्यांचा प्रस्ताव फक्त वर नमूद वेबसाईटमार्फत **मार्च २५,** २०२५ रोजी **संध्याकाळी ०५.००** वाजणेपूर्वी ईएमडीट्या पेसे भरत्याच्या पुराव्यासाठी बँक पानन है । डोडीची स्कॅन केलेत्या ईमेजसह सादर करणे आवश्यक आहे. कृपया नेंद घ्याती, जर संभाव बोलीदारांना वेबसाईटमार्फत त्यांचे प्रस्ताव सादर करणे शक्य नसल्यास, स्वाक्षरीकृत निविदा दस्तावेजाची प्रत **आयसीआयसौआय बँक लिमिटेड, लेवल ३-५, ७४ टेक्नो पार्क, सीप्झ गेट क्रमांक ०२** समोर, मरोल एमआयडीसी, अधेरी पूर्व, मुंबई- ४००९३ येथे मार्च २५, २०२५ रोजी **संध्याकाळी ५.००** वाजणेपूर्वी सादर करता येतील. बयाणा रक्कम राष्ट्रीयकृत/वर्गीकृत बँकेकडील डीडी/पीओ ''आयसीआयसीआय बँक लिमिटेड'' यांच्या नावे मुंबई येथे देय सादर करावा.

पाहणीसंबंधित, ई–लिलावाच्या शर्ती व अटी किंवा निविदा सादर करण्याशी संबंधित कोणत्याही खुलाशाकरिता कृपया संपर्क **आयसीआयसीआय बँक** कर्मचारी फोन नंबर **८१०४५४८०३१/** ९००४३९२४१६ वर संपर्क करा.

कृपया नोंद घ्यावी की मार्केटिंग एजन्सीज **१. मेसर्स नेक्सझेन सोल्युशन्स प्रायव्हेट लिमिटेड, २. ऑजिओ ॲसेट्स मॅनेजमेंट प्रायव्हेट लिमिटेड, ३. मॅटेक्स नेट प्रायव्हेट लिमिटेड** . यांनादेखील सदर मालमत्तेच्या विक्री सविधेसाठी नेमण्यात आले आहे

कोणतेही कारण न देता कोणतीही किंवा सर्व बोली स्विकारणे किंवा नाकारणेचा अधिकार प्राधिकृत अधिकाऱ्यांकडे राखीव आहे. विक्रीच्या विस्तृत शर्ती व अटींकरिता कृपया भेटा www.icicibank.com/n4p4s

दिनांक : मार्च ०५, २०२५ ठिकाण : मुंबई

प्राधिकृत अधिकारी आयसीआयसीआय बँक लिमिटेड

जाहीर सूचना सूचना याद्वारे देण्यात येते की दिशा होल्डिंग्क प्रा. लि.च्या मालकीच्या

एलआयसी हाऊसिंग फायनान्स लिमिटेड ४था मजला, जीवन प्रकाश बिल्डिंग, पी. एम. रोड, फोर्ट, मुंबई - ४०० ००१

साकेतिक आणि प्रत्यक्ष कब्जा सूचना (स्थावर मिळकतीकरिता)

न्याअर्थी एलआयसी हाऊसिंग फायनान्स लि. च्या प्राधिकृत अधिकाऱ्यांनी सिक्युरिटायझेशन ॲण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् ॲण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट २००२ (क्र. ५४ सन २००२) अन्वये आणि कलम १३(२) सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ९ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून खालील कर्जदारांना मागणी सूचना जारी करून त्यांच्या संबंधित नावासमोर नमूद रक्कम चुकती करण्यास मांगितले होते.

ઝા.	कजदाराच कज खात	कर्णदाराच नाव	तारण नत्तव वर्णन	मागणा कलला	मागणा सूचना ताराख	कञ्जाचा ताराख	कल्जाचा प्रकार
क्र.	क्रमांक			रक्कम (रु.)			
3	६११९००००१८७१	श्री. आणि सौ. सविता दत्तात्रय देशमुख,	फ्लॅट क्र. ३०३, ए-विंग, ३रा मजला, भागिरथी प्राईड सीएचएसएल, पोखरकर नगर, गाव	रु. ५४७३५४५.६३	१५.०३.२०२३	२८.०२.२०२५	प्रत्यक्ष
		दत्तात्रय मुकुंद देशमुख	मांजरली, ता. अंबरनाथ, जि. ठाणे, महाराष्ट्र - ४२१५०३				
2	६१२३००००२०५८	श्री. आणि सौ. सुनील पेसवानी, करीना सुनील	फ्लॅट क्र. २०२, शिव कॉर्नर, गांधी रोडच्या जवळ, ब्लॉक क्र. ए-८१६ च्या जवळ, उल्हासनगर,	रु. ३३०४०७५.०७	१०.०१.२०२४	२८.०२.२०२५	सांकेतिक
		पेसवानी	जि. ठाणे, महाराष्ट्र - ४२१००५				
3	६११९००००१८७१	श्री. आणि सौ. स्मिता सुनील गुरव, शुभम	फ्लॅट क्र. ६०१, ६वा मजला, नाईटिंगेल सी-२, प्रांजी गार्डन सिटी, फेज-१, गाव बेलवली,	रु. ३०५१०३४.५२	२०.०१.२०२४	०१.०३.२०२५	सांकेतिक
		सुनील गुरव, सुनील गजानन गुरव	अंबरनाथ, ठाणे, महाराष्ट्र - ४२१५०३				
Х	६१२३००००१९७८	श्री. आणि सौ. अभिषेक जयस्वाल, प्रिया	फ्लॅट क्र. २०२, इमारत क्र. ४, डेझी मोहन हायलॅण्डस् सीएचएसएल, गाव कात्रप, अंबरनाथ,	रु. ४५२९६५२.३५	१०.०१.२०२४	०१.०३.२०२५	सांकेतिक
		अभिषेक जयस्वाल	ठाणे, महाराष्ट्र - ४२१५०३				
ષ	६१०९०००११२८५	श्री. आणि सौ. उत्तम कुमार गुप्ता,	१०१, १ला मजला, इमा. ए१, साई ऑर्किड, रिजेन्सी इस्टेटस्च्या मागे, स. क्र. १२०/७ए,	रू. ४८४५३३५.००	११.०५.२०२३	०१.०३.२०२५	सांकेतिक
Ш		राखी देवी	कल्याण डोंबिवली, शिळफाटा कल्याण रोड, मुंबई, महाराष्ट्र - ४००६०८				
ξ	६१०६००००४२९१	श्री. आणि सौ. एस्थर थॉमस	३०१, ३रा मजला, इमा. ए१, साई ऑर्किंड, रिजेन्सी इस्टेटस्च्या मागे, स. क्र. १२०/७ए,	रु. ४३८२८४६.१६	३१.०८.२०२४	०१.०३.२०२५	सांकेतिक
			कल्याण डोंबिवली, शिळफाटा कल्याण रोड, मुंबई, महाराष्ट्र – ४००६०८				

त्यासह सदर सूचना प्राप्तीच्या तारखेपासून ६० दिवसांच्या आत देयाच्या प्रदानाच्या तारखेपर्यंत प्रयोज्य पुढील व्याज, आनुषंगिक खर्च, परिव्यय, प्रभार इ तथापि, कर्जदारांनी मागणी सूचनेमधील थकबाकी रक्कम चुकती करण्यास कसूर केली आहे, म्हणून नमूद कर्जदार आणि सर्वसामान्य जनतेला सूचना याद्वारे देण्यात येते की, निम्नस्वाक्षरीकारांनी त्यांच्या नावासमोरील वरील नमूद तारखेस सदरह अधिनियमाच्या कलम १३(४) सहवाचता सदर नियमावलीच्या नियम ९ अन्वये त्यांना प्रदान केलेल्या अधिकाराचा वापर करून येथे वरील नमूद मिळकतींचा **सांकेतिक आणि प्रत्यक्ष कब्जा** घेतल

विशेषत: कर्जदार आणि सर्वसामान्य जनतेला याद्वारे सावधान करण्यात येते की, त्यांनी वरील सदर मिळकर्तीसह व्यवहार करू नये आणि सदर मिळकर्तीसह केलेला कोणताही व्यवहार हा **एलआयसी हाऊसिंग फायनान्स**

ठिकाण : मुंबई

सी ९/४०६, निलगिरी गार्डन्स सीएचएस लि., सेक्टर - २४, सीबीडी बेलापूर, नवी मुंबई - ४००६१४ मोबा.: ९८२०५०२३६७

जॉकीम एफ. फर्नांडिस

वकील, उच्च न्यायालय

खालील मिळकतींशी संबंधित, दिवाणी निबंधक-नि-उपनिबंधक, बिचोलीम, गोवा यांच्या कार्यालयात नोंदणीकृत

खालील मूळ विक्री विलेख(डीड्स ऑफ सेल) चुकून हरवले/गहाळ झाले आहेत:

नोंदणी क्र. (i) ६४५/०७; (ii)

ξ χ ξ / ο Θ; (iii) ξ χ Θ / ο Θ; (iv)

६४८/०७; (v) ६४९/०७ आणि (vi) ६५०/०७ धारक मूळ विक्री विलेख. सर्व बूक क्र. १- व्हॉल्युम ५५४ आणि ५५५ चे दिनांक २६ जुलै २००७ रोजीचे आणि पावती क्र. २५/४ दिनांक ७ मे, २००९. कोणाही व्यक्तीला वरील नमूद मूळ विक्री विलेख आढळल्यास, सदर सूचना प्रसिद्ध

झाल्याच्या दिनांकापासून १५ दिवसांत,

निम्नस्वाक्षरीकारांना परत करण्याची

विनंती करण्यात येत आहे, कसूर केल्यास

विक्री विलेख कायमचे हरवल्याचे गृहित

धरण्यात येईल.

ठिकाण: मुंबई

दिनांक : ५ मार्च २०२५

लि. च्या यावरील नमुद रकमेच्या अधीन राहील दिनांक: ०५.०३.२०२५

प्राधिकृत अधिकारी एलआयसी हाऊसिंग फायनान्स लिमिटेड

Account: M/s. Daya Builders Trust: Pegasus Group Thirty Two Trust-I

PROPERTY DESCRIPTION:

All that piece or parcel of land or ground situated lying and being at Village Malad (E), Taluka Borivali in Greater Bombay the Registration Sub-District and District of Bombay City Sub-Urban Bearing Survey No. 261 Part of Village Malad, bearing C.T.S. No. 620/A/1-A/4E, Mumbai – 400 063, admeasuring area of the Plot about 6,031 sq. mts. Or thereabouts and bounded as follows:

On or towards the East – Daya Shreeji Building On or towards the West – Laxchandi Building On or towards the North – Daya Sagar Building On or towards the South – D. P. Road

Terms & Conditions

- The E-auction sale by way of E-Auction will be online E-auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 25/03/2025 for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from 11.00 a.m. to 1.00 p.m. 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).
- 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/ encumbrances. All liabilities, encumbrances, dues of the 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 the sole responsibility of the prospective bidder.
- 3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
- 4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the Schedule Property.
- 5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
- 6. **<u>Due Diligence:</u>** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The

prospective bidder shall also conduct due diligence upon the litigation(s) pending against the Schedule Property. The prospective bidder 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 and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the Schedule Property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc. relating to the scheduled property.
- 8. 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:
 - Huts / Slum / Encroachment
 - Litigations filed before DRT/High Court and or any other tribunal/forum
 - (i) DRT: Borrower has challenged action of Pegasus under SARFAESI by way of 2 separate SAs which are pending adjudication.
 - (ii) Arbitration: Arbitration award was passed in favour of Abhyudaya Bank. The counterclaim filed by Borrower was dismissed.
 - (iii) High Court: Borrower challenged arbitration award in High Court, which was rejected by Single Judge of Hon'ble Bombay High Court. Borrower has challenged the said order before Division Bench of Bombay High Court, which is pending.
 - (iv) Supreme Court: The Supreme Court has permitted Pegasus to sell the secured assets in lots which include Schedule Property.
 - Status of and usage of reservations on the Schedule Property
 - As per Sanctioned Development Plan 2034 of Greater Mumbai for Western Suburbs for Ward PN & PS of sheet WS-39 as well as DP Remarks – 2034 for Schedule Property, it is understood that the Schedule Property falls under Residential Zone and has reservation of Social Amenities RSA 2.1 Multipurpose Community Centre as well as affected EP-PS43 towards 9.15m wide DP road.
 - Borrower has made various complaints from time to time, which have been appropriately replied by Pegasus.
 - Borrower published public notice on 08/11/2023, 26/08/2024, 23/10/2024, 21/11/2024 and 25/12/2024 alleging various encumbrances on the Schedule Property Prospective buyers should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction, before submitting bid(s), as the sale is on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities/ encumbrances.
- 9. 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. The EMD shall not be refundable in case the bidder is declared as Successful Bidder.
- 10. 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 (20). 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 such time will not exceed three months.)

- 11. Failure to remit the amount as required under clause (10) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold,
- 12. and the defaulting purchaser shall surrender to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
- 13. 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.
- 14. In case of non-acceptance of offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
- 15. 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, misstatement or omission.
- 16. 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 **24/03/2025** till 5.00.p.m. Email address: siddhesh@pegasus-arc.com/ravendernath@pegasus-arc.com. In addition 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 submitted by the bidder. The bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
- 17. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/guarantor pay the amount due to the Pegasus in full before date of e-auction, no auction/sale will be conducted.
- 18. The reserve price of the Schedule Property is Rs.53,13,87,000/- (Rupees Fifty Three Crores Thirteen Lakhs Eighty Seven Thousand Only) and the Earnest Money Deposit will be Rs.5,31,38,700/- (Rupees Five Crores Thirty One Lakhs Thirty Eight Thousand Seven Hundred Only).
- 19. The Schedule Property will be sold on "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities on **25/03/2025**.

- 20. Last date for submission of bid is 24/03/2025 before 5.00 PM and the Auction is scheduled on 25/03/2025 from 11.00 am to 1.00 pm. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
- 21. 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 drawn in favor of Pegasus Group Thirty Two 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. 006021100006019, A/c name: Pegasus Group Thirty Two Trust I, Bank Name: The Abhyudaya Co-Operative Bank Ltd., Mumbai Fort Branch, IFSC Code: ABHY0065006.
- 22. 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. 10,00,000/- (Rupees Ten Lakhs).
- 23. In case the bidder after submission of bid withdraws the bid at any time on or before the auction, the EMD amount i.e. 10% of the reserve price submitted shall not be returned and shall be forfeited.
- 24. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
- 25. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale proceedings 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 cancellation.
- 26. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
- 27. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
- 28. The acceptance of 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.

- 29. 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.
- 30. The prospective bidder needs to submit the source of funds/ proof of funds.
- 31. Sale shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
- 32. 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. Rohan Kadam- 9167981607 and Mr. P S. Ravendernath- 9821238369.

SCHEDULE			
Description of the secured assets			
Mortgaged by:- M/s. Daya Builders through its Partners			
All that piece or parcel of land or ground situated I Taluka Borivali in Greater Bombay the Registration			
City Sub-Urban Bearing Survey No. 261 Part of 620/A/1-A/4E, Mumbai – 400 063, admeasuring a	, ,		
Or thereabouts and bounded as follows:	rea of the flot about 0,031 3q. mts.		
On or towards the East – Daya Shreeji Building			
On or towards the West – Laxchandi Building			
On or towards the North – Daya Sagar Building			
On or towards the South – D. P. Road			
Reserve Price (Rs.) (Below which	Rs.53,13,87,000/- (Rupees		
the properties will not be sold)	Fifty Three Crores Thirteen Lakhs Eighty Seven Thousand Only)		
Earnest Money Deposit	Rs.5,31,38,700/- (Rupees Five Crores Thirty One Lakhs Thirty Eight Thousand Seven Hundred Only)		

Date: 05/03/2025 Place: Mumbai Authorised Officer
For Pegasus Assets Reconstruction Pvt. Ltd.
(Acting in its capacity as Trustee of Pegasus
Group Thirty Two Trust-I)

ANNEXURE-II

DETAILS OF BIDDER – FILL All IN CAPITAL LETTER

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

	in Capi	tal)																				
Father's/Husband's	Name																					
Postal Address of Bi	dder(s)																				
eMail ID										\perp												
Phone/Cell Number	:																					
Bank Account deta	ils to	whic	h EIV	1D a	mou	ınt t	o b	e re	turn	ed												
Bank A/c No.			1	\perp			_	_	_		\vdash	_					_	_			\perp	
IFSC Code No.			1	\perp			_	_	_		\vdash	_					_	_			\perp	
Branch Name																						
			,	,																		
Date of Submission	Bid	l —	./	_/			P	AN	Num	ıber												
Property Item No.																						
Whather EMD remit	tod			Voc			NI		Г	lato	of D	amit	ltan/	20			,	,				
Whether Livid lenin	ieu	Whether EMD remitted Yes No Date of Remittance//									או וע		llain	LE		_	_/_		_			
Name of Bank										<u> </u>												
Name of Bank Branch Name				<u> </u>						<u> </u>												
Branch Name																						
Branch Name Account No.																						
Branch Name																						
Branch Name Account No. IFSC Code No.	rd																					
Branch Name Account No. IFSC Code No. Bid Amount Quote	nd																					
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure	ed .																					
Branch Name Account No. IFSC Code No. Bid Amount Quote	rd																					
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure	yd																					
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure		umbe	er (D	NIN):																		
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word Director Identifica	tion N					ppoi	inte	d as	a Di	recti												
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word	tion N					ppoi	inte	d as	a Di	recto	or .											
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word Director Identifica	tion N					ppoi	inte	d as	a Di	recto	or				_							
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word Director Identifica	tion N					ppoi	inte	d as	a Di	recto	——————————————————————————————————————											

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:	
Property Description:	

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 offerer/bidders shall be retained by the Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
- 7. The decision taken by Authorized Officer in all respects shall be binding on me/us.

inc	so undertake to abide by the additional conditions if announced during the auction luding the announcement of correcting and/or additions or deletions of times being ered for sale.
Sou	arce of Funds
a.	I/we hereby declare that the funds remitted by us for the bid in the e-auction held on in the matter of 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.	
	Signature:
	Name:
	Address:
	E-Mail ID:
	incloffe Sou a. b.

Affidavit cum Declaration

Property for which bid	l submitted	("Property"):		
Mortgagor of the Prop	erty ("Mort ₍	gagor"):		
Name of the borrower	/co-borrou	ver / guarantor / mortgagor	("Borrowers"):	
I/We,		, R/o _		have
		peing sold by way of public		
Reconstruction Private	Limited acti	ng in its capacity as trustee of	("Pegasus").	
I/We,and affirm:		R/o	do hereby solemnly s	swear

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

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

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

Explanation I.- For the purposes of this proviso, the expression "related party" shall notinclude 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 os ubstitution 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 madeby 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 lawin a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).
 - $\it Explanation {f 5}$ [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 partyof 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 marketregulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;
- (c) any investment vehicle, registered foreign in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the 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 register with the Reserve Bank of Indiaunder 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			ar	e no	t disq	luali	fied fro	m subn	nittir	ng bi	id for the	above
	mentioned	property	being	sold	by	way	of	public	e-auct	ion	by	Pegasus	Assets
	Reconstruct	tion Private	e Limite	d acti	ng in	its ca	paci	ity as tr	ıstee of	f			
3.	That no ins	-				templ	atec	l or pen	ding ag	ainst	t me	/us befor	e any of
												De	eponent
					Veri	ificatio	on						
The a	above depon	ent solemi	nly affir	ms co	nten	ts of	para	no. 1-	3 of thi	s aff	idav	it to be t	rue and
corre	ect.												
												De	eponent

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:
Th	e Company as stated above hereby confirms and declares that on the below date:
(P1	ease tick the correct box)

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

Or

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

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

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

major	The Company is listed on (Name of the Stock Exchange) or is a majority owned subsidiary of (Name of the listed Company) listed on (Name of the Stock Exchange).									
The C	The Company undertakes that the facts stated above are true and correct.									
chang	The Company undertakes and agrees that it will notify Pegasus without delay or any changes to the controlling shareholders, person exercising control or having controlling ownership interest in the Company, as declared in the table above .									
For an	nd on behalf of [nam	e of Co	mpany]							
Signat	ture of the Authorise	d Offici	al:							
(to be	signed by the officia	ıl autho	rised to sign t	he Board Re.	solution)					
Full name of the authorised official:										
Desig	Designation/Position:									
Date:										

To,

Pegasus Assets Reconstruction Private Limited

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

Nariman Point,

Mumbai - 400 020

Sub: Consent for KYC Verification

Dear Sir,

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

- I / We understand that as per the applicable laws you are required to do KYC Verification.
- 1. In view of the above, for entering into any transaction:
- a) I voluntarily opt to share my KYC Identifier details with Pegasus Assets Reconstruction Private Limited ("Pegasus") as part of the customer due diligence ("CDD") procedure, and provide my explicit consent to Pegasus to download the necessary information from the Central KYC Records Registry; OR
- b) I voluntarily opt for Aadhaar based KYC due diligence, or e-KYC or offline verification, and submit to Pegasus, my Aadhaar number, Virtual ID, e-Aadhaar, XML, Masked Aadhaar, Aadhaar details, demographic information, identity information, Aadhaar registered mobile number, face authentication details and/or biometric information; OR
- c) I voluntarily opt to provide my consent and furnish my Officially Valid Document ("OVD"), more specifically, my passport, driving licence, proof of possession of Aadhaar number, the Voter's Identity Card issued by the Election Commission of India, job card issued by NREGA duly signed by an officer of the State Government and letter issued by the National Population Register containing details of name and address; and where the OVD furnished by me does not have the updated address, the documents or the equivalent e-documents shall be OVDs for a limited purpose: (i) utility bill not older than two months; or (ii) property or municipal tax receipt; or (iii) applicable pension or family pension payment orders issued by government or public sector undertaking (PSU); (iv) letter of allotment of accommodation issued by government, regulatory bodies, PSUs, scheduled commercial banks financial institutions and listed companies or leave and licence agreements with such employers allotting official accommodation.

2. I am informed by Pegasus and understand that:

- a)submission of Aadhaar is not mandatory, and there are alternative options for KYC due diligence and establishing identity including by way of physical KYC with OVD other than Aadhaar and all these options were given to me;
- b) where the Permanent Account Number (PAN) is obtained, Pegasus shall verify the PAN using the verification facility of the Income Tax Department;

- c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;
- d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.
- 3. I authorise and give my consent to Pegasus (and its service providers), for following informed purposes:
- a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);
- b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;
- c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;
- d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.
- 4. I / We understand that the Aadhaar number will not be stored/ shared except as per law and regulations. I / We will not hold Pegasus or its officials responsible in the event this document submitted by me / us is not found to be in order or in case of any incorrect information provided by me / us.
- 5. In case of offline KYC, I hereby confirm that I have downloaded the e-Aadhaar myself using the OTP received on my Aadhaar registered mobile number.

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

Name:		
Signature:		