

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor, Free Press House, Nariman Point,
Mumbai - 400 021. Phone No : 022 - 6188 4700Email : sys@pegasus-arc.com URL : www.pegasus-arc.com**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 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**.

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:

Name of the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s):	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) Mr. Kiran D. Shah (Partner & Guarantor)
Outstanding Dues for which the secured assets are being sold:	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 SARFAESI 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 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-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
CERSAI ID:	Security ID- 400007848325 Asset ID- 200007838211
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.53,13,87,000/- (Rupees Fifty Three Crores Thirteen Lakhs Eighty Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs.5,31,38,700/- (Rupees Five Crores Thirty One Lakhs Thirty Eight Thousand Seven Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	1) Huts / Slum / Encroachment 2) 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. 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:	On 13/03/2025 from 2.00 pm till 5.00 p.m.
Contact Person and Phone No:	Siddhesh Pawar: 9029687504 Rohan Kadam: 9167981607 P. S. Ravendernath: 9821238369
Last date for submission of Bid:	24/03/2025 till 5:00 pm
Time and Venue of Bid Opening:	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.auction-tiger.net> or contact service provider **M/s. E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: ramprasad@auction-tiger.net**, Mr. Ramprasad **Mobile No. +91 8000023297**, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER**Place: Mumbai**
Date: 05/03/2025**Pegasus Assets Reconstruction Private Limited**
(Trustee of Pegasus Group Thirty-Two Trust-I)

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

e-Procurement Notice

E_Tender Reference No. RCD/KHUNTI/222 Date :- 04-03-2025

1.	Name of the work	IRQP work of Kamdra 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 Core 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 :- Estimated cost of tender can be increased or decreased
Further details can be seen on website <http://jharkhandtenders.gov.in>
Executive Engineer,
R.C.D., Road Division, Khunti
PR 347798 Road(24-25)#D

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 Date :27.02.2025

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,MULGAON , TALUKA:AMBERNATH, BADLAPUR WEST,THANE-421503. & Mrs.BHAVANA BHALCHANDRA LAD ADDRESS: HOUSE NO.371,MULGAON , TALUKA:AMBERNATH ,BADLAPUR WEST,THANE-421503.

To repay the amount mentioned in the notice, being LIABILITY RS. 28,82,746 I (RUPEES TWENTY EIGHT LAKHS EIGHTY TWO THOUSAND SEVEN HUNDRED FOURTY SIX ONLY), plus unpaid 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 in 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 CANARA BANK, 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.1407, 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 151/1a.area Admeasuring 16679 Sqmtrs. 6) Survey No.139/2 And 151/1a Area Admeasuring 12079 Sq Mtrs Along With Tdr Area Admeasuring 8213.72 Sq Mtrs .7) Survey No.1407c Area Admeasuring 4600sq Mtrs Along With The Tor Area Admeasuring 1353.92sq Mtrs, Village- Chikholi,taluka - Ambarnath,district -Thane.

Date : 27.02.2025 For Canara Bank
Place : THANE Sd/- AUTHORISED OFFICER

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Phone No. : 022 - 6188 4700
Email : sys@pegasus-arc.com URL : www.pegasus-arc.com

PUBLIC NOTICE FOR 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), Mortgage(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 being 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.

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

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), Mortgage(s) and Guarantor(s):	M/s. Daya Builders (Partner Firm & Borrower & Mortgage) Mr. Dhansukh D. Shah (Partner & Guarantor) Mr. Vijay D. Shah (Partner & Guarantor) Mr. Kirit D. Shah (Partner & Guarantor) Mr. Hareesh D. Shah (Partner & Guarantor) Mr. Kiran D. Shah (Partner & Guarantor)
Outstanding Dues for which the secured assets are being sold:	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 SARFAESI Act. (Rs.40,29,43,754.07/- (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 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-District and District of Bombay City Sub-Urban Bearing Survey No. 261 Part of Village Malad, bearing C.T.S. No. 620/A1-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 - Laxchand Building On or towards the North - Daya Sagar Building On or towards the South - D. P. Road
CERSAI ID:	Secured ID: 4000TH048225 Asset ID: 200007832211
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.53,13,87,000/- (Rupees Fifty Three Crores Thirteen Lakhs Eighty Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs.5,31,38,700/- (Rupees Five Crores Thirty One Lakhs Thirty Eight Thousand Seven Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	(i) Huts / Slum / Encroachment (ii) Litigations filed before DRT/High Court and or any other tribunals/forums (iii) DRT: Borrower has challenged action of Pegasus under SARFAESI by way of 2 separate SAs which are pending adjudication. (iv) Arbitration: Arbitration award was passed in favour of Abhyudaya Bank. The counterclaim filed by Borrower was dismissed. (v) 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. (vi) Supreme Court: The Supreme Court has permitted Pegasus to sell the secured assets in lots which include Scheduled Property. (vii) Status of and usage of reservations on the Schedule Property (viii) As per Sanctioned Development Plan - 2034 of Greater Mumbai for Western Suburbs for Ward PN & PS of shed 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. (ix) Borrower has made various complaints from time to time, which have been appropriately replied by Pegasus. (x) 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/enforcements.
Inspection of Properties:	On 13/03/2025 from 2.00 pm till 5.00 p.m.
Contact Person and Phone No:	Siddhesh Pawar: 9029687504 Rohan Kadam: 9167981607 P. S. Ravendharm: 9821238369
Last date for submission of Bid:	24/03/2025 till 5:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.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 / Mortgagees 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 8000652821 & 9374519754, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No.: +91 8000023297, Email: support@auctiontiger.net before submitting any bid.

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

OSBI भारतीय स्टेट बैंक

State Bank of India

HOME LOAN CENTRE, SANTACRUZ,

Jeevan Seva Annex Building, 1st floor, LIC Complex, Near Nanavati Hospital, S. V. Road, Santacruz West, Mumbai - 400054.

Tel: 26262331 Tel. fax 2365 Email: racpc.maintnum@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 informed by way of this public notice.

S. No.	Name of the Borrower & Address Account No.	Details of secured asset	Date of 13(2) Notice	Total Dues
1	Tarun Mishra, Flat No. 1005, 10th Floor, 'I' Wing, Balaji Symphony, Shilottar Raichur, Panvel Matheran Road, Sukapur, Taluka-Panvel, Dist-raigad-410206. (EB-HOME LOAN APR 21 ACCOUNT No.42374544374)	An immovable property with Flat No. 1005, 10th Floor in 'I' Wing addressing Carpet area 351 sq. ft. in Building known as "Balaji Symphony" bearing Survey No. 45/2 and Survey No. 173/0, Shilottar Raichur of Akurli, Panvel Matheran Road, Sukapur, Taluka-Panvel, Dist-Raigad-410206	03/02/2025 Date of NPA : 23/01/2025	Rs. 37,35,015/- as on 03/02/2025
2	Mr. Saifullah Jeelani, Flat No. 1501, 15th Floor, Ravi Apartment, Mulund Kailash Co. Op. Hsg. Soc. Ltd., Navghar Road, CTS No. 714/10, Mulund - East, Mumbai-400081 (MC - HL NRI SAL (OTH) Apr 18 Account No. 38360727319)	An immovable property with Flat No. 1501 on 15th Floor admeasuring Carpet area 43.81 sq. mtrs, in the Building known as "Ravi Aptment" of "Mulund Ravi Kailash Co-operative Housing Society Ltd." on land bearing Survey No. 76(part), CTS No. 714(Part) lying and situated at Navghar Road, Mulund-East, Village-Mulund, Taluka-Kurla, District- Mumbai - 400081	07/02/2025 Date of NPA : 26/01/2025	Rs. 1,26,17,914/- as on 07/02/2025

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 available to redeem the secured assets.

Date: 04/03/2025, Place: Mumbai Authorised Officer, State Bank of India

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>

RFP No:- 284 /

Dated:-04/03/2025

Short Notice Inviting Tender

for

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.

Sd/-
Director,
Tourism

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

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

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 request 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 or intimation, 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/SDL377, 26.06.2009
2	Rajesh Ramesh Wagh	168	Chembur Main (105)/8097590940	16 Balmoray Terrance 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

Date : 05.03.2025

Place : Mumbai

Sd/-
Branch Manager
Canara Bank

CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFM-ARC)

REGISTERED OFFICE: Block No. A/1003, West Gate, Near Ymca Club, Sur No. 335/1+3, S. G. Highway, Makarba, Ahmedabad - 380051. CORPORATE OFFICE: In PWD, Wakefield House, Spurt Road, Ballard Estate, Mumbai-400038. Email: sapna.desai@cfm-arc.in / arnold.pinto@cfm-arc.in Contact: 88798 90250 / 865623693

CFM

thoughtful regeneration

CIN: U67100GJ2015PTC083994

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) rules 2002.

Whereas the undersigned being the Authorised Officer of CFM Asset Reconstruction Pvt. Ltd. (CFM ARC) Under Securitisation And Reconstruction 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 the Security Interest (Enforcement) Rules 2002 and in exercise of powers conferred under section 13(12) read with the rule 3 of the Security Interest (enforcement) Rules 2002, issued demand notices under section 13(2) of the said Act, calling upon the Borrower(s)/Co-Borrower/Mortgagor/Guarantors listed hereunder, to pay the amounts mentioned in the respective Demand Notices, 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 entire Financial Assets along with underlying security interests of the borrower under the provision of section 5 of the SARFAESI Act from the assignor. 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 ARC Trust -102 PCBIL vide registered Assignment Agreement dated 17.08.2022 which was registered on 29.08.2022. By way of assignment of financial documents and underlying securities, CFM ARC has stepped into the shoes of secured creditor to the borrower and is entitled to recover outstanding dues and enforce the underlying security interest.

In connection with the above, Notice is hereby given, once again to the said Borrower(s)/Co-borrowers/Mortgagor/Guarantors to pay to CFM Asset Reconstruction Pvt. Ltd., within 60 days from the date of this notice, the amounts identified hereinbelow in their respective names, together with further 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 payment mentioned in below column (d) and/or realization, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Assets have been mortgaged to Borrower(s)/Co-Borrower/Mortgagor/Guarantors respectively.

Borrower(s)/Co-Borrowers/Mortgagors/Guarantors attention is invited to provision of sub section (8) of Section 13of the Act, in respect of time available, to redeem the secured assets/.

(a)	(b)	(c)	(d)
Name of the Borrower(s)/Co-Borrowers/Mortgagor/Guarantors/ Legal Representatives/ Legal Heirs)	Demand Notice Date & Date of NPA.	Details of Trust and Assignor	Total Amount of Outstanding
1) 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 Centre, Area Nilermore, 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 Nilermore, Tal. Vasai, Dist. Palghar. 401 203. And also at Address: House No. 108, Dirdabadi Mandir, Village Tambalwadi Sangave, Taluka - Kankavali, Dist. Sindhudurg 416609. 3) 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. Sumesh Sanjay Bhavsar (Son) Address: R.S. No. 445, New R.S. No. 23, First Floor, Shop No 124, Satyam Shivam Shopping Centre, Area Nilermore, Tal. Vasai, Dist. Palghar. 401 203. And also at Address: House No. 3, Block Tembhone, Laxmiwadi, Near Water Tank, Village Palghar, Dist. Palghar. 401 404. 4) Shri Satish Venkatrao Tak (Guarantor) Address: Sub District Hospital Kankavali Tal. Kankavali, Dist. Sindhudurg 416602. 5) Shri Pradip Vasudev Gharat (Guarantor) Address: Residing at Virathan Budruk, Dist. Palghar And also at Address: Dhanashri Kirana Stores, Virathan Budruk, Safale Dist. Palghar. 401102. 6) Prasad Ankush Sawant (Mortgagor & Guarantor) Address: House No. 108, Dirdabadi Mandir, Village Tambalwadi Sangave, Taluka - Kankavali, Dist. Sindhudurg 416 609. 7) Rashmi Ankush Sawant (Mortgagor & Guarantor) Address: House No. 108, Dirdabadi Mandir, Village Tambalwadi Sangave, Taluka - Kankavali, Dist. Sindhudurg 416 609.	Date of Demand Notice - 03rd March, 2023. Date of NPA - 11.07.2020	CFM ARC Trust-102 PCBIL (Parshwanath Co. Op. Bank Ltd.)	Rs. 1,97,12,241.19/- (Rupees One Crore Ninety-Seven Lakhs Twelve Thousand Two Hundred and Forty One And Nineteen Paise Only) as on 30 March 2023"

Description of the secured asset: All that Piece And Parcel Of Commercial Property Office No. 124, 1st Floor, Satyam Shivam Shopping Centre, Premises CHS Ltd. Old Survey No. 445B, New Survey No. 23 Having Admeasuring Carpet Area Of 164 Sq. Ft. & Buildup Area 150 Sq. Ft. (For Office No. 124) Of Village Nilermore, Nallasopara West, Taluka Vasai, Dist. Palghar. 401 203. Boundaries: East - By Property Of Kishandao A Goli. West - Property Of Rambhau Nalk. South - By Property Of Dharandas 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. If 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)/ Immoveable 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 Assets/ Immoveable Properties, whether by way of sale, lease or otherwise without the prior written consent of CFM Asset Reconstruction Pvt. Ltd. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the act.

Date: 05.03.2025
Place: Palghar & Kankavali

ACTING IN ITS CAPACITY AS THE TRUSTEE OF CFMARC TRUST-102 PCBIL

Sd/- Authorized Officer

Business Standard

CAMPUS TALK

BS PROMOTIONS

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

The National Seminar-cum-Exhibition on Organic and Natural Farming, organised by the Ministry of Agriculture and Farmers Welfare, Government of India, in collaboration with G H Raisoni University, Saikheda, was successfully held recently. This significant event brought together agriculture experts, policymakers, 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 farmers. The exhibition showcased 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 environment, soil, and human health. We must protect traditional agricultural knowledge while embracing innovations to 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 crisis."

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 Rakshit, Dr Ashish Sardar, 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 LIMITED

Registered Office: Solitaire Corporate Park, Building No. 4, 6th Floor, Guru Hargovindji Road, Chakala, Andheri (East), Mumbai - 400093. Tel. No.: 022-66572700, Website: www.sicomindia.com

PUBLIC E-AUCTION NOTICE

FOR SALE OF ASSETS OF "Kamla Landmark Properties Private Limited" ON "AS IS WHERE IS, AS IS WHAT IS, WHATEVER 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 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://eaction.auctiontiger.net>. 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 thereon 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 bearing Plot No. 17/B, CTS No. 46/4

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.)
50.00	363.55	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 Deposit	Date and time for inspection of property	Last date for submission of offer	Date and Time of Auction
Rs 43.05 Crs	Rs 4.30 Crs	March 19, 2025 between 11:00 am to 04:00 pm	March 24, 2025 up to 04:00 pm	March 25, 2025 between 11:00 am to 01:00 pm at https://eaction.auctiontiger.net .

-:TERMS AND CONDITIONS OF AUCTION:-

1. 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.

2. The sale is subject to the acceptance of offer by SICOM Ltd and The Hon'ble High Court of Bombay.

3. The bid increase amount will be Rs. 5,00,000/- and in multiples thereof.

4. 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.

5. Prospective bidders are advised to visit website <https://eaction.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://eaction.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.

6. For participating in the public auction, the intending bidders/offers 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.

7. 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:

Beneficiary Name	SICOM Limited
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 advised to adhere payment 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 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.

9. 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 fit.

11. 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 bidder 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

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor, Free Press House, Nariman Point,
Mumbai - 400 021. Phone No : 022 - 6188 4700Email : sys@pegasus-arc.com URL : www.pegasus-arc.com**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 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**.

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:

Name of the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s):	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) Mr. Kiran D. Shah (Partner & Guarantor)
Outstanding Dues for which the secured assets are being sold:	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 SARFAESI 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 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-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
CERSAI ID:	Security ID- 400007848325 Asset ID- 200007838211
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.53,13,87,000/- (Rupees Fifty Three Crores Thirteen Lakhs Eighty Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs.5,31,38,700/- (Rupees Five Crores Thirty One Lakhs Thirty Eight Thousand Seven Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	1) Huts / Slum / Encroachment 2) 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. 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:	On 13/03/2025 from 2.00 pm till 5.00 p.m.
Contact Person and Phone No:	Siddhesh Pawar: 9029687504 Rohan Kadam: 9167981607 P. S. Ravendernath: 9821238369
Last date for submission of Bid:	24/03/2025 till 5:00 pm
Time and Venue of Bid Opening:	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.auction-tiger.net> or contact service provider **M/s. E Procurement Technologies Ltd.** Auction Tiger Bidder Support Nos: **Mo.: +91 9265562821 & 9374519754, Email: ramprasad@auction-tiger.net**, Mr. Ramprasad **Mobile No. +91 8000023297**, email: **support@auctiontiger.net** before submitting any bid.

AUTHORISED OFFICER**Place: Mumbai**
Date: 05/03/2025**Pegasus Assets Reconstruction Private Limited**
(Trustee of Pegasus Group Thirty-Two Trust-I)

NOTICE

One Mr. Sadashiv Anant Pingale was joint owner of the member of the Flat No. C/303, Vishal Apartment, Sir M. V. Road, Andheri (E), Mumbai 400069 along with Mrs. Rekha Sudhakar Gokhale. Said Sadashiv Pingale 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 his interest in the flat by claimant, with supporting documents within 21 days from the date of publication of this Notice. Failure to file the Society shall be treated as if 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.,
sd/-
Hon. Chairman / Hon. Secretary**

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.	U. 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 Poojary	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	1) Ashok Mahadeo Ralkar 2) 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 FLOOR (B - Wing)					
10	Redkar Chetan Madhukar	Kept in Abeyance	33	NR	
11	1) Sanjeevani Sanjat Bagwe 2) Snobhana Suryakant Bagwe 3) Dinesh Suryakant Bagwe 4) Mangesh Suryakant Bagwe	1) Sanjeevani Sanjay Bagwe 2) Shobhana Suryakant Bagwe 3) Dinesh Suryakant Bagwe 4) Mangesh Suryakant Bagwe	34	R	
12	Sushil Bagwan Bhande	Sushil Bagwan Bhande	35	R	
13	1) Vijay Vithal Pawaskar 2) Sonal ChandraShekhar Yedve	1) Vijay Vithal Pawaskar 2) Sonal Chandrashekhar Yedve	36	R	
14	Sahadev Mahadeo Pawar	Sahadev Mahadeo Pawar	37	R	
15	Sunanda Narayan Pujari	Sunanda Narayan Pujari	38	R	
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	10	R	
19	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	1) Pralhad Sitaram Sawant 2) Subhash Sitaram Sawant 3) Shyamsundar Sitaram Sawant	1) Subhash Sitaram Sawant 2) Shyamsundar Sitaram Sawant	14	R	
23	Santosh Janardhan	Santosh Janardhan	15	R	
24	Deepak Rajaram Wairkar	Deepak Rajaram Wairkar	16	R	
FIRST FLOOR (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	1) Sitaram Balkrishna Salkar 2) Arvind Balkrishna Salkar	Kept in Abeyance	44	R	
30	1) Vimal Sitaram Manjalkar 2) Sampi Chandrakant Manjalkar	Kept in Abeyance	45	R	
31	1) Prashant Rajaram Pednekar 2) Vidya Vilas Rane 3) Neeiam Manoj Panchal 4) Kavita Pranay Panchal 5) Vithal Anant Naik	1) Prashant Rajaram Pednekar 2) Vidya Vilas Rane 3) Neeiam Manoj Panchal	46	R	
SECOND FLOOR (A - Wing)					
32	Tyoti Ganesha Mishra	Tyoti Ganesha Mishra	47	R	

<div>  <div> Pegasus Assets Reconstruction Private Limited 55-56, 5th Floor, Press Press House, Nariman Point, Mumbai - 400 021. Phone No : 022 - 6188 4700 Email : sys@pegasus-ar.com URL : www.pegasus-ar.com </div> </div>	
<div> <div> PUBLIC NOTICE FOR SALE BY E-AUCTION </div> <div> 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 </div> </div>	
<p>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 Twenty Two Trust-I ("Pegasus"), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Abhyudaya Capital Services 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.</p> <p>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.</p> <p>The details of Auction are as follows:</p>	
Name of the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s):	Ms. Daya Builders (Partnership Firm & Borrower & Mortgagor) Mr. Dhansuk D. Shah (Partner & Guarantor) Mr. Vijay D. Shah (Partner & Guarantor) Mr. Kirit D. Shah (Partner & Guarantor) Mr. Hareesh D. Shah (Partner & Guarantor) Mr. Kiran D. Shah (Partner & Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs.3,77,21,937.50/- (Rupees Nine Crores Seventy Seven Lakhs Twenty One Thousand Nine Hundred Thirty Seven and Paise Fifty Crores) as notice under section 13 (2) of SARFAESI Act. [Rs.40,29,734,874.00/- (Rupees Forty Crores Twenty Nine Lakhs Four Thousand Three Hundred Seventy Eight 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 date of payment and realization.
Details of Secured Asset being Immovable Property	Mortgaged by :- Ms. Daya Builders through its Partners All that piece or parcel of land or ground situated lying and being at Village

<p>Outstanding Dues for which the secured assets are being sold:</p>	<p>Mr. Nitya S. Singh (Partner & Guarantor) Rs.57,21,93,500/- (Rupees Nine Crores Seventy Seven Lakhs Twenty One Thousand Nine Hundred Thirty Seven and Paise Fifty Only) as on 30/04/2024 (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 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 date of payment and realization.</p>
<p>Details of Secured Asset being Immoveable Property which is being sold</p>	<p>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-Union Bearing Survey No. 261 Part of Village Malad, bearing C.T.S. No. 620/W-1/A/4E, Mumbai - 400 063, admeasuring area of the Plot about 6,031 sq. mts. Or thereabouts as 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</p>
<p>CERSAI ID:</p>	<p>Security ID- 40000748325 Asset ID- 20000738211</p>
<p>Reserve Price below which the Secured Asset will not be sold (in Rs.):</p>	<p>Rs.53,13,87,000/- (Rupees Fifty Three Crores Thirteen Lakhs Eighty Seven Thousand Only)</p>
<p>Earnest Money Deposit (EMD):</p>	<p>Rs.53,38,700/- (Rupees Five Crores Thirty One Lakhs Thirty Eight Thousand Seven Hundred Only)</p>
<p>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value</p>	<p>1) Hts / Slum / Encroachment 2) Litigations filed before DRT/High Court and or any other tribunal/court. 3) DRT: Borrower has challenged action of Pegasus under SAR-FAESI by way of 2 separate SAs which are pending adjudication. 4) Arbitration: Arbitration award was passed in favour of Abhyudaya Bank. The counterparty claim of Borrower was dismissed. 5) 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. 6) 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 RPA 2.1 Multipurpose Community Centre as well as affected EPSA 2.4 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</p>
<p>Inspection of Properties:</p>	<p>On 13/03/2025 from 2.00 pm till 5.00 p.m.</p>
<p>Contact Person and Phone No:</p>	<p>Siddesh Pawar: 9029687504 Rohan Kadam: 9167981607 P. S. Ravendranth: 9821238369</p>
<p>Last date for submission of Bid:</p>	<p>24/03/2025 till 5:00 pm</p>
<p>Time and Venue of Bid Opening:</p>	<p>E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 25/03/2025 from 11:00 a.m. to 01:00 p.m.</p>
<p>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.</p> <p>For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-ar.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 926556281 & 9374519754, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No: +91 8000023297, email: support@auctiontiger.net before submitting any bid.</p>	
<p style="text-align: center;">AUTHORISED OFFICER</p>	
<p style="text-align: center;">Place: Mumbai</p>	
<p style="text-align: center;">Date: 05/03/2025</p>	
<p style="text-align: center;">Pegasus Assets Reconstruction Private Limited</p>	
<p style="text-align: center;">(Trustee of Pegasus Group Thirty-Two Trust-I)</p>	

33	Shankar Ramchandra	Shankar Ramchandra	18	R
34	1) Samir Vishnu Kamat 2) Sujata Samir Kamat	1) Samir Vishnu Kamat 2) Sujata Samir Kamat	19	R
35	Alhad Vinayakumar Potdar	Alhad Vinayakumar 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 FLOOR (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	1) Vilasini Vishnu Kamat 2) 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 FLOOR (A - Wing)				
47	1) Vivek Tukaram Redkar 2) Vaishali Vivek Redkar	1) Vivek Tukaram Redkar 2) 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	Bragesh 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 FLOOR (A - Wing)				
55	Shobha Sadanand Parulekar	Shobha Sadanand Parulekar	54	R
56	Millind Sadanand Parulekar	Millind Sadanand Parulekar	55	R
57	1) Pravin Narottamdas Panchal 2) Nita Pravin Panchal	1) Pravin Narottamdas Panchal 2) Nita Pravin Panchal	56	R
58	1) Pravin Shiriram Sapale 2) Prafulla Shiriram Sapale	1) Pravin Shiriram Sapale 2) Prafulla Shiriram Sapale	57	R
59	Payal Sampi Manjalkar/ Girdhart M. Ajuja	Kept in Abeyance	58	R
60	Redkar Sunil Madhukar	Kept in Abeyance	59	R
61	Madhuri Mangesh Khot	Madhuri Mangesh Khot	60	R
<p>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</p> <p>Any Objection Received after lapse of the above said period will not be considered under any Circumstances (Published by Owner/ Developer)</p>				
<p style="text-align: center;">Citymaker Builders Pvt. Ltd. (Developer). 55, Maruti Lane, Near Handloom Mumbai - 400 001</p>				

NOTICE

Mrs. Gomes Piedade Caitana alias Caitana Piedade Gomes a member of the Good will SRA Co-operative Housing Society Ltd. having address at, Good will SRA CHS. Ltd. Registration no. MUMBAI/ SRA/HSG (T.C) 1052/98-99 dated - 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 on 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, Mahatma Raju Ram nagar,
CHS.Ltd, Ground Floor, Shradhanand
Road, Vile parle (East),
Mumbai - 400057



पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

दूरध्वनी क्र.: ०२२ ६१८८ ४७००.

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

ई-लिलावाद्वारे विक्री करिता जाहीर सूचना

सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला परंतुकासह वाचत सिक्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची 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 अँक्टच्या तरतुदीन्वये दिनांक ३०/०६/२०१७ रोजीच्या अभिहस्तांकित कराराद्वारे अभ्युदय को ऑपरेटीव्ह बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेटस् रिकन्स्ट्रक्शन 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 तरतुदीन्वये ०४/११/२०१९ रोजी स्थावर मिळकत (परिशिष्ट मिळकत) असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील पुढीलप्रमाणे :


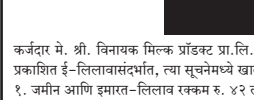
कर्जदार, सह-कर्जदार गहाणदार आणि हमीदारांचे नावे	मे. दया बिल्डर्स (भागीदारी संस्था, कर्जदार आणि गहाणदार) श्री. धनसुख डी. शाह, (भागीदार आणि हमीदार) श्री. विजय डी. शाह, (भागीदार आणि हमीदार) श्री. किरीट डी. शाह, (भागीदार आणि हमीदार) श्री. हरेश डी. शाह, (भागीदार आणि हमीदार) श्री. किरण डी. शाह, (भागीदार आणि हमीदार)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	सरफैसी अधिनियमच्या कलम १३(२) अन्वये सूचनेनुसार ३०/०४/२०१४ रोजीस रु. ९,७७,२१,९३७.५०/- (रुपये नऊ कोटी सत्त्याहतर 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 सांपाष्विक दाराने व्याज आणि वसुली आणि प्रदानाच्या तारखेपर्यंत त्यावरील परिचय, प्रभार आणि खर्च.)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	गहाणीत द्वारे : मे. दया बिल्डर्स तिच्या भागीदारांमार्फत मालाड पूर्व, मुंबई - ४०० ०६३ येथे स्थित सी.टी.एस क्र. ६२०/ए/१-ए/४ई, गाव मालाड चा सव्हे क्र. २६१ भाग धारक मुंबई शहर उप शहरचा नोंदणीकृत उप जिल्हा आणि जिल्हा, गाव मालाड (पु), तालूका बोरिवली येथे स्थित असलेले आणि वसलेले जमीन किंवा मैदानचे मोजमापित ६,०३१ चौ.मीटर्स सर्व ते भाग आणि विभाग पुढीलप्रमाणे सीमाबद्ध: पूर्वेकडून किंवा त्यादिशेने: दया श्रीजी इमारत, पश्चिमेकडून किंवा त्यादिशेने: लक्ष्मंडी इमारत, उत्तरेकडून किंवा त्यादिशेने: दया सागर इमारत, दक्षिणेकडून किंवा त्यादिशेने: डी. पी. रोड.
सीईआरएसए आयडी	सिक्युरिटी आयडी- ४००००७८४८३२५ असेट आयडी- २००००७८३८२११
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	रु. ५३,१३,८७,०००/- (रुपये त्रेपन्न करोड तेरा लाख सत्त्याऐंशी हजार मात्र)
इसारा अनामत रक्कम (इएमडी) :	रु. ५,३१,३८,७००/- (रुपये पाच करोड एकतीस लाख अडतीस हजार सातशे मात्र)
मिळकतीवर केलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात अन्य कोणतीही थकबाकी व मूल्य	१) झोपड्या/झोपडपट्टी/अतिक्रमणे २) डीआरटी/उच्च न्यायालय आणि किंवा/अन्य कोणतेही न्यायाधिकरण/मंचासमोर दाखल विवाद. (i) डीआरटी: कर्जदारांनी २ वेगवेगळ्या एसएजच्या माध्यमातून सरफैसी अंतर्गत पेगॅससच्या कारवाईला आव्हान दिले आहे, ज्यावरील न्यायनिर्णय प्रलंबित आहे. (ii) लवाद: अभ्युदय बँकच्या पक्षात लवाद निकाल पारित झाला. कर्जदारांचा प्रतिदावा खारीज केला. (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 उपनगरांकरिता बृहन्मुंबईच्या मंजूर 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 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 ०८/११/२०२३, २६/०८/२०२४, २३/१०/२०२४, २१/११/२०२४ व २५/१२/२०२४ रोजीच्या जाहीर सूचना प्रकाशित केल्या. 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” तत्त्वाने सर्व ज्ञात आणि अज्ञात दायित्वे/भारांसह होत आहे.
मिळकतीचे निरीक्षण	१३/०३/२०२५ रोजी दु.२.०० ते सायं.५.०० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. सिद्धेश पवार: ९०२९६८७५०४ श्री. रोहन कदम: ९१६७९८१६०७ श्री. पी. एस. रवेंद्रनाथ: ९८२१२३८३६९
बोली सादर करण्यासाठी अंतिम तारीख	२४/०३/२०२५ रोजी सायं. ५.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई-लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत २५/०३/२०२५ रोजी स. ११.०० पासून दु. ०१.०० पर्यंत

सदर प्रकाशन हे सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/हमीदार, गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे.
विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: +९१ ९२६५५६२८२१ आणि ९३७४५१९७४४, ईमेल: ramprasad@auctiontiger.net आणि श्री. रामप्रसाद मोबाईल क्र. +९१ ८००००२३२९७, ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.

प्राधिकृत अधिकारी

ठिकाण : मुंबई पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
दिनांक : ०५/०३/२०२५ (पेगासस ग्रुप थर्टी-टु ट्रस्ट १ चे ट्रस्टी)

मुंबई, बुधवार, दि. ५ मार्च २०२५

	<p>ग्रोनल सक्ता सेंटर, मुंबई पीएलसी प्रमती टॉवर, १ ला मजला, प्लॉट क्र. सी-९, क्लाक-जी, बांद्रा कुर्ला संकुल, बांद्रा (पूर्व), मुंबई-४०० ०५१, ई-मेल: zs8356@pnb.co.in</p>
	<p>सुध्दिवत्र</p>
<p>कर्जदारां मे, श्री. निवायक मिळक मॉडिटर प्रा.लि. च्या २२.०२.२०२५ दिनांकित फ्री प्रेस जर्नल आणि नवशक्तिमध्ये प्रकाशित ई-लितावधानांत, त्या सूचनायेचे छातील दुस्तराया आहेत.</p> <p>१. जमीन आणि इमारत-लिताय रक्कम रु. ४२ लाख, ३३४ रु. २ लाख, बोली वाढ रक्कम रु. १ लाख</p> <p>२. प्लॉट आणि मसिनी - लिताय रक्कम रु. ३ लाख, ३३४ रु. ० लाख, बोली वाढ रक्कम रु. १,०,०००/-</p> <p>अन्व सर्व अटी आणि शर्तीमध्ये कोणतेही बदल नाहीत.</p>	<p>सही/- प्राधिकृत अधिकारी पंजाब नॅशनल बँक</p>

PUBLIC NOTICE					
Notice is hereby given that I Asha Mehta Guardian of Miss Falak Ami 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	Distinctive 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					Sd/- Asha Mehta

अनु. क्र.	भाडेकरचे नाव	भोगवटदाराचे नाव	टी.आर.	वापरणारे आर/एअर
१	२	३	४	५
तळ मजला (ए-विंग)				
१	इंद्रप्रकाश बट्टुकुंद पूरी	तहकुव ठेवलेले	१	अनि
२	सदाशिव सूरूपजारी	सदाशिव सुपा पुजारी	२	नि
३	रामप्रियारी आर. तिवाारी	तहकुव ठेवलेले	३	नि
४	किमोर् पांडुरंग आमरे	तहकुव ठेवलेले	४	नि
५	बबन बापू घोले	बबन बापू घोले	५	नि
६	१) अशोक महादेव राळकर २) जवंत महादेव राळकर	तहकुव ठेवलेले	६	नि
७	जयवंत सुभाष चौचे	जयवंत सुभाष चौचे	७	नि
८	श्रीकांत रघुनाथ आमरे	तहकुव ठेवलेले	८	नि
९	तहकुव ठेवलेले	तहकुव ठेवलेले	आर	अनि
तळ मजला (बी-विंग)				
१०	१) रेडकर चेतन मधुकर २) स्त्रीमनी सुर्वकांत बागवे ३) स्त्रीमनी सुर्वकांत बागवे ४) दिनेश सुर्वकांत बागवे ५) मींश सुर्वकांत बागवे	तहकुव ठेवलेले	३३	अनि
११	१) सजीनी संजय बागवे २) शोभना सुर्वकांत बागवे ३) दिनेश सुर्वकांत बागवे ४) मींश सुर्वकांत बागवे	१) सजीनी संजय बागवे २) शोभना सुर्वकांत बागवे ३) दिनेश सुर्वकांत बागवे ४) मींश सुर्वकांत बागवे	३४	नि
१२	सुरशील बागवान मांडे	सुरशील बागवान मांडे	३५	नि
१३	१) विजय वसुंध पावसकर २) सोनल चंदेश्वरे येडले	१) विजय विठ्ठल पावसकर २) सोनई चंदेश्वरे येडले	३६	नि
१४	सरदेव महादेव पवार	सरदेव महादेव पवार	३७	नि
१५	सुनंदा नारायण पुजारी	सुनंदा नारायण पुजार्फ	३८	नि
१६	राजेश्री भागुदास दिवकर	राजेश्री भागुदास दिवकर	३९	नि
पहिला मजला (ए-विंग)				
१७	अर्चना हेमंत घत	अर्चना हेमंत घत	१	नि
१८	कमलाकांत श्रीकांत आमरे	तहकुव ठेवलेले	१०	नि
१९	मनोजकुमार रमणलाल दुर्जी	मनोजकुमार रमणलाल दुर्जी	११	नि
२०	अक्षय तुकाराम केळुसकर	अक्षय तुकाराम केळुसकर	१२	नि
२१	१) यदुला विष्णु चौडणकर २) दीप्ती श्यामकांत चौडणकर ३) व्यंकटेश विष्णु चौडणकर	तहकुव ठेवलेले	१३	नि
२२	१) प्रल्हाद सीताराम सावंत २) सुभाष सिताराम सावंत ३) श्यामसुंदर सिताराम सावंत	१) सुभाष सीताराम सावंत २) श्यामसुंदर सीताराम सावंत ३) श्यामसुंदर सिताराम सावंत	१४	नि
२३	संतोष जनार्दन मांजेकर	संतोष जनार्दन मांजेकर	१५	नि
२४	दीपक राजाराम वायकर	दीपक राजाराम वायकर	१६	नि
तळ मजला (बी-विंग)				
२५	भास्कर रघुनाथ चव्हाण	भास्कर रघुनाथ चव्हाण	४०	नि
२६	भारती उदय भंडारे	भारती उदय भंडारे	४१	नि
२७	अजित परशुराम सावंत	अजित परशुराम सावंत	४२	नि
२८	मनीषा जी खटावकर	तहकुव ठेवलेले	४३	नि
२९	१) सीताराम बाळकृष्ण साळकर २) आर्विंद बाळकृष्ण साळकर	तहकुव ठेवलेले	४४	नि
३०	१) विमल सीताराम मांजळकर २) समिप चंद्रकांत मांजळकर	तहकुव ठेवलेले	४५	नि
३१	१) प्रशांत राजाराम पेडणेकर २) विद्या विजयस राणे ३) नीयम मनोज पांचाळ ४) कविता प्रणय पेडणेकर ५) विठ्ठल अंतर्ग नाईक	१) प्रशांत राजाराम पेडणेकर २) विद्या विजयस राणे ३) नीयम मनोज पांचाळ ३) नीयम मनोज पांचाळ	४६	नि
दुसरा मजला (ए-विंग)				
३२	तुनी समीर म्हात्रे	तुनी समीर म्हात्रे	१७	नि
३३	शंकर रामचंद्र साळुंवे	शंकर रामचंद्र साळुंवे	१८	नि
३४	१) समीर विष्णु कामत २) सुजना समीर कामत	१) समीर विष्णु कामत २) सुजना समीर कामत	१९	नि
३५	आल्लाद विनयकुमार पोतदार	आल्लाद विनयकुमार पोतदार	२०	नि
३७	नंदा सुरेंद्र महाजन	नंदा सुरेंद्र महाजन	२२	नि
३८	स्मिता राजेंद्र गावदार	स्मिता राजेंद्र गावदार	२३	नि
३९	दिलीप मधुभिन्न सातपत्र	दिलीप- मधुभिन्न सातपत्र	२४	नि
दुसरा मजला (बी-विंग)				
४०	प्रियांका चंद्रकांत हेगडे	प्रियांका चंद्रकांत हेगडे	४७	नि
४१	अधवंत श्रीकृष्ण कोचरेकर	तहकुव ठेवलेले	४८	नि
४२	मनोजकुमार काशिनाथ गुसा-	मनोजकुमार काशिनाथ गुसा	४९	नि
४३	१) विनासिनी विष्णु कामत २) समीर विष्णु कामत	समीर विष्णु कामत	५०	नि
४४	सुमन रामचंद्र सावेकर	सुमन रामचंद्र सावेकर	५१	नि
४५	केतन किशोर भगत	केतन किशोर भगत	५२	नि
४६	नंदा सुरेंद्र महाजन	नंदा सुरेंद्र महाजन	५३	नि

तिसरा मजला (ए-विंग)				
१७	अर्चना हेमंत घरात	अर्चना हेमंत घरात	१०	नि
१८	कमलाकांत श्रीकांत आमरे	तहकुब ठेवलेले	११	नि
१९	मनोजकुमार रमणलाल दर्जी	मनोजकुमार रमणलाल दर्जी	११	नि
२०	अश्वय तुकाराम केळुसकर	अश्वय तुकाराम केळुसकर	१२	नि
२१	१) यदुला विष्णू चोडणकर २) दीप्ती श्यामकांत चोडणकर ३) व्यंकटेश विष्णू चोडणकर	तहकुब ठेवलेले	१३	नि
२२	१) प्रल्हाद सीताराम सावंत २) सुभाष सिताराम सावंत ३) श्यामसुंदर सिताराम सावंत	१) सुभाष सीताराम सावंत २) श्यामसुंदर सिताराम सावंत	१४	नि
२३	संतोष जनार्दन मांजरेकर	संतोष जनार्दन मांजरेकर	१५	नि
२४	दीपक राजाराम वाघारकर	दीपक राजाराम वाघारकर	१६	नि
तल मजला (बी-विंग)				
२५	भास्कर रघुनाथ चव्हाण	भास्कर रघुनाथ चव्हाण	४०	नि
२६	भारती उदय भंडारे	भारती उदय भंडारे	४१	नि
२७	अर्जित परशुराम सावंत	अर्जित परशुराम सावंत	४२	नि
२८	मनीराम जी खटावकर	तहकुब ठेवलेले	४३	नि
२९	१) सीताराम बाळकृष्ण साळकर २) अरविंद्र बाळकृष्ण साळकर	तहकुब ठेवलेले	४४	नि
३०	१) विनाल सीताराम मांजळकर २) समिप चंद्रकांत मांजळकर	तहकुब ठेवलेले	४५	नि
३१	१) प्रशांत राजाराम पेडणेकर २) विद्या विलास राणे ३) नीयम मनोज पांचाळ ४) कविता प्रणय पेडणेकर ५) विठ्ठल अनंत नाईक	१) प्रशांत राजाराम पेडणेकर २) विद्या विलास राणे ३) नीयम मनोज पांचाळ	४६	नि
दसरा मजला (ए-विंग)				
३२	तृप्ती समीर म्हात्रे	तृप्ती समीर म्हात्रे	१७	नि
३३	शंकर रामचंद्र साळुंखे	शंकर रामचंद्र साळुंखे	१८	नि
३४	१) समीर विष्णू कामत २) सुजाता समीर कामत	१) समीर विष्णू कामत २) सुजाता समीर कामत	१९	नि
३५	आल्हाद विनयकुमार पोतदार	आल्हाद विनयकुमार पोतदार	२०	नि
३७	नंदा सुरेंद्र महाजन	नंदा सुरेंद्र महाजन	२२	नि
३८	स्मिता राजेंद्र गावंदर	स्मिता राजेंद्र गावंदर	२३	नि
३९	दिलीप मधुभिन्न सातधर	दिलीप- मधुभिन्न सातधर	२४	नि
दसरा मजला (बी-विंग)				
४०	प्रियांका चंद्रकांत हेगिष्टे	प्रियांका चंद्रकांत हेगिष्टे	४७	नि
४१	अथर्व श्रीकृष्ण कोरेंकर	तहकुब ठेवलेले	४८	नि
४२	मनोजकुमार काशिनाथ गुप्ता-	मनोजकुमार काशिनाथ गुप्ता	४९	नि
४३	१) विलासिनी विष्णू कामत २) समीर विष्णू कामत	समीर विष्णू कामत	५०	नि
४४	सुमन रामचंद्र सावेकर	सुमन रामचंद्र सावेकर	५१	नि
४५	केतन किशोर भगत	केतन किशोर भगत	५२	नि
४६	नंदा सुरेंद्र महाजन	नंदा सुरेंद्र महाजन	५३	नि

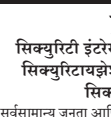
तिसरा मजला (ए-विंग)			
४७	१) विवेक तुकाराम रेडकर २) वैशाली विवेक रेडकर	१) विवेक तुकाराम रेडकर २) वैशाली विवेक रेडकर	२५ नि
४८	अमृतबन हजरी गडा	अमृतबन हजरी गडा	२६ नि
४९	भरतकुमार हरजीनदास बोटाडा	भरतकुमार हरजीनदास बोटाडा	२७ नि
५०	योगेश उदय भंडारे	योगेश उदय भंडारे	२८ नि
५१	महेश प्रल्हाद तलवार	महेश प्रल्हाद तलवार	२९ नि
५२	ब्रजेश मोतीलाल गुप्ता	तहकुब ठेवलेले	३० नि
५३	विद्या राजेंद्र देशपांडे	तहकुब ठेवलेले	३१ नि
५४	नेरकर पुण्यलता आत्माराम	तहकुब ठेवलेले	३२ नि
तिसरा मजला (ए-विंग)			
५५	शोभा सदानंद परळेकर	शोभा सदानंद परळेकर	५४ नि
५६	मिलिंद सदानंद परळेकर	मिलिंद सदानंद परळेकर	५५ नि
५७	१) प्रवीण मोहनदास पांचाळ २) नीता प्रवीण पांचाळ	१) प्रवीण मोहनदास पांचाळ २) निता प्रवीण पांचाळ	५६ नि
५८	१) प्रविण श्रीराम सापळे २) प्रफुल्ल श्रीराम सापळे	१) प्रविण श्रीराम सापळे २) प्रफुल्ल श्रीराम सापळे	५७ नि
५९	सुमन समिप मांजळकर/ गिधाधर्ष एम. आहुजा	तहकुब ठेवलेले	५८ नि
६०	रेडकर सुनीती मधुकर	तहकुब ठेवलेले	५९ नि
६१	माधुरी मंगेश खोत	माधुरी मंगेश खोत	६० नि
<p>वरील दर्शवलेल्या व्यक्तींकर कोणतीही अन्य व्यक्ती ज्यांना वरीलसदर मिळकतीमध्ये कुळवहीवार/मोगाटार असल्यास वरील सदर मालक आणि खाली मुद्द केलेल्या विकासकाक कुळवहीवार/मोगाटारच्या पुराव्यासह १५ दिवसांच्यात आत सुचित करू शकतात. अन्यथा खाली दिलेल्या पत्रावर नियमितपणेही कराना दाना स्विकारला जाणार नाही जर वरील सदर कालावधी संपल्यानंतर कोणतेही आदेश प्राप्त झाले तर ते कोणत्याही परिस्थितीत दुरुस्थित केले जातील. (विकासकांदर प्रमाणित)</p>			

वरील दर्शवलेल्या व्यतीरिक्त कोणतीही अन्य व्यक्ती ज्यांना वरीलसारखे मिळकतीमध्ये कुळबहीबाब/मोहाराटा असल्यास वरील सद. लेख आणि आली खाली नमूद केलेल्या विकासकांला कुळबहीबाब/मोहाराटाच्या पुराव्यासह ५६ दिवसांच्या आत सूचित करू शकतात. अन्यथा खाली दिलेल्या पत्त्यावर निम्नस्थाक्षरी करंना दावा स्वीकारला जाणार नाही जर वरील सदर कालावधी संपल्यानंतर कोणतेही आक्षेप प्राप्त झाले तर ते कोणत्याही परिस्थितीत दुर्लक्षित केले जातील. (मालक/विकासकांद्वारे प्रकाशित)

कार्यकारी अधिपती, डी-२, विभाग/एम.बी.आर.आर.बी, ५५, मास्की रोड, हॅंडलूम हाऊसजवळ, फोर्ट, मुंबई-४००००१

कर्ज वसुली न्यायाधिकरण मुंबई क्र. ॥ मध्ये			
(चित्र मंत्रालय)			
एमटीएनएल, इमारत, ३रा मजला, टेलिकोन भवन, स्ट्रॅड रोड, अपोलो बंदर, बघवार् पार्क, कुलाबा मार्केट जवळ, कुलाबा, मुंबई - ४०० ००५.			
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कर्ज वसुली न्यायाधिकरण, ॥			
वसुली प्रतीपक्ष क्र. २१९ सन २०१६			
ओ ए क्र: १७९ सन २१०			
		परि क्र. ३२	
		पुढील दिनांक: १९.०३.२०२५	
स्टेट बँक ऑफ इंडिया, मुलुंड (प) शाखा		विरुध्द	...अर्जदार
श्री. सुर्या व्ही एन भागवान		... प्रतिवादी	
<p>चिक्री उद्घोषणा मांडण्याकरिता सूचना</p> <p>ज्याअर्ची समाननियत विडालिस अधिकारी यांनी त्याच आणि परिव्यासह रु.१६,०८,२०९,९१/- (रुपये सोळा लाख आठ हजार दोनशे नऊ आणि एकसुण्णव पैसे माग) ची रक्कम अर्जदारा बँक/वित्तिय संस्थेला चुकती करण्यासाठी ओ ए क्र.१७९/२०१० मधील वसुली प्रमाणणव निर्णित केले होते.</p> <p>आणि ज्याअर्ची तुम्ही सीधी यांनी रक्कम चुकती केलेली नाही आणि निम्नस्थाक्षरीकारांनी खालील नमूद मिळकत जस केली आणि तिच्या विक्रीचे आदेश दिले.</p> <p>म्हणून, तुम्हाला यादारे कळवित्यात येते की विक्रीची उद्घोषणा काढणे आणि तिच्या अटी मांडण्याकरिता लिखित 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 निम्नस्थाक्षरीकारांना कळविण्यासाठी यादारे बोलावित्यात येत आहे.</p> <p>स्थावर मिळकतीचे वर्णन</p> <p>प्लॉट नं. ३०२, साई को-ऑप एरएयसी डीअरली लिमिटेड, प्लॉट नं. एफ/८९, सेक्टर १२, खारघर, नवी मुंबई</p> <p>माझ्या हस्ते आणि न्यायाधिकरणाच्या शिक्क्याने सदर २८ फेब्रुवारी, २०२५ रोजी दिले.</p> <p>एस के शर्मा वसुली अधिकारी, डीआरटी-॥, मुंबई</p>			

सीडी - श्री. सुर्या व्ही.एन. भागवान, पत्ता येथे की-६, देवआविष को-ऑप हाउसिंग सोसायटी लिमिटेड, बोंकली, कोलसेट रोड, सुकूर गाईन समोर, ठाणे (पश्चिम) ४०० ६७७ आणि - श्री. सुर्या व्ही.एन. भागवान, शिवावली इन्फोटेक अँड मार्केटिंग सर्व्हिसेस प्रायव्हेट लिमिटेड, २११/२२२, स्वस्तिक प्लाझा, पोखरण रोड नं.२, ठाणे (पश्चिम), मुंबई ४०० ६०९.	
यांना प्रत-१) संबंधित सोसायटी, २) बीएससी। स्थानिक नागरी संस्था तलारी। एमआयडीसी	

	<p>पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड</p> <p>५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नयिम्न पॉइंट, मुंबई-४०० ०११.</p> <p>दुधघनी क्र. ०२३ ६१८८ ४०००.</p> <p>ई-मेल : sys@pegasus-arc.com युआरएल: www.pegasus-arc.com</p>
<p>ई-लितावादादारे विक्री करिता जाहीर सूचना</p> <p>सिक्युरिटी इंटरॅटर (एफोर्समॅट) रुल्स, २००२ च्या नियम ८ आणि ९ ला परंतुकासह वाचात सिक्युरिटीएड्रेशेन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स ऑफ सिक्युरिटी इंटरॅटर अँड, २००२ अंतर्गत स्थावर मिळकतीची विक्री.</p> <p>सर्वसामान्य जनां आणि विशेषकरून बांताल नमूद कर्जदार, सह-कर्जदार महागणार व हमीदार यांना यादारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती जा सरकारी अँडच्या ताण हस्तगत्यावे दिनांक ३०/०६/२०१७ रोजीच्या अतिरिक्तकांत कारादारे अभ्युदय अँड एफोर्समॅट बँक लि. द्वारे त्याचीत ताण हस्तगत्यास खालील नमूद कर्जदारांची थकबाकी अतिरिक्तानिक्त केलेल्या आत पेगासस ग्रुप व्हीटी टू टूट-१ (पेगासस) चे टूट्टी म्हणून त्यांच्या धमतेत कृती करायला पोसास असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड आता ताण पकडकडे गहाण/प्रभातित आहे. ते सरकारी कायदा च्या तरतुदी आणि त्या निमागुसार ११/०३/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह ‘‘जे आहे जेथे आहे’’, ‘‘जे आहे जसे आहे’’ आणि ‘‘जे काही आहे जेथे आहे’’ तत्वांने विकण्यात येणार आहे. पेगासस ची प्राधिकृत अधिकार्यांनी सरकारी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीयेथे ०४/११/२०१९ रोजी स्थावर मिळकत (पब्लिश मिळकत) असलेल्या खालील नमूद ताण मतेच्या प्रत्यक्ष कब्जा घेतात.</p> <p>लितावाचा तपशील पुढीलप्रमाणे:</p>	

कर्जदार, सह-कर्जदार महागणार आणि हमीदारांचे नावे	मे. स्या विक्टर (भागीदारी कंपनी, कर्जदार आणि महागणार) श्री. धनरुप डी. शाह, (भागीदार आणि हमीदार) श्री. विजय डी. शाह, (भागीदार आणि हमीदार) श्री. किरीट डी. शाह, (भागीदार आणि हमीदार) श्री. हसन डी. शाह, (भागीदार आणि हमीदार) श्री. किशन डी. शाह, (भागीदार आणि हमीदार)
जिच्या कारिता ताण मतेची विक्री होणार आहे त्यासाठी धक्की देत होणार आहे.	सरकारी अधिनियमाच्या कलम १३(१) अन्वये सुनंदेश्वर ३०/०६/२०१४ रोजीस रु. १,७०,२१,३३७.५०/- (रुपये एक कोटी सहा लाख एकशेअस हजार अठ्ठाशे सरलस आणि पैसे पचास माग). (०६/११/२०२४ रोजीस रु. ४०,२५,३४,७८८.७७/- (रुपये चाळीस कोटी एकशेअस लाख अठ्ठाशेअस हजार साठो बोलीच्या आणि सात पैसे माग) ०१/०१/२०२५ पुढील अधिक सांखिकिक देणे व्हाय आणि सुकुरी आणि प्रदानाच्या तारखेवरून त्यावरील पीएचय, प्रभार आणि खर्च.)

जिच्या कारिता ताण मतेची विक्री होणार आहे त्या ताण मतेची तपशील	महागणी द्वारे : मे. स्या विक्टर तिच्या भागीदारांमधील पश्चिम उतनगारांसाठी बहुमूल्य वस्तू विकस आराखडा-२०२३ तसेच डीपी रिफरन्स-२०३४ तुमारे असे लक्षात घेते की, परिशिष्टातील मिळकत निवासी क्षेत्रांतले येते आणि सामाजिक सुविधा आरक्षण २.१ बहुउद्देशिय समान केंद्रेचे आरक्षण आहे तसेच ९.१५ मी रुंद डीपी रोड रस्ता बांधी घाली-पीएच ४३ आहे. ६) कर्जदारांनी परिशिष्टातील मिळकतीवर विविध भारांचा दावा करण्याचा ०८/११/२०२३, २६/०८/२०२४, २३/१०/२०२४, २४/११/२०२४ व २५/१२/२०२४ रोजीच्या आदेशी सुचना पावसकरच्या संभाव्य खरेदीदारांनी बोली सारख करण्याव्ही खाली होईल अशा प्रकारे परिशिष्टातील मिळकती संबंधात सर्व बाह्यील स्वतंत्र कसूर पीकीची कसूर घ्यावी कारण विक्री ‘‘जे आहे जेथे आहे’’, ‘‘जे आहे जसे आहे’’ आणि ‘‘जे काही आहे जेथे आहे’’ तत्वांने सर्व ज्ञात आणि अज्ञात दायित्व/पचासह होत आहे.
सीईआरएए आधारी	सिक्युरिटी आधारी- ४०००००८८३२५ अँडर आधारी- १०००००८८३२११
ज्या खालील ताण मता विकलेली नाहीत आणि राखी किमत	रु. ५३,१३,८०,०००/- (रुपये तेकस कोटो तेरा लाख तसाल्पती हजार तसो माग)
इसारा अनमर राहण (एफएमटी)	रु. ५,३१,३८,७००/- (रुपये पाच कोटी एकशेअस लाख अठ्ठाशेअस हजार साठो माग)

मिळकतीवर केलेले कोणतेही राखे आणि ताणी थकबाकी ज्ञात अस कोणतीही थकबाकी व मूक	१) शोपकाय/कोपरवट्टी/अतिरकणे २) डीआरटी/उच्च न्यायालय आणि किंवा/अन्य कोणतेही न्यायाधिकरण/पंचायसमोर दायित्व निवार. (i) डीआरटी: कर्जदारांनी २ वेणेव्याच्या एरएयसीच्या माध्यमातून सरकारी अंतर्गत पोसासच्या कारादारांना आवकान दिले आहे, ज्यावरील न्यायनिर्णय पश्चिंत आहे. (ii) लवाद: अभ्युदय बँकेच्या पक्षात लवाद निकाल पश्चिंत झाला: कर्जदारांचा प्रतिद्वान खारीत आहे. (iii) उच्च न्यायालय: कर्जदारांनी उच्च न्यायालयात लवाद निकालला आह्वान दिले, जे नामदार मुंबई उच्च न्यायालयाच्या एकल न्यायाधिकारांनी फेटाळले. कर्जदारांनी सदर अदेशाला मुंबई उच्च न्यायालयाच्या खंडपीठासमोर आह्वान दिले, जे अस्विकृत आहे. (iv) सर्वोच्च न्यायालय: सर्वोच्च न्यायालयाने गेम्ससला गटवियेस ताण मता किळ्याची परवानगी दिली, ज्यामध्ये परिशिष्टातील मिळकत सामाविष्ट आहे. ३) परिशिष्टातील मिळकतीवरील आरक्षणवाची स्थिती आणि वायव. ४) परिशिष्टात मिळकतीवरील शीट इन्फोर्सेशन-३५ च्या बॉर्ड पीएच आणि पीएससाठी पश्चिम उतनग
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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

1. 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. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The

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 PropertyProspective 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, mis-statement 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 be 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. 0060**21100006019, 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 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	
Reserve Price (Rs.) (Below which the properties will not be sold)	Rs.53,13,87,000/- (Rupees 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)**

DETAILS OF BIDDER – FILL ALL IN CAPITAL LETTER

Name(s) of Bidder (in Capital)

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

_____ / _____ / _____

[illegible]

11

11

Date of Remittance

____/____/____

[illegible][illegible][illegible][illegible]

Provide the names of the companies where appointed as a Director

Whether connected to any political party: Yes

☐

No

☐

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

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

Name & Signature

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/____

Borrower: _____

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.

8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

9. Source of Funds

- a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on _____ 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. I/we hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Signature: _____

Name: _____

Address: _____

E-Mail ID: _____

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Mortgagor of the Property ("Mortgagor"):

Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"):

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

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

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

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

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

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

Explanation I. - For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid.

Explanation II.— For the purposes of this clause, where a bidder has an account, or an account of any Mortgagor under the management or control of such person or of whom such person is a

promoter, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under Insolvency & Bankruptcy Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC;

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

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

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;

- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;

- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of Mortgagor by the bidder as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is] subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

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

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

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

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

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

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;
- (c) any investment vehicle, registered foreign institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company registered with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
- (f) such categories of persons as may be notified by the Central Government.

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

Deponent

Verification

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

Deponent

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

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

1. Name of Company: _____

2. Registered Number: _____

3. Registered Address: _____

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

(Please tick the correct box)

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

Or

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

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

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

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

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

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

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

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

Full name of the authorised official: _____

Designation/Position: _____

Date: _____

To,

Pegasus Assets Reconstruction Private Limited

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

Nariman Point,

Mumbai – 400 020

Sub: Consent for KYC Verification

Dear Sir,

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

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

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

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

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

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

2. I am informed by Pegasus and understand that:

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

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

- c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;
- d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.

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

- a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);
- b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;
- c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;
- d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.

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

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

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

Name: _____

Signature: _____

Date: _____