

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**

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

Mumbai -400021 Tel: -022-61884700

Email: [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL: [www.pegasus-arc.com](http://www.pegasus-arc.com)**PUBLIC NOTICE FOR E-AUCTION**

**E-auction Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.** Notice is hereby given to the public in general and in particular to the Borrower, Co-borrower and Guarantor that the below described secured asset mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of **Pegasus Group Thirty Nine Trust 1 (Pegasus)**, having being assigned the dues of the below mentioned borrower along with underlying securities, interest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 under the provisions of SARFAESI Act, 2002.

The Authorized Officer of Pegasus had taken the possession of the below mentioned property on 04/01/2022 under the provisions of the SARFAESI Act and SARFAESI Rules. In view of the aforesaid the below mentioned mortgaged property will be sold on "As is where is", "As is what is", and "Whatever there is" basis with all known & unknown liabilities on 09/06/2023, for recovery of **Rs.1,39,34,528.95/- (Rupees One Crore Thirty Nine Lakhs Thirty Four Thousand Five Hundred and Twenty Eight and Paise Ninety Five Only)** being the dues of M/s. Komal Arts as on 10/09/2021 plus interest w.e.f. 11/09/2021 at the contractual rate and costs, charges and expenses thereon due to the Pegasus Assets Reconstruction Pvt. Ltd., from M/s. Komal Arts, Mrs. Aarti Amit Mehta, Mr. Amit Anil Mehta, Mrs. Rita A Mehta.

The reserve price will be **Rs.1,13,89,000/- (Rupees One Crore Thirteen Lakhs Eighty Nine Thousand Only)** and the Earnest Money Deposit will be **Rs.11,38,900/- (Rupees Eleven Lakhs Thirty Eight Thousand Nine Hundred Only)**

Name of the Borrower/ Co-borrower/Guarantor:	M/s. Komal Arts Mrs. Aarti Amit Mehta Mr. Amit Anil Mehta Mrs. Rita A Mehta
Description of Immovable Property:	Flat No. 05, admeasuring 570 sq. Ft. carpet area, 2nd Floor, Harit Niwas, Gundavali, Azad Road, Near Maharashtra Kamgar Kalyan Mandal, Andheri East, Mumbai- 400 069.
Reserve Price	Rs.1,13,89,000/-
Earnest Money Deposit (10% of Reserve Price)	Rs.11,38,900/-
Description of movable property	NIL
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
CERSAI ID	Security Interest ID – 400019730935 Asset ID – 200019688310
Inspection of Property	02/06/2023 between 3.00 P.M. to 5.00 P.M. Contact Person: Mr. Rohan Kadam ( Officer) – 9167981607 and 9664657106.
Last date for submission of Bid/Bid:	08/06/2023 till 4:00 p.m.
Time and Venue of Bid Opening	E-Auction/Bidding through website ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) on 09/06/2023 from 11.00 a.m. to 1:00 p.m.

This publication is also a 15 days' notice to the aforementioned borrowers/co-borrowers/ guarantors under Rule 8 and Rule 9(1) of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos.: Mo.: +91 9265562821 & 9374519754, Email: [vijay.shetty@auctiontiger.net](mailto:vijay.shetty@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), Mr. Ramprasad Mobile No. +91 8000023297, email: [support@auctiontiger.net](mailto:support@auctiontiger.net)

**AUTHORISED OFFICER**

Place: Mumbai

Date: 17.05.2023

Pegasus Assets Reconstruction Private Limited

(Trustee of Pegasus Group Thirty Nine Trust 1)



**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
55-56,5th Floor Free Press House Nariman Point, Mumbai - 400021 Tel: -022-61384700 Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

**PUBLIC NOTICE FOR E-AUCTION**

E-auction Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower, Co-borrower and Guarantor that the below described secured asset mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of **Pegasus Group Thirty Nine Trust 1 (Pegasus)**, having been assigned the dues of the below mentioned borrower along with underlying securities, interest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 under the provisions of SARFAESI Act, 2002. The Authorized Officer of Pegasus had taken the possession of the below mentioned property on 04/01/2022 under the provisions of the SARFAESI Act and SARFAESI Rules. In view of the aforesaid the below mentioned mortgaged property will be sold on "As is where is", "As is what is", and "Whatever there is" basis with all known & unknown liabilities on 09/06/2023, for recovery of Rs.1,39,34,528.95/- (Rupees One Crore Thirty Nine Lakhs Thirty Four Thousand Five Hundred and Twenty Eight and Paise Ninety Five Only) being the dues of M/s. Komal Arts as on 10/09/2021 plus interest w.e.f. 11/09/2021 at the contractual rate and costs, charges and expenses thereon due to the Pegasus Assets Reconstruction Pvt. Ltd., from M/s. Komal Arts, Mrs. Aarti Amit Mehta, Mr. Amit Anil Mehta, Mrs. Rita A Mehta. The reserve price will be Rs.1,13,89,000/- (Rupees One Crore Thirteen Lakhs Eighty Nine Thousand Only) and the Earnest Money Deposit will be Rs.11,38,900/- (Rupees Eleven Lakhs Thirty Eight Thousand Nine Hundred Only)

Name of the Borrower/ Co-borrower/Guarantor:	M/s. Komal Arts Mrs. Aarti Amit Mehta Mr. Amit Anil Mehta Mrs. Rita A Mehta
Description of Immovable Property:	Flat No. 05, admeasuring 570 sq. Ft. carpet area, 2nd Floor, Harit Niwas, Gundavali, Azad Road, Near Maharashtra Kangar Kalyan Mandal, Andheri East, Mumbai-400 069.
Reserve Price	Rs.1,13,89,000/-
Earnest Money Deposit (10% of Reserve Price)	Rs.11,38,900/-
Description of movable property	NIL
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
CERSA ID	Security Interest ID – 400019730935 Asset ID – 200019688310
Inspection of Property	02/06/2023 between 3.00 P.M. to 5.00 P.M. Contact Person: Mr. Rohan Kadam ( Officer) – 9167981607 and 9664657106.
Last date for submission of Bid/Bid:	08/06/2023 till 4:00 p.m.
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 09/06/2023 from 11.00 a.m. to 1:00 p.m.

This publication is also a 15 days' notice to the aforementioned borrowers/co-borrowers/ guarantors under Rule 8 and Rule 9(1) of The Security Interest (Enforcement) Rules, 2002. For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website https://sarfaesi.auctiontiger.net or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos.: Mo.: +91 9265562821 &mp; 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasada@auctiontiger.net, Mr. Ramprasad Mobile No. +91 800023237, email: support@auctiontiger.net

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

Place: Mumbai  
Date: 17.05.2023

**IN THE MUMBAI DEBTS RECOVERY TRIBUNAL No.11**  
MTNL Bhavan, 3<sup>rd</sup> Floor, Strand Road, Apollo Bandar, Colaba Market, Colaba, Mumbai - 400 005.

**ORIGINAL APPLICATION NO. 296 OF 2021**

**SUMMONS**

Exh.: 12  
...Applicant  
**Union Bank of India**  
V/S  
...Defendants  
**Mrs. Kanaka Lalit Poddaar & Anr.**

1. WHEREAS the above named Applicant has filed the above referred Application before this Tribunal for recovery of sum together with current and further interest, cost and other reliefs mentioned therein.

2. WHEREAS the service of Summons could not be affected in ordinary manner and whereas the Application for substituted service has been allowed by this Hon'ble Tribunal.

3. You are directed to appear before this Tribunal in person or through an Advocate and file Written Statement/ Say on 28.08.2023 at 11.00 a.m. and show cause as to why reliefs prayed should not be granted.

4. Take notice that in case of default, the Application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this 11<sup>th</sup> day of August, 2022 at Mumbai.

sd/-  
Registrar, DRT-II, Mumbai

Name and address of All Defendants

1. Mrs. Kanaka Lalit Poddaar, Flat No. 3102, 31<sup>st</sup> Floor, RNA Mirage, C.S. No. 1629, Sudam Kalu Ahire Marg, Mumbai - 400025. And Also Flat No. 901 & 1001, RNA Mirage, S.K. Ahire Marg, Behind May fair Banquets, Worli, Mumbai - 400025.

2. Mr. Ravee Lalit Poddaar, Flat No. 3102, 31<sup>st</sup> Floor, RNA Mirage, C.S. No. 1629, Sudam Kalu Ahire Marg, Mumbai - 400025. And Also Flat No. 901 & 1001, RNA Mirage, S.K. Ahire Marg, Behind May fair Banquets, Worli, Mumbai - 400025.

**PUBLIC NOTICE**

Please take notice that my client has entered into negotiations with Mr. JOHN FRANCIS JOSEPH GOMES an adult, Indian inhabitant of Mumbai (herein after referred to as the "other party"), for the purchase of the agricultural land and a farmhouse situated thereon, (herein after referred to as the "said property"), owned and occupied by the "other party", being and lying at Village Belavali, Taluka Ailbag, Dist Raigad and more particularly described in the "Schedule of Property" written hereunder and the said negotiations have reached the final stage of culmination.

In the view of the above, my client hereby gives a notice to the public at large and calls upon all or any persons who have any right, title, interest in the "said property" prejudicial to the interest of the "other party" and who have already filed any suit, claim, dispute, petition, appeal or other like proceedings or obtained any decree, award or other order concerning the subject matter of the "said property" or who intend to file any such proceedings as described above for enforcing their right in the "said property" to submit all their objections and claims in writing along with supportive documentary proofs thereof, to the undersigned within a period of Fifteen (15) days of the date of publications of the this notice, failing which my client will presume that no adverse claims or objection concerning the "said property" exist or if they do exist, they stand waived hereinafter and in such event my client will proceed to complete the transaction of sale as envisaged by both the parties. So please do note.

**SCHEDULE OF PROPERTY**  
**VILLAGE-BELAVALI, TALUKA-AILBAG, DIST-RAIGAD**

GAT NO.	AREA Hec-Are	ASSESSMENTS Rs-Ps.
159-A	Jirayat 0-37-50 Warkas 0-67-70 Pot Kharaba 0-07-30 Total 1-12-50	4-04

Along with a farmhouse, having house assessment extracts number 55 issued by Group Gram Panchayat Maggaon.

Adv. Maseer A. Ghole  
Address: 17, Ailbag Commercial Complex,  
Near Hotel Big-Splash, Opp. Bank of Baroda,  
Chendhare, Ailbag 402 201.

Date:- 16/05/2023  
Place: Ailbag

**Bank of India**

Bank of India Wadala West Branch, 328 Kantak Road, Wadala, Mumbai-400031

**[Rule 8(1)] POSSESSION NOTICE (For immovable property)**

WHEREAS the undersigned being the Authorized Officer of Bank of India, under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (no. 3 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated: **24.02.2023** calling upon the Borrowers **Mr. Harsh Sohanlal Solanki** to repay the amount mentioned in the notice being **Rs. 27,51,107.86 + Interest (Rupees Twenty Seven lakhs Fifty One Thousand One hundred Seven and Paise Eighty Six + interest)** contractual dues up to the date of demand notice with further interest at the contractual rate to be compounded at monthly rests on the aforesaid amount w.e.f 13.02.2023 together with incidental expenses, costs, charges etc, within 60 days from the date of said notice.

The Borrowers, their partners/Guarantors having failed to repay the amount, notice is hereby given to the borrowers, their partners/Guarantors and the public in general that the undersigned has taken Symbolic possession of the secured assets described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said rules this **12 day of May 2023**.

The Borrowers / Guarantors in particular and the public in general are hereby cautioned not to deal with the said Secured assets and any dealings with secured assets will be subject to the charge of the Bank of India for an amount of Rs. 27,51,107.86 + interest as on the date of demand notice with further interest at the contractual rate to be compounded at monthly rests on the aforesaid amount wef 13.02.2023 together with incidental expenses, costs, charges etc, as stated above till the date of payment.

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

Flat No.604, 6- floor, A wing, Building No.3, Society Known as Mahudi Darshan Co Operative Housing Society Ltd., Dattani park, Village Poiser, Borivali East, Mumbai-400066.

Date: 12.05.2023  
Place: Mumbai

**Authorized Officer**  
**Bank of India, Wadala West Road, Branch**

**MUMBAI DEBTS RECOVERY TRIBUNAL - II**  
(Govt. of India, Ministry of Finance)  
3<sup>rd</sup> Floor, MTNL Building, Near Strand Cinema, Colaba Market, Colaba, Mumbai- 400 005.

**IN THE MUMBAI DEBTS RECOVERY TRIBUNAL No. II**

**ORIGINAL APPLICATION NO. 173 OF 2020**

**SUMMONS**

Exh.: 10  
...Applicant  
**Union Bank of India**  
V/S  
...Defendants  
**M/s. Aranath Industries**

1. WHEREAS the above named applicant has filed the above referred Application before this Tribunal for recovery of sum together with current and further interest, costs and other reliefs mentioned therein.

2. WHEREAS the service of Summons could not be affected in ordinary manner and whereas the Application for substituted service has been allowed by this Hon'ble Tribunal.

3. You are directed to appear before this Tribunal in person or through an Advocate and file Written Statement/ Say on 05.09.2023 at 11.00 a.m. and show cause as to why reliefs prayed should not be granted.

4. Take notice in case of default, the Application shall be heard and decided in your absence.

Given / Issued under my hand and the seal of this Tribunal on this 29<sup>th</sup> day of September, 2022

sd/-  
Registrar, DRT-II, Mumbai

Name and address of All Defendants

1. M/s. Aranath Industries, A/13, Gala No. 2 And 3, Pritesh Complex, Village Ovali, Taluka Bhivandi, Dist. Thane - 421301.

2. Mitesh Ashok Jain, B-37, Manju Niketan Chs. Ltd, Opposite Topiwala Centre, Goregaon West, Mumbai - 400062.

3. Divya Mitesh Jain, B-37, Manju Niketan Chs. Ltd, Opposite Topiwala Centre, Goregaon West, Mumbai - 400062.

**SBI State Bank of India**

Stressed Assets Recovery Branch, Churchgate, Mumbai (05168)  
6th Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai - 400 020. Phone: 022 – 22053163 / 64 / 65, Email- sbi.05168@sbi.co.in

**POSSESSION NOTICE [See Rule 8(1)] (For immovable property)**

Whereas, The undersigned being the Authorised officer of **State Bank of India**, Stressed Assets Recovery Branch, Churchgate, Mumbai (05168) 6th Floor, 16 Maharshi Karve Road, Churchgate, Mumbai 400020 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued **Demand Notice Dated 25.06.2021** calling upon the Borrower **Mr. Zulfikar Asgar Mirja and Mrs. Beauty Bibi Zulfikar Mirja** to repay the amount mentioned in the notice being **Rs. 47,51,230/- (Rupees Forty Seven Lakh Fifty One Thousand Two Hundred Thirty Only) as on 25.06.2021** and further interest, incidental expenses, costs, charges incurred / to be incurred within sixty days from the date of receipt of the said notice. The Borrower / Guarantors having failed to repay the amount, notice is hereby given to the Borrower / Guarantors and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of SARFAESI Act read with rule 8 on this **12<sup>th</sup> Day of May of the year 2023**.

The Borrower in particular and the public in general is hereby cautioned not to deal with property and any dealings with the property will be subject to the charge of the State Bank of India for an amount **Rs. 47,51,230/- (Rupees Forty Seven Lakh Fifty One Thousand Two Hundred Thirty Only) as on 25.06.2021** and further interest and other charges thereon.

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

**Description of Immovable Property**  
Flat No. 1603, 16th Floor, Casa Elite, Wing No. J, Village Khoni, Tal. Kalyan, Dist. Thane

Date : 12.05.2023  
Place : Khoni, Tal. Kalyan

Sd/-  
Authorized Officer  
State Bank Of India

**BRIHANMUMBAI MAHANAGARPALIKA**

**PUBLIC NOTICE**

Notice is hereby given that M/s. Saldanha Realty and Infrastructure LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, the owner of the land bearing C.T.S. Nos. 46/1 and 46/40 of village Mulgaon, more particularly described in the schedule hereunder written, has submitted application for grant of the Transfer of Development Rights (TDR) in the form of Development Right Certificates (DRC) as per the provision of Regulation no. 32 of Development Control and Promotion Regulations for Greater Mumbai, 2034, in lieu of handing over of the land bearing C.T.S. Nos. 46/1 and 46/40 of village Mulgaon, which is affected by 13.40 mtr. wide R. L. sanctioned under section 291 (b) of MMC Act, 1888, as per sanctioned Development Plan 2034 of 'K/East' Ward.

M/s. Saldanha Realty and Infrastructure LLP, have not received any compensation under Land Acquisition Act, or any other Act or by mutual consent and the name of M/s. Saldanha Realty and Infrastructure LLP still shown as the holder on Property Register Card bearing C.T.S. Nos. 46/1 and 46/40 of village Mulgaon. Since owners M/s. Saldanha Realty and Infrastructure LLP have not received any compensation, now M/s. Saldanha Realty and Infrastructure LLP has applied for grant of the Transfer of Development Rights in the form of DRC.

Any person or persons (which means and includes Individuals. Firms, Companies, Association of person statutory bodies/ entities or any other authorities, etc.) having any information contrary to the same and/ or having any share, right, title, interest, claim, demand or objection in respect of the said land mentioned in the Schedule hereunder written or any part thereof, as and by way of ownership, sale, exchange, transfer, lease, sublease, mortgage, gift, tenancy, leave and license, trust, inheritance, bequest, possession, maintenance, hypothecation, charge, lien, easement, litigation, disputes of whatsoever nature are or otherwise or any other rights or interests of whatsoever nature, and that applicant's claim to DRC is contingent upon not having received any compensation under Land Acquisition Act, or any other Act or by mutual consent as aforesaid and if anyone has information contrary to the same, are hereby called upon to make the same known in writing to the undersigned at the office of the Law Officer, Legal Department, Municipal Head office (Annexe Building), 3rd Floor, Mahapalika Marg, Fort, Mumbai-400 001, within 15 (fifteen) days from the date of publication hereof with documentary proof/evidence or Court Orders thereof for any such purported claim/ objection, otherwise such claim or demand shall be deemed to have been waived to all intents and purposes.

If no claim or objection is received as mentioned hereinabove, BMC will complete the procedure of grant of the Transfer of Development Rights in the form of DRC on its own merits without making any reference or regards to any such purported claim or interest which shall be deemed to have been waived for all intents and purpose and the same shall not be binding upon the BMC.

**THE SCHEDULE ABOVE REFERRED TO :-**  
**(TDR/Western Suburb I/K/E Ward/0221/ Stage-I/I/Old)**

All that pieces or parcels of vacant land or grounds situate, lying and bearing C.T.S. Nos. 46/1 and 46/40 of village Mulgaon in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, admeasuring 11184.60 sq.mtrs. or thereabouts, affected by 13.40 mtr. wide R. L. sanctioned under section 291 (b) of MMC Act, 1888 in sanctioned Development Plan 2034 of 'K/East' Municipal Ward and bounded as follows :

On or towards the East by : Mahakali Caves Road, C.T.S. Nos.46/2(046/6, 46/11, 46/15, 46/18, 46/24 and 46/27 of village Mulgaon.

On or towards the South by : C.T.S. Nos. 46/22, 46/23, 46/31 and 46/41 of village Mulgaon

On or towards the North by : C.T.S. Nos. 46/38, 46/19, 46/21 and 46/16 of village Mulgaon and Mogra village boundary.

Dated this 16th day of May, 2023

Sd/-  
(Shri Sunil Sonawane)  
Advocate & Law Officer  
For Brihanmumbai Municipal Corporation

**PRO/379/ADV/2023-24**  
Avoid Self Medication

**Bandhan Bank**

Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: +91-79-26421671-75

**SYMBOLIC POSSESSION NOTICE**

NOTICE is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s), having failed to repay the amount notice is hereby given to the borrower(s) and the public in general, that the undersigned has taken symbolic possession of the property described herein below in exercise of the powers conferred on him under sub-section (4) of Section 13 of the said Act read with Rule 8 of the said Rules 2002 on the date mentioned against the loan account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers' /borrowers' attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

Name of borrower(s) & Loan Account No.	Description of property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	Outstanding Amt. as on Date of Demand Notice
Mr. Jitendra Kumar Tiwari Mrs. Kusum Jitendra Tiwari 20004100001599	All that piece and parcel of the immovable property admeasuring about 31 square meter, Final Plot#0, 103, Sai Shradha; Asangaon, Shahapur- 421601 and bounded by: North: Open Plot, East: Residential Building, West: Building, South: Building	31.10.2022	15.05.2023	Rs.6,48,844.92

**Authorised Officer**  
**Bandhan Bank Limited**

Place: Shahapur  
Date: 17/05/2023

**AXIS BANK LTD.**

Corporate Office:- "Axis House", C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025.  
Registered Office:- "Trishul", 3rd Floor Opp. Samaratheshwar Temple Law Garden, Ellisbridge Ahmedabad - 380006.  
Branch Office : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708

**Public Notice for Sale/Auction of immovable properties**

**{under SARFAESI Act read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules}**

Whereas the Authorized Officer of Axis Bank Ltd. (hereinafter referred to as 'the Bank'), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short 'SARFAESI Act') and in exercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Sec. 13(2) of SARFAESI Act calling upon the below-mentioned Borrowers/Co-borrowers/mortgagors/Guarantors to repay the amount mentioned in the notice being the amount due together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The Borrowers/Co-borrowers/Mortgagors/Guarantors having failed to repay the above said amount within the specified period, the authorized officer has taken over physical possession in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of auction on "As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis", and "No Recourse Basis" for realization of Bank's dues under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 by inviting tenders/bids as per below Auction schedule:

Sr. No.	1.	2.	3.	4.
<b>Description of Property</b>	Room No. N-001, On Ground Floor, In the type B1, in the Building to be known as NIGELLA " in the project to be known as "Labdhi Gardens " situated at Village - Dahivali Tarfe Vaedi, Taluka - Karjat, Dist Raigad -410101. Area Admeasuring 20.14 Sq. mtrs Carpet .	All The Piece And Parcel of Flat No. 206, On The Second Floor, In The Building Known As "Rudra" Constructed On Plot No 143, At Sector 05, Karanjade, Navi Mumbai- 410206. <b>Bounded That is to Say On Or Towards The North By : 9.00 Mtrs. Wide Road; On Or Towards The South By: Plot No 146; On Or Towards East By : Plot No 144; On Or Towards The West By : Plot No 126, Plot No 127. Admeasuring : 29.605 Sq. Ft. Carpet Area.</b>	All The Piece and Parcel of Flat No. A/001, On "Ground Floor, In The Building Known As "Shail Pushp" Situated At Type C-A2, Building No.5, Village - Mahim, Taluka & Dist, Palghar - 401 404 Flat Admeasuring 43.93 Sq. Mtrs. Carpet	All The Piece And Parcel of Flat No. 805, On 8th Floor, Wing - B, Building No. 3, In The Complex Known As Wellwisher Town, Opp. Samuel Mall, Khopoli - 410203. Flat Admeasuring 30.78 Sq. Mtrs. Carpet
<b>Known Encumbrances (if any)</b>	Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, builder dues etc. if any, as applicable	Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, builder dues etc. if any, as applicable.	Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, builder dues etc. if any, as applicable.	Not known to the secured creditor. The unpaid charges towards electricity, maintenance , Tax etc. if any, as applicable
<b>Reserve Price (in Rs.)</b>	<b>RP : Rs. 8,82,000/- (Rupees Eight Lakh Eighty Two thousand only)</b>	<b>RP : Rs. 25,53,600/- (Rupees Twenty Five Lakh Fifty Three Thousand Six Hundred Only)</b>	<b>RP : Rs. 18,53,600/- (Rupees Eighteen Lakh Fifty Three Six Hundred Only)</b>	<b>RP : Rs. 15,90,400/- (Rupees Fifteen Lakh Ninety Thousand Four Hundred Only)</b>
<b>Earnest Money Deposit (in Rs.)</b>	<b>EMD : Rs. 88,200/- (Rupees Eighty Eight Thousand Two Hundred Only)</b> through DD in favor of 'Axis Bank Ltd.' payable at Mumbai.	<b>EMD : Rs. 2,55,360/- (Rupees Two Lakh Fifty Five Thousand Three Hundred Sixty Only)</b> through DD in favor of 'Axis Bank Ltd.' Payable at Mumbai.	<b>EMD : Rs. 1,85,360/- (Rupees One Lakh Eighty Five Thousand Three Hundred Sixty Only)</b> through DD in favor of 'Axis bank Ltd.' payable at Mumbai.	<b>EMD : Rs. 1,59,040/- (Rupees One Lakh Fifty Nine Thousand and Forty Only)</b> through DD in favor of 'Axis bank Ltd.' payable at Mumbai.
<b>Bid incremental Amount</b>	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)
<b>Last Date, Time and Venue for Submission of Bids with Sealed Offer/Tender with EMD</b>	Till <b>23/06/2023</b> up to 05:00 P.M. at 3rd Floor, Gigaplex, NPC-1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708	Till <b>23/06/2023</b> up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai- 400 708	Till <b>23/06/2023</b> up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC-1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai- 400 708	Till <b>23/06/2023</b> up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai- 400 708
<b>Date &amp; Time and Venue for Submission of Bids with Sealed Offer / Tender with EMD</b>	On <b>27/06/2023</b> , between 01.00 P.M and 02.00 P.M with <unlimited extensions of 5 minutes each at web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> > E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above	On <b>29/06/2023</b> , between 01.00 P.M and 02.00 P.M with <unlimited extensions of 5 minutes each at web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> > E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above	On <b>26/06/2023</b> , between 1.00 P.M and 2.00 P.M with <unlimited extensions of 5 minutes each at web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> > E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above	On <b>29/06/2023</b> , between 01.00 P.M and 02.00 P.M with <unlimited extensions of 5 minutes each at web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> > E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above
<b>Date for inspection of properties</b>	As per prior appointment of authorized officer	As per prior appointment of authorized officer	As per prior appointment of authorized officer	As per prior appointment of authorized officer
<b>Cost of Tender / Bid Cum Auction Form</b>	Rs. 250/- by D.D. in favour of "Axis Bank Ltd"	Rs. 250/- by D.D. in favour of "Axis Bank Ltd"	Rs. 250/- by D.D. in favour of "Axis Bank Ltd"	Rs. 250/- by D.D. in favour of "Axis Bank Ltd"
<b>Return of EMD of Unsuccessful Bidders</b>	Within <b>Seven working days</b> from the date of Auction.	Within <b>Seven working days</b> from the date of Auction.	Within <b>Seven working days</b> from the date of Auction.	Within <b>Seven working days</b> from the date of Auction.
<b>Last Date For Payment of 25% of Accepted Highest Bid For Confirmed Successful Bidder (Inclusive of EMD)</b>	The payment should be made latest by <b>next working day</b> from the date of bid confirmation.	The payment should be made latest by <b>next working day</b> from the date of bid confirmation.	The payment should be made latest by <b>next working day</b> from the date of bid confirmation.	The payment should be made latest by <b>next working day</b> from the date of bid confirmation.
<b>Last Date For Payment of Balance 75% of Highest Bid</b>	Within <b>15 days</b> from the date of Sale Confirmation	Within <b>15 days</b> from the date of Sale Confirmation	Within <b>15 days</b> from the date of Sale Confirmation	Within <b>15 days</b> from the date of Sale Confirmation
<b>Loan Details</b>				
<b>Borrower/ Guarantors /mortgagor Name &amp; Address</b>	<b>Ganesh B. Bhosale, Gangubhai Balwant Bhosale, 21 Chhat Chawl, J.B.Road, Cotton Green -W, Nr Cotton Green Station, Mumbai - 400033. And Also : Ambabai Tek , AT Post /Khatav Taluka, Khatav, Satara -415505 And also at room No. N-001, on Ground Floor, In the type B-1, Building - NIGELLA " Labdhi Gardens, Village -Dahivali Tarfe Vaedi , Taluka -Karjat, Dist Raigad -410101.</b>	<b>Prashant Kamble, Namrata Vishwas Sawant, Flat No. 103, Om Niwas Building No. 01, Sec 05, Karanjade, Navi Mumbai -410206 Also At : Flat No. 206, 2nd Floor Rudra, Plot No. 143, Sector 05, Karanjade, Navi Mumbai 410206</b>	<b>Anita Aakash Sahu, Barelal Saah, 304, Indraprastha CHS Ltd, B-wing, Bldg No. 5, Sapahale, East Thane - 401102 Also At : House No. 04, C Shanti Kunj Bldg No. 10, Shanti Garden Sec 3, Mira Road East, Thane - 401107 Also At : Flat No. A/001, On Ground Floor, Shail Pushp, Type C-A2, Building No. 5, Village Mahim, Taluka &amp; Dist. Palghar -401 404.</b>	<b>Dipak Rokadoba Mange, Rokadoba Naraba Mange, Lata Rokadoba Mange, Flat No. 301, Deep City Chs, 7-A, Building, Vasrali, Near Panvel, Panvel - 410 206 Also At : At Post - Andhori, Near Khandoba Mandir, Andhori, Ahamadpur, Latur - 413523 Also At : Flat No. 805, On 8th Floor, Wing - B, Building No. 3, In The Complex Known As Wellwisher Town, Opp. Samuel Mall, Khopoli -410 203.</b>
<b>Loan Account No.</b>	<b>PHR057403833846</b>	<b>PHR086104326827</b>	<b>PHR0573048336500</b>	<b>PHR086104241217</b>
<b>Date of Demand Notice U/SEC. 13(2) of SARFAESI Act</b>	<b>23/04/2021</b>	<b>15/01/2022</b>	<b>24/04/2021</b>	<b>23/04/2021</b>
<b>Amt. of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.)</b>	<b>Rs. 14,91,530/- (Rupees Fourteen Lakh Ninety One Thousand Five Hundred and Thirty Only)</b>	<b>Rs. 31,08,762/- (Rupees Thirty One Lakh Eight Thousand Seven Hundred &amp; Sixty Two Only)</b> amount as on 09/01/2022	<b>Rs. 24,43,492/- (Twenty Four Lakh Forty Three Thousand Four Hundred Ninety Two Only)</b>	<b>Rs. 18,62,735/- (Eighteen Lakh Sixty Two Thousand Seven Hundred Thirty Five Only)</b>
<b>Date of Physical Possession</b>	<b>16/09/2022</b>	<b>23/02/2023</b>	<b>18/10/2022</b>	<b>19/10/2022</b>
<b>Publication Date of Possession Notice</b>	<b>18/09/2022 (Free Press (E) + Nav Shakti (M))</b>	<b>01/03/2023 (Free Press Journal &amp; Nav - Shakti)</b>	<b>22/10/2022 In Free Press Journal (English) &amp; Navshakti (Marathi Language)</b>	<b>22/10/2022 In Free Press Journal (English) &amp; Navshakti (Marathi Language)</b>
<b>Outstanding Dues (IN RS.)</b>	<b>Rs. 18,64,387/- as on 30/04/2023</b>	<b>Rs. 33,86,190/- as on 30/04/2023</b>	<b>Rs. 30,94,258/- as on 30/04/2023</b>	<b>Rs. 17,41,588/- as on 30/04/2023</b>

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. <https://www.axisbank.com/auction-retail>.  
For any other assistance, the intending bidders may contact 1) Jayesh Kanojiya / jayesh.kanojiya@axisbank.com / Mob-8652434143, 2) Punit Kadam / punit.kadam@axisbank.com / Mob-8104743145, 3) Vinod Pandey / vinod3.pandey@axisbank.com / Mob-9833161564, 4) Abhijit Deshpande / abhijit1.deshpande@axisbank.com / Mob-91986700553, 5) Rajesh Poojary / rajesh.poojary@axisbank.com of the Bank during office hours from 9:30 a.m. to 4:00 p.m. The bid is not transferable.  
This Notice should be considered as 30 Days' Notice to the Borrowers under Rule 8(6) of the Security Interest (Enforcement) rule, 2002 .

Date : 17/05/2023, Place : Mumbai

Sd/-  
Authorized Signatory, Axis Bank Ltd.





## पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

दूरध्वनी क्र. : ०२२-६१८८ ४७००

ई-मेल : [sys@pegasusarc.com](mailto:sys@pegasusarc.com) युआरएल : [www.pegasus-arc.com](http://www.pegasus-arc.com)

### ई-लिलावाकरिता जाहीर सूचना

सिक्विरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९(१) ला परंतुकासह वाचत

सिक्विरिटीयजेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेटस् अँड एन्फोर्समेंट ऑफ

सिक्विरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्रीकरिता ई-लिलाव सूचना

सर्वसामान्य जनता आणि विशेषकरून कर्जदार, सह-कर्जदार व जामीनदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफेसी अँक्ट, २००२ च्या तरतुदीन्वये दिनांक ३१.०३.२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे आरबीएल बँकेद्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदारांची कर्ज अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगासस) अशा तारण धनकोंकडे गहाण/प्रभारित आहेत.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील उल्लेखित मिळकतीचा सरफेसी अँक्ट आणि सरफेसी रुल्सच्या तरतुदीन्वये ०४.०१.२०२२ रोजी कब्जा घेतला, वरील पार्श्वभूमीवर खालील नमूद गहाण मिळकत ही मे. कोमल आर्दस, सी. आरती अमित मेहता, श्री. अमित अनिल मेहता, सी. रिता ए मेहता कडून पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेडला थकीत त्यावरील परिचय, प्रभार आणि खर्च आणि सांपाष्विक दगाने ११.०९.२०२१ पासूनचे व्याज अधिक १०.०९.२०२१ रोजीस मे. कोमल आर्दसची थकबाकी रु. १,३१,३४,५२८.९५ (रुपये एक करोड एकोणचाळीस लाख चौतीस हजार पाचशे अड्डावीस आणि पैसे पंच्याणव मात्र) च्या वसुलीसाठी ०९.०६.२०२३ रोजी सर्व ज्ञात आणि अज्ञात दायित्वांसह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने विकण्यात येणार आहे.

राखीव किंमत रु. १,१३,८९,०००/- (रुपये एक करोड तेरा लाख एकोणनव्वद हजार मात्र) आणि इसारा अनामत रक्कम रु. ११,३८,९००/- (रुपये अकरा लाख अडतीस हजार नऊशे मात्र) राहिल.

कर्जदार/ हमीदारांचे नाव	मे. कोमल आर्दस सी. आरती अमित मेहता, श्री. अमित अनिल मेहता, सी. रिता ए मेहता
स्थावर मिळकतीचे वर्णन	फ्लॅट क्र. ०५, मोजमापित ५७० चौ.फू. चर्टई क्षेत्र, २ रा मजला, हरित निवास, गुंडावली, आज्ञाद रोड, महाराष्ट्र कामगार कल्याण मंडळ जवळ, अंधेरी पूर्व, मुंबई ४०० ०६९
राखीव किंमत	रु. १,१३,८९,०००
इसारा अनामत रक्कम (राखीव किमतीच्या १०%)	रु. ११,३८,९००
जंगम मिळकतीचे वर्णन:	शून्य
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही
सीईआरएसएआय आयडी	सिक्विरिटी इंटरस्ट आयडी-४०००१९३०९३५ असेट आयडी-२०००१९६८८३१०
मिळकतीचे निरीक्षण	०२/०६/२०२३ रोजी दु. ३.०० ते सायं. ५.०० संपर्क व्यक्ती: श्री. रोहन कदम (अधिकारी)-९१६७९८१६०७ आणि ९६६४६५७१०६.
बोली सादर करण्यासाठी अंतिम तारीख	०८/०६/२०२३ रोजी सं. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/ बोली वेबसाईट ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) मार्फत ०९/०६/२०२३ रोजी सं. ११.०० पासून दु. १.०० पर्यंत

सादर प्रकाशन हे सिक्विरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि नियम ९(१) अंतर्गत वरील नमूद कर्जदार/हमीदार यांना पंधरा दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया ई-लिलावात भाग घेण्यासाठी त्यांची बोली सादर करण्यापूर्वी इतर तपशील आणि संबंधित मिळकतीच्या ई-लिलाव/विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> मध्ये दिलेली लिंक पाहावी. तसेच बोलीदार संबंधीत मिळकतीच्या ई-लिलावाच्या तपशीलवार अटी आणि शर्तीकरिता आणि ई-लिलावात सहभाग घेण्याकरिता बोली सादर करण्यापूर्वी इतर तपशीलाकरिता वेबसाईट <https://sarfaesi.auctiontiger.net> ला देखील भेट देऊ शकतात किंवा सेवा पुरवठादार मे. ई-प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: +९१ ९२६५५६८२८२९ आणि एएमपी, ९३७४५१९७५४, ईमेल: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), श्री. रामप्रसाद- मोबा: +९१ ८०००२३२९७, ईमेल: [support@auctiontiger.net](mailto:support@auctiontiger.net)

प्राधिकृत अधिकारी  
ठिकाण : मुंबई  
दिनांक : १७.०५.२०२३  
पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
(ट्रस्टी ऑफ पेगासस ग्रुप थर्टी नाईन ट्रस्ट १)



[illegible]

 <p><b>ICICI Bank</b></p>	<h2 style="text-align: center;">सांकेतिक कब्जा सूचना</h2> <p><b>शाखा कार्यालय:</b> आयसीआयसीआय बँक लि., कार्यालय क्र. २०१-बी, राठा मजला, रोड क्र. १, प्लॉट अ. - बी३, वायफाय आयटी पार्क, वंगडे इस्टर्नवेल ईस्टेट, ठाणे, महाराष्ट्र - ४००६०४.</p>		
<p><b>ज्ञापार्थी,</b></p> <p>निम्नवाखरीकारांनी आयसीआयसीआय बँक लिंकितकरेचे प्राधिकृत अधिकारी म्हणून सिक्स्युरिटीइश्येसन ऑण्ड रिस्कटुक्शन ऑफ फायनांसियल असैसट्स ऑण्ड एकोसॅमंट ऑफ सिक्स्युरिटी इंटरस्ट अंक्ट, २००२ अन्वये आणि कानून १३(१२) सहवाजा सिक्स्युरिटी इंटरस्ट (एकोसॅमंट) रूल्स, २००२ च्या नियम ३ अन्वये प्रजन केलेल्या अधिकारिया वापर करून सदर सूचना प्राप्त झाल्याच्या तारखेपासून ६० दिवसांत सूचित नमुद केलीली राहिली वगळता कल्पण्यासाठी खालील नमुद जाहीर करितांना (दीर्घगा फायनान्स कायनाम येत. दुरे आयसीआयसीआय बँकेला देणाऱ्या आलेल्या अपिसकांना अनंतरां) द्योपारएक्च्यूअ आणि कर्जदार यांचा दरम्यान झालेल्या कर्ज कराराला अनुसरून गुहकर्ज सुविधा मंजूर करण्याच्या संदर्भात तारणाच्या अमेंबलबाजीचींच्या संबधीतलि मागणी सूचना जारी केली आहेत. कर्जदारांनी सदरदृ हे कर्ज करार करण्या करून केलीली आहे म्हणून कर्जदार आणि सहासमान जनेत्या जनेत्या सूचना विद्दा देण्या येते की, निम्नवाखरीकारांनी खालील नमुद तारखेदेवीती सरदर अंधिधियाकानून १३(४) सहवाजा संदर्भ निमावयाच्या नियम ८ अन्वये त्याचा तात्का दिलेल केलेंल्या अधिकारिया वापर करून खालील षणिलेल्या मिळकतीच्या सांकेतिक कब्जा घेतलेला आहे. विशेषतः कर्जदार आणि संवसामान जनेत्या याद्वारे सावधान कल्पण्या येते की, त्यांनी सदरदृ मिळकतीच्या देवयेतीच्या व्यवहार करू नये आणि सदरदृ मिळकतीच्या देवयेतीच्या कोणताही व्यवहार हा आयसीआयसीआय बँक लिंकितकरेच्या प्रभारच्या अधीन राहिल.</p>			
<p><b>अ. कर्जदाराचे नाव /क्रमांक (कर्ज खाते क्रमांक)</b></p> <p><b>(डीओवरफाइल ओव्ह लिन आणि आयसीआयसीआय न्यू लाईन)</b></p>	<p><b>मिळकतीचे वर्णण/ तारीख</b></p>	<p><b>तारणा/ सागणी सूचनेची तारीख</b></p>	<p><b>शाखेचे नाव</b></p>
<p>१. श्रीती अश्विंद खाखार आणि तुषार अश्विंद खाखार (ओव्ह लिन क्र -०९१५००००७१७३ आणि न्यू लिन क्र - बुसेडोलिवल०००००४०३११६३)</p>	<p>पल्ट क्र.बी-५, पहिला मजला, नकुल अपार्टमेंट, हिराली रोड, हाजी मोदी दांगा, बुलडाणा -४४३१०२/ सी ११, २०२३.</p>	<p>डिसेंबर, २०२२</p>	<p>अंमलो</p>
<p>बरील नमुद कर्जदार/ हद्दीत यांना रामक चुकती कल्पण्यासाठी याद्वारे ३ दिवसांची सूचना देण्या येत आहे. अन्यथा सिक्स्युरिटी इंटरस्ट (एकोसॅमंट) रूल्स, २००२ च्या नियम ३ आणि ९ अंतर्गत तरतुदीनुसार सदर सूचना प्रशिद्धी तारखेपासून ३० दिवसांच्या समाप्तीनंतर गणित मिळकतीची विक्री करण्यात येईल.</p>	<p><b>दिनांक:</b> मे १७, २०२३  <b>ठिकाण:</b> महाराष्ट्र</p>	<p style="text-align: right;"><b>प्राधिकृत अधिकारी</b>          आयसीआयसीआय बँक लिंकितकरे</p>	

**जाहीर सूचना**

यादारे सुचना देण्यात येते की, **श्री. मनीष अशोक बाजा**, राहणार - ९, सी. लिमिस्म, हॉटेल स्वदेशीयार रोड, जे. पी. रोड, साता बंगोले, अठोरी (पश्चिम), मुंबई - ४०० ००५ यांनी स्पष्ट आणि विश्वासार्थ शीर्षक, स्पष्ट नोले आणि वाजवी शंकांपासून मुक्त असलेली त्याची निम्न उल्लेखित मागता विक्री, अभिष्टरस्तारित आणि हस्तारित करण्याचे मान्य केले आहे.

संदर्भ मागतात किंवा कोणत्याही भागाच्या, दर किंवा संबंधी विक्री, विकास, अलढालद, निवडुकी, भेद, न्यास, वारसा, दरेषाभाज, गुणवत्ता, भांडवळी, प्रवर्तित वाकरी करार्या, कायदेशीर सुरक्षा, वहेवता किंवा अन्य कोणत्याही मार्ग कोणताही हक्क, शीर्षक, दावा किंवा हितसंबंध असण्या किंवा असल्याचा दावा करण्याचे स्पष्ट व्यक्तींनी निम्नस्वतंत्राकारांनी एस.पी. सेंटर सोसायटी, २ रा मजला, ७०, निजिमास गार्डर २४, फोर्ट, मुंबई - ४०० ००२ येथील त्याच्या प्रत्यक्ष दर किंमल आढावी. [hemanth@mehtalawfirm.com](mailto:hemanth@mehtalawfirm.com) आणि/ [mehtalawfirm@yahoo.com](mailto:mehtalawfirm@yahoo.com) येथे इलेक्ट्रॉनिक मेथद दर दिनांकापासून १४ दिवसांच्या कालावधीमध्ये त्याच्या स्पष्ट तशील आणि काढावोपी पुरावांमधे लेखी स्वरूपाचा सुचित करारे, दर किंवा कालावधीमध्ये त्यांनी नोंद न केल्यासा किंवा दर कळविण्यात येत सोडून दिले आणि किंवा गुंठसुळ देवते असे मानण्यात किंवा समजण्यात येईल. कृपया नोंद घ्यावी की, जाहीर सूचनाद्वारे दिलेली उतरे किंवा दावे विचारत घेतली जाणार नाहीत.

**मालमतेतले अनुसुची**

गाव मजोरी, तालुका बोरीवली, मुंबई उपनगर जिल्ह्याचा सर्व्हे क्र. ८८, हिस्सा क्र. १० (भाग), सी. टी.एस. क्र. ८०६ (भाग) धारण केल्याकाली मजमोजा ४००.६६ चौरस मीटर्स किंवा साधारण तेढव्याय मजोरीचे सर्व्हे सर्व्हे आणि कुकडे व त्यावर उतरे सर्व्हे संपर्का आणि बुतु-सी.टी.एस. क्र. ८०६ धारे, पश्चिमेस: सी.टी.एस. क्र. ६०९ आणि ६०५ धारे, उत्तरेस: सी.टी.एस. क्र. ५९८ धारे आणि दक्षिणेस: सी.टी.एस. क्र. ७१० आणि ६०६ (भाग) धारे.

**दिनांक १७ मे, २०२३**

**मेहता अंशुक क.करिता**  
अॅडवोकेट अंशुक सोमिंदरसिंह  
सही/ - एच. सी. मेहता  
प्रोपायय



**INDIAN  
HERITAGE  
SOCIETY -  
MUMBAI**

**NOTICE  
TO  
MEMBERS**

125/126, Champokli/Ind Estate  
Plot No 105, B.Sion Road/No 29  
Sion (East), Mumbai – 400 022

We are updating the Members' list of IHS Mumbai. We hereby request you to update your contact details in our records if you wish to continue your membership with IHS Mumbai. Pl send below details by email to [ihsmbombai@gmail.com](mailto:ihsmbombai@gmail.com) by May 25, 2023:

**Your Name, Postal Address, Mobile Number, Email, Whatsapp Number.**

If you fail to respond within 7 days from this notice, it will be deemed as an intention to discontinue your membership and will result in termination of your membership from IHS Mumbai

**Date : Mumbai  
Place : 17.05.2023**

**Preeti Vange, Hon. Secretary,  
Indian Heritage Society - Mumbai**


**पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड**  
 ५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०० ०११.  
 दूरध्वनी क्र. : ०२२-६१८८ ४७००  
 ई-मेल : [sys@pegasusarc.com](mailto:sys@pegasusarc.com) युआरएल : [www.pegasus-arc.com](http://www.pegasus-arc.com)

[illegible]

कर्जदार / हमीदाराचे नाव	मे. कोमल आर्ट्स श्री. आरती अमित मेहता, श्री. अमित अजित मेहता, श्री. रिता ए मेहता
स्थावा मिळकतीचे वर्णन	फ्लॅट क्र. ०५, भागावट ५७० चौ.फू. चर्टई रोड, २ वा मजला, हातन निवाय, गुंडावली, ओमायगेंड, महाराष्ट्र कामगार कल्याण मंडळ खण्ड, अपेरी मुंबई, मुंबई ४०० ०६९
राखीव किंमत	रु. ११,६१,८००/-
इसारा अगमय राकम (राखीव किंमतीच्या १०%)	रु. ११,३८,१००
जोयम मिळकतीची वर्णन:	शून्य
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि लागू धनकांना ज्ञात असलेली अस कोणतीही प्रकटवाची व मूल्य	ज्ञात नाही
सीईआरएसएअर आयडी	सिक्मुरीटी इंटरस्ट आयडी-४०००१९७३०१३५ असेट आयडी-२०००१९६८६८३७
मिळकतीची निर्णय	०८/०६/२०२३ रोजी दु. ३.०० ते साय. ५.०० संयोज्य व्यक्ती: श्री. रोहन कदम (अधिकारी)-९६१४९८९६७ ०९/०६/२०२३ रोजी
बोली सादर करण्यासाठी अंतिम तारीख	०८/०६/२०२३ रोजी सं. ४.०० पर्यंत
बोली उपडण्याचे ठिकाण आणि वेळ	ई- लिक्वाय / बोली वेबसाइट ( <a href="https://sarfaeiacuctiongier.net">https://sarfaeiacuctiongier.net</a> ) मार्फत ०८/०६/२०२३ रोजी सं. ११.०० पासून दु. १.०० पर्यंत
सदर प्रकाशन हे सिक्मुरीटी इंटरस्ट (एफओटीई) रुस, २००२ च्या नियम ८ आणि नियम ११(१) अंतर्गत सर्तीत मुद्रक कर्जदार / हमीदार यांना पंधरा दिवसांची सूचना सुट्टा आहे.	
विक्रीच्या तपशीलावर आणि शर्तीकरीता, कृपया ई-लिक्वाय भाग घेण्यासाठी त्यांची बोली सादर करण्यापूर्वी इतर तपशील आणि संबंधित मिळकतीच्या ई-लिक्वाय/कृपया तपशीलावर आणि शर्तीकरीता तारण घ्याव्यात.	
विक्रीसाठी हक्कजरे <a href="http://www.pegasus-arc.com/assets-to-auction.html">http://www.pegasus-arc.com/assets-to-auction.html</a> मध्ये दिलेली लिंक पाहवी.	
तसेच बोलीदारा संबंधीत मिळकतीच्या ई-लिक्वायच्या तपशीलावर अटी आणि शर्तीकरीता आणि ई-लिक्वाय सहभाग घेण्याकरीता सदर करण्यपूर्वी इतर तपशीलांकरीता <a href="https://sarfaeiacuctiongier.net">https://sarfaeiacuctiongier.net</a> ला रेगुलरिटी भेट देऊ शकतात किंवा सेल पत्राव्दारे मे. <b>१-प्रोम्युटिव्ह टेलनांजीज लि.</b> , अंजना टायगर, बिडस सपोर्ट: +९१ ९२५५८२९२११ आणि एमप्ली, ९३७४९१९०५४, ईमेल: <a href="mailto:viijay.shetty@auctiongier.net">viijay.shetty@auctiongier.net</a> , <a href="mailto:rampasad@auctiongier.net">rampasad@auctiongier.net</a> , श्री. रामरासद- मोबा: +९१ ८०००२३२३९, ईमेल: <a href="mailto:support@auctiongier.net">support@auctiongier.net</a>	

प्राधिकृत अधिकारी  
पेगासस असेट्स अलिकटन प्रायव्हेट लिमिटेड  
(संदर्भ अटी घेण्यास युक्त बटु २०१६ नुसार १६)

# PUBLIC NOTICE

Notice is hereby given that I am investigating the title of **Ritesh Shailesh Shah** (the said '**Owner**') with respect to an immovable property more particularly described in the **Schedule** hereunder written (hereinafter referred to as the '**Property**').

The Owner has informed me that they hold the Property as the absolute and lawful owner and has a valid, clear and marketable title thereto along with right to use and is in possession of and hold valid title due to the Property and that the Property is absolutely free from all encumbrances, claims and demands of any nature whatsoever.

**All** persons/entities including an individual, Hindu Undivided Family, a company, banks, financial institutions, non-banking financial institutions, a firm, an association of persons or a body of individuals whether incorporated or not, lenders and/or creditors having any benefits, titles, claims, objections, demands or rights or interest in respect of said Property or any part thereof by way of inheritance, sale, transfer, share, mortgage, pledge, charge, lease, lien, license, assignment, tenancy gift, exchange, encumbrance, family arrangement/ settlement, bequest, succession, maintenance, easement, trust, possession, decree or order of any court of law, contracts/ agreements/ memorandum of understandings, letter of intent/ heads of terms, partnership, lis pendens, reservation, power of attorney, option, right of first refusal, preemption or any liability or any commitment or otherwise of whatsoever nature/ is/ are hereby required to intimate in writing, along with documentary evidence to the undersigned at her address at # 3A, Ground Floor, Ram Bhuvan CHSL, 14th A Road, Ahimsa Marg, Kar (West), Mumbai - 400 052 within **14 (fourteen) days** from the date of publication of this notice of such claim, if any, failing which they shall be deemed to have given up such claims and such claims will not be enforceable/ binding on my clients and/ or an impediment to the title of the Owner and the same shall be treated as clear, marketable and free from all and any encumbrances.

## SCHEDULE HEREINAbove REFERRED TO:

[Description of the Property]

### Description of Old Flat:

All that Flat No. 9 admeasuring 510 square feet carpet area on the second floor of the building (now demolished) known as 'Murl' of Murl Co-operative Housing Society Limited which was standing on land parcel being Final Plot No. 264 admeasuring 1394 square meters. TPS Scheme II corresponding to CTS No. 1138 of Village Vile Parle (East), Taluka Andheri, within the registration district of Mumbai Suburban lying being and situate at Mahydra Road, Vile Parle (East), Mumbai - 400 057 together with 75 (seventy-five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 226 to 300 (both inclusive) comprised in Share Certificate No. 26 dated 31st July 1989 issued by Murl Co-operative Housing Society Limited.

### Description of New Flat:

All that Flat No. 902 admeasuring 1087' square feet carpet area (RERA area 1040 square feet plus 92 square feet balcony) to be located on the 9th Floor in the new building named as 'Athvay Murl' to be constructed on land parcel being Final Plot No. 264 admeasuring 1394 square meters. TPS Scheme II corresponding to CTS No. 1138 of Village Vile Parle (East), Taluka Andheri, within the registration district of Mumbai Suburban lying being and situate at Mahydra Road, Vile Parle (East), Mumbai - 400 057, which is allotted on ownership basis in lieu of the said Old Flat pursuant to Agreement for Permanent Alternate Accommodation dated 8th December 2021 registered with the Office of the Sub Registrar of Assurances at Andheri 7 under Sr. No. BDRIE-16963 of 2021.

Dated this 17th day of May 2023

**Shanu Singh**  
**Advocate, High Court of Bombay**  
Sd/-  
# 3A, Ground Floor, Ram Bhuvan CHSL,  
14th A Road, Ahimsa Marg,  
Kar (West), Mumbai - 400 052.

# PUBLIC NOTICE

Notice is hereby given that I am investigating the title of **MIS. ATHARV REALTY** (the said "**Owner**") with respect to an immovable property more particularly described in the **Schedule** hereunder written (hereinafter referred to as the "**Property**").

The Owner has informed me that they hold the Property as the absolute and lawful owner and has a valid, clear and marketable title thereto along with right to use and is in possession of and hold valid title deeds to the Property and that the Property is absolutely free from all encumbrances, claims and demands of any nature whatsoever.

All persons/entities including an individual, Hindu Undivided Family, a company, banks, financial institutions, non-banking financial institutions, a firm, an association of persons or a body of individuals (whether incorporated or not), lenders and/or creditors having any benefits, titles, claims, objections, demands or rights or interest in respect of the said Property or any part thereof by way of inheritance, lease, transfer, share, mortgage, pledge, charge, lease, lien, license, assignment, tenancy gift, exchange, encumbrance, family arrangement/ settlement, bequest, succession, maintenance, easement, trust, possession, decree or order of any court of law, contracts/ agreements/ memorandum of understandings, letter of intent/ heads of terms, partnership, its pendens, reservation, power of attorney, option, right of first refusal, preemption or any liability or any commitment or otherwise of whatsoever nature is/ are hereby required to intimate in writing, along with documentary evidence to the undersigned at her address at # 3A, Ground Floor, Ram Bhawan CHSL, 14th A Road, Ahimsa Marg, Khar (West), Mumbai - 400 052 within **14 (fourteen) days** from the date of publication of this notice of such claim, if any, failing which they shall be deemed to have given up such claim/s and such claim/s will not be enforceable/ binding on my clients and/ or an impediment to the title of the Owner and the same shall be treated as clear, marketable and free from all and any encumbrances.

## SCHEDULE HEREINABOVE REFERRED TO:

[Description of the Property]

**Description of Old Flat:**

All that Flat No. 8 measuring 510 square feet carpet area on the first floor of the building (now demolished) known as 'Murlif of Murlif Co-operative Housing Society Limited which was standing on land parcel being Final Plot No. 264 measuring 1394 square meters, TPS Scheme II corresponding to CTS No. 1138 of Village Ville Parle (East), Taluka Andheri, within the registration district of Mumbai Suburban lying being and situate at Makiyva Road, Ville Parle (East), Mumbai - 400 057 together with 75 (seventy-five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 01 to 75 (both inclusive) comprised in Share Certificate No. 1, dated 14th December 1988 issued by Murlif Co-operative Housing Society Limited.


**Description of New Flat:**

All that Flat No. 901 measuring 1066 square feet carpet area (RERA area) 1040 square feet plus 72 square feet balcony) to be located on the 9th floor in the new building named as 'Atharv Murlif' to be constructed on land parcel being Final Plot No. 264 measuring 1394 square meters, TPS Scheme II corresponding to CTS No. 1138 of Village Ville Parle (East), Taluka Andheri, within the registration district of Mumbai Suburban lying being and situate at Makiyva Road, Ville Parle (East), Mumbai - 400 057, which is allotted on ownership basis in lieu of the said Old Flat pursuant to Agreement for Permanent Alternate Accommodation dated 9th December 2022 registered with the Office of the Sub Registrar of Assurances at Andheri I under Sr. No. BDR18-16719 of 2021.

Dated this 17th day of May 2023

**Shanu Singh**  
**Advocate, High Court of Bombay**  
Sd/-  
# 3A, Ground Floor, Ram Bhawan CHSL,  
14th A Road, Ahimsa Marg,  
Khar (West), Mumbai - 400 052.

[illegible]

 <b>अॅक्सिस बँक लि.</b> काॅर्पोरेट ऑफिस : अॅक्सिस हाऊस, सी-२, वाडिया इंटरनॅशनल सेंटर, पांडुरंग बुधकर मार्ग, वरळी, मुंबई-४०००२५. शाखा ऑफिस : अॅक्सिस बँक लि., ३ रा मजला, गिगाप्लेक्स, एनपीसी-१, टीटीसी इंडस्ट्रीयल एरिया, मुगलसन रोड, ऐरोली, नवी मुंबई-४०० ७०८ नॉंदणीकृत कार्यालय : त्रिशूल, ३रा मजला, समर्थेश्वर मंदिरासमोर, लॉ गार्डन, एलिस ब्रिज, अहमदाबाद – ३८० ००६.						
सिक्युरिटाइझेशन अ‍ॅण्ड रिकन्स्ट्रक्शन ऑफ फायनाशियल असेट्स अ‍ॅण्ड एम्कोसमेंट ऑफ सिक्युरिटी इंटेरेस्ट अ‍ॅक्ट आणि त्यासह सिक्युरिटी इंटेरेस्ट (एम्कोसमेंट) रुल्स, मधील रूल ८(६) च्या तरतुदीनुसार स्थावर मालमत्तांच्या विक्रीकरिता ई-लिलावाद्वारे विक्रीची जाहीर सूचना या ठिकाणी सर्वसाधारण जनतेस आणि कर्जदार आणि जामीनदार यांना विशेषकरून सूचना देण्यात येते की, पुढे नमूद केलेल्या स्थानावर मालमत्ता, ज्या सुरक्षित धनको (सिक्चर्ड असेट क्रेडीटर) यांच्याकडे गहाण/बोऱ्यांतगत आहेत आणि अधिकृत अधिकारी यांना या मालमत्तांचा प्रत्यक्ष ताबा घेतला असून सुरक्षित धनको यांचे अधिकृत अधिकारी यांनी बँकेला वेणे असलेली रकम वसूल करण्यासाठी खाली नमूद केलेल्या मालमत्तांची "जसे आहे, जेथे आहे" आणि "जसे आहे, जे आहे" आणि "तेथे जे आहे ते" या तत्वावर खाली दिलेल्या तारखेना विक्री करण्यचे ठरविले आहे. राखीव किंमत आणि बचाणा रकम खाली नमूद करण्यात आल्या आहेत. कृपया लिलावाच्या तपशीलासाठी खालील परिशिष्टाचा संदर्भ घ्यावा.						
अनु. क्र.	१	२	३	४	५	६
मालमत्तेचा तपशील	प्लॉट नं. १०३ चा सर्वसामाईक भाग, १ ला मजला, श्री कृपा बान्बाई पार्क, प्लांट नं. ५४, सेक्टर ५४, भेंडखाई रोड, डोंगरातीवळ, ता. उरण, नवी मुंबई, रायगड-४००७०२.	प्लॉट नं. २०२ चा सर्वसामाईक भाग, २ रा मजला, नंदादीप रेसिडेन्सी विल्डींग, विल्डींग नं. ९१, हॉटेल व्हॅली समोर, सव्हे नं. ३, ३/१बी, ४/१, ४/२, ४/३, ४/४ए२, ४/४/बी, ८१/१बी, वडवली, तर्फे खेडी गांव, रायगड-४१०२०१. चर्टई क्षेत्रफळ ३८० चौ.फू.	प्लॉट नं. बी/१०४ चा सर्वसामाईक भाग, १ ला मजला, शैलपुष्प विल्डींग, टाईप सी-ए२, विल्डींग नं. ५, गांव माहिम, पालघर-४०१४०२. प्लॉटचे चर्टई क्षेत्रफळ ३३.०७ चौ.मी.	प्लॉट नं. १४०५, एल २१ विंग, १४ वा मजला, मास हौसिंग स्क्रीम प्रोजेक्ट, एलआयजी, सेक्टर २७, तळोजा, नवी मुंबई-४१०२१०. चर्टई क्षेत्रफळ २९.८२ चौ.मी.	प्लॉट नं. ३०१ चा सर्वसामाईक भाग, ३ रा मजला, ए. झेड. रेसिडेन्सी विल्डींग, गांव ममदापूर, नेरूळ, तालुका कर्जत, जि. रायगड-४१०१०१. चर्टई क्षेत्रफळ ४३९ चौ.फू. बाव्कीसहीत.	प्लॉट नं. १०९१, १ ला मजला, वेदांशी अपार्टमेंट, प्लॉट नं. ८, सव्हे नं. / हिस्सा नं. १६४/०, प्लांट नं. ९, सव्हे नं. / हिस्सा नं. १६४/०, प्लांट नं. १०, सव्हे नं. / हिस्सा नं. १६४/०, गांव दहिवली टर्फे एनआयडी संस्थे नगरजवळ, तालुका कर्जत, जि. रायगड-४१०२०२. चर्टई क्षेत्रफळ ४३० चौ.फू.
माहित असलेला बोजा	सुरक्षित धनको यांना माहीत नाही. इलेक्ट्रीसिटी, देखभाल कर, कर, विल्डरची देणी इ. देणे असल्यास ते भरावे लागतील.	सुरक्षित धनको यांना माहीत नाही. इलेक्ट्रीसिटी, देखभाल कर, कर, विल्डरची देणी इ. देणे असल्यास ते भरावे लागतील.	सुरक्षित धनको यांना माहीत नाही. इलेक्ट्रीसिटी, देखभाल कर, कर, विल्डरची देणी इ. देणे असल्यास ते भरावे लागतील.	सुरक्षित धनको यांना माहीत नाही. इलेक्ट्रीसिटी, देखभाल कर, कर, विल्डरची देणी इ. देणे असल्यास ते भरावे लागतील.	सुरक्षित धनको यांना माहीत नाही. इलेक्ट्रीसिटी, देखभाल कर, कर, विल्डरची देणी इ. देणे असल्यास ते भरावे लागतील.	सुरक्षित धनको यांना माहीत नाही. इलेक्ट्रीसिटी, देखभाल कर, कर, विल्डरची देणी इ. देणे असल्यास ते भरावे लागतील.
राखीव किंमत (रुपयात)	राखीव किंमत : रु. २५,६३,३२०/- (रु. पंचवीस लाख त्रैशष्ठ हजार तीनशे वीस फक्त)	राखीव किंमत : रु. १५,५१,२००/- (रु. पंधरा लाख एकावन्न हजार दोनशे फक्त)	राखीव किंमत : रु. १७,६४,४००/- (रु. सतरा लाख चौसठ हजार चारशे फक्त)	राखीव किंमत : रु. २१,१६,४००/- (रु. एकवीस लाख सोळा हजार चारशे फक्त)	राखीव किंमत : रु. १५,७९,७६०/- (रु. पंधरा लाख एकोणऐशी हजार सातशे साठ फक्त)	राखीव किंमत : रु. १४,९७,६००/- (रु. चौदा लाख सवणणवन्न हजार सातशे फक्त)
बचाणा अनामत रकम (रुपये)	बचाणा : रु. २,५६,३२२/- (रु. दोन लाख छप्पन्न हजार तीनशे बत्तीस फक्त) अॅक्सिस बँक लि., यांच्या नावे मुंबई येथे देय डीडीद्वारे	बचाणा : रु. १,५५,१२०/- (रु. एक लाख पंचावन्न हजार एकशे वीस फक्त) अॅक्सिस बँक लि., यांच्या नावे मुंबई येथे देय डीडीद्वारे	बचाणा : रु. १,७६,४००/- (रु. एक लाख शहातर हजार चारशे चारशे फक्त) अॅक्सिस बँक लि., यांच्या नावे मुंबई येथे देय डीडीद्वारे	बचाणा : रु. २,११,६४०/- (रु. दोन लाख अकरा हजार सातशे चाळीस फक्त) अॅक्सिस बँक लि., यांच्या नावे मुंबई येथे देय डीडीद्वारे	बचाणा : रु. १,५७,९७६/- (रु. एक लाख सत्तावन हजार नऊशे हजार सातशे साठ फक्त) अॅक्सिस बँक लि., यांच्या नावे मुंबई येथे देय डीडीद्वारे	बचाणा : रु. १,४९,७६०/- (रु. एक लाख एकोणपन्नास हजार सातशे साठ फक्त) अॅक्सिस बँक लि., यांच्या नावे मुंबई येथे देय डीडीद्वारे
बोली वाढविण्याची किंमत	रु. १०,०००/- (रु. दहा हजार फक्त)	रु. १०,०००/- (रु. दहा हजार फक्त)	रु. १०,०००/- (रु. दहा हजार फक्त)	रु. १०,०००/- (रु. दहा हजार फक्त)	रु. १०,०००/- (रु. दहा हजार फक्त)	रु. १०,०००/- (रु. दहा हजार फक्त)
मोहोरवद्द प्रस्ताव/बचाणा रकमेसहून निविदा सादर करण्याची अंतिम तारीख, वेळ आणि स्थळ	दि. २३/०६/२०२३, सायं. ०५.०० पर्यंत, अॅक्सिस बँक लि., स्टॅलिन प्लाझा, तळमजला, साई सर्किट्स पेद्रोल पंपासमोर, जे.एन. रोड, गुणे-४११००४.	दि. २३/०६/२०२२, सायं. ०५.०० पर्यंत, ३ रा मजला, गिगाप्लेक्स, एनपीसी-१, टीटीसी इंडस्ट्रीयल एरिया, मुगलसन रोड, ऐरोली नवी मुंबई-४०० ७०८ येथे.	दि. २३/०६/२०२३, सायं. ०५.०० पर्यंत, ३ रा मजला, गिगाप्लेक्स, एनपीसी-१, टीटीसी इंडस्ट्रीयल एरिया, मुगलसन रोड, ऐरोली नवी मुंबई-४०० ७०८ येथे.	दि. २६/०६/२०२३, सायं. ०५.०० पर्यंत, ३ रा मजला, गिगाप्लेक्स, एनपीसी-१, टीटीसी इंडस्ट्रीयल एरिया, मुगलसन रोड, ऐरोली नवी मुंबई-४०० ७०८ येथे.	दि. २३/०६/२०२३, सायं. ०५.०० पर्यंत, ३ रा मजला, गिगाप्लेक्स, एनपीसी-१, टीटीसी इंडस्ट्रीयल एरिया, मुगलसन रोड, ऐरोली नवी मुंबई-४०० ७०८ येथे.	दि. २३/०६/२०२३, सायं. ०५.०० पर्यंत, ३ रा मजला, गिगाप्लेक्स, एनपीसी-१, टीटीसी इंडस्ट्रीयल एरिया, मुगलसन रोड, ऐरोली नवी मुंबई-४०० ७०८ येथे.
ई-ऑक्शनची तारीख, वेळ व स्थळ	दि. २९/०६/२०२३, दु. १.०० आणि २.०० दरम्यान, प्रत्येकी ५ मिनिटांच्या अमर्यादीत मुदत वाढीसह, वेबपोर्टल <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> वर. ई-ऑक्शन निविदा कागदपत्रे, ज्यामध्ये ई ऑक्शन बिड फॉर्म, जाहीरनामा इ. चा समावेश आहे, ते सर्व वर नमूद केलेल्या सर्किट्स प्रोव्हायडरच्या वेबसाईटवर उपलब्ध आहे					



### **Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **09/06/2023** for the mortgaged properties mentioned in the e-auction sale notice from **11.00 a.m. to 01.00 p.m.** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid. The undersigned shall not be responsible for any claims/charges/encumbrances of whatsoever manner on the property, of/by any authority known or unknown, upon failure to carry out due diligence by the intending bidder.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support : 079-68136805/68136837 Mo.: +91 9265562821 & 9374519754, Email : [vijay.shetty@auctiontiger.net](mailto:vijay.shetty@auctiontiger.net), [chintan.bhatt@auctiontiger.net](mailto:chintan.bhatt@auctiontiger.net) and [support@auctiontiger.net](mailto:support@auctiontiger.net).
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details.
7. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of Pegasus Group Thirty Nine Trust I, payable at Mumbai or EMD can also**

**be paid by way of RTGS/NEFT/Fund Transfer to the credit of A/c no. 409819116154, A/c name: - Pegasus Group Thirty Nine Trust I, Bank Name: M/s. RBL Bank Ltd., Nariman Point Branch, IFSC Code: RATN0000155.**

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

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

**17. This publication is also a 15 days' notice to the borrowers/guarantors under Rule 8 and 9(1) of The Security Interest (Enforcement) Rules, 2002.**

18. Further enquiries may be clarified with the Officer, Mr. Rohan Kadam and Mr. Pratik Rasal, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5<sup>th</sup> Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884710/022-61884729, Mobile No. 9167981607/96646567106, email: rohan@pegasus-arc.com/ pratikr@pegasus-arc.com

**Special Instructions:**

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

**AUTHORISED OFFICER**

**Place: Mumbai**

**Date: 17/05/2023**

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