



PEGASUS

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED55-56, 5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700

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

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 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), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank limited (RBL Bank Ltd.) vide Assignment Agreement dated **31/03/2021** 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 along with all its known and unknown liabilities on **25/03/2025**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **06/02/2024** 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) and Mortgagor(s):	a) M/s. Mad Hatter Productions – Prop. Mr. Arvind Jain (Borrower) b) Mr. Suryaprakash Rampal Jain (Co-Borrower & Mortgagor) c) Mrs. Shashi Suryaprakash Jain (Co-Borrower) d) Mr. Arvind Suryaprakash Jain (Co-Borrower & Mortgagor)
Outstanding Dues for which the secured assets are being sold:	Rs. 3,41,28,632.77 (Rupees Three Crores Forty One Lakhs Twenty Eight Thousand Six Hundred Thirty-Two and Paise Seventy Seven Only) as on 10/09/2021 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 11/09/2021 till the date of payment and realization. (Rs. 5,52,38,862.13 as on 30/08/2024 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Property Mortgaged by: Mr. Arvind Jain & Mr. Suryaprakash Jain Residential Flat No. 4008, admeasuring 109.16 sq. mtrs., 40th floor, A wing, in the building known as "Alta Monte", Tower A, Off W. E. Highway, Kokani Pada, Kurar, Malad (East), Mumbai- 400 097 along with 2 car parking.
CERSAI ID:	Security ID – 400031037978 Asset ID – 200030987531
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 2,95,08,000/- (Rupees Two Crores Ninety Five Lakhs Eight Thousand Only)
Earnest Money Deposit (EMD):	Rs. 29,50,800/- (Rupees Twenty Nine Lakhs Fifty Thousand Eight Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	1) Society dues pending of approx. Rs. 4.88 lakhs as on Dec, 2024 2) SA filed by third party alleging to be a purchaser Note- Pegasus has filed S.C. Suit No. (L) 7599/2024 filed before City Civil Court at Dindoshi for cancelling/terminating the third party rights.
Inspection of Properties:	18/03/2025 between 3.00 pm to 05.00 pm.
Contact Person and Phone No:	Mr. Siddhesh Pawar- 9029687504 Mr. Vishal Kapse- 7875456757
Last date for submission of Bid:	24/03/2025 till 5.00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 25/03/2025 from 11.00 am to 12.00 noon

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rule 8 & 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 E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Place: Mumbai

Date: 05/03/2025

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

Nashik Municipal Corporation, Nashik
Public Health Engineering Department (Sewerage)
Rajiv Gandhi Bhavan, Sharapur Road, Nashik- 422002.
(Ph. 0253) 2575631/32, 2579119 Fax: 2577936
E-Tender Notice No. 04 / 2024-25

Nashik Municipal Corporation, invites bids vide e-Tender No-04/(2024-25) for 04 work .The Detailed Tender Notice No.04 & Tender documents will be available on www.mahatenders.gov.in from Dt.05/03/2025 to Dt. 19/03/2025.

Sd/xxx
Superintending Engineer
Public Health Engineering
Department (Sewerage),
Nashik Municipal Corporation,
Nashik

जनसंपर्क/जा.क्र./३७२/२०२५
दि.०५/०३/२०२५
"सर्वोत्तरण बचे, तो प्राण बचे ।"

मराठी मनाचा आवाज

नवशक्ति

www.navshakti.co.in

AXIS BANK LTD.

Registered Office:- Axis Bank Limited, "Trishul", 3rd Floor, OppSamartheshwar Temple, Near Law Garden Ellisbridge, Ahmedabad – 380006.
Branch Address :- Axis Bank Ltd. 5th Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mughalsan Road, Airoli, Navi Mumbai – 400 708.

RULE 8 (1) POSSESSION NOTICE (For Immovable Property)

Whereas the Authorized Officer of Axis Bank Ltd, under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002(herein after referred as "said Act") & in exercise of powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, has issued Demand Notice as mentioned below, under Section 13 (12) of the said Act, calling upon the concerned Borrowers/Guarantors/Mortgagors/Guarantors, as per details given below, to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice. The Concerned Borrowers / Guarantors / Mortgagors having failed to repay the respective due amounts, notices are hereby given to the Concerned Borrowers/Guarantors/Mortgagors/Guarantors in particular and the public in general that the undersigned has taken **Physical Possession** of the properties described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act on the date mentioned below. The Concerned Borrowers/Co-borrowers/Guarantors/ mortgagors in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of **Axis Bank Ltd** for amounts mentioned below.

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

Sr. No	Name / Address of the Borrowers/Co-borrowers /Mortgagors/Guarantors	Outstanding Amount (Rs.)	Date of Demand Notice	Date of Possession
1.	Loan Account no. PHR0574*2925163 1) SONI NAMDEV BASODIYA (Borrower/Mortgagor/Guarantor/GPOA) 2) NAMDEV BABU BASODIYA (CO-Borrower/Mortgagor/Guarantor/GPOA)	Rs. 2055974/- (Rupees Twenty Lakh Fifty-Five Thousand Nine Hundred & Seventy-Four Only) being the amount due as on 17.04.2024, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment.	29-04-2021	28-02-2025
RESIDENTIAL FLAT/PREMISES BEARING NO.101 HAVING ON 1ST FLOOR, IN BUILDING TYPE NO. A/7 IN THE SAID "ORCHID SQUARE" BEING CONSTRUCTED ON SURVEY NO.128, HISSA NO. 6, SITUATED AT VILLAGE CHIKHOLI, Tq- AMBERNATH DISTRICT THANE WITHIN LIMITS OF AMBERNATH MUNICIPAL COUNCIL. AREA 31.77 SQ. MTR.				

Date: 28-02-2025 Place: Ambernath Authorized Officer, Axis Bank Ltd.

Can Fin Homes Ltd
(Sponsor: CANARA BANK)
Residential, Commercial, Industrial
Financing, Leasing, etc. flexibly

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

DEMAND NOTICE

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (Rules)

Whereas the undersigned being the Authorised Officer of Can Fin Homes Ltd., under SARFAESI Act and in exercise of powers conferred under Section 13(12) read with Rule 3, issued Demand Notice under Section 13(2) of the said Act, calling upon the Borrowers / guarantors listed hereunder (hereinafter referred to as the "said Borrowers"), to repay the amounts mentioned in the Notice, within 60 days from the date of receipt of Notice, as per details given below.

The said Notices have been returned undelivered by the postal authorities / have not been duly acknowledged by the borrowers. Hence the Company by way of abundant caution is effecting this publication of the demand notice (as per the provisions of Rule 3 (1)). The undersigned has, therefore, caused these Notices to be pasted on the premises of the last known addresses of the said Borrowers, as per the said Act.

As security for due repayment of the loan, the following assets have been mortgaged to the Company by the respective parties as detailed below.

No.	Name of Borrowers/ Guarantors with address	Amount claimed as per Demand Notice	Description of the Secured Asset	Date of NPA
1	1) Mr. VITHAL BHAGWAN PARAB 2) Mrs. VANITA VITTHAL PARAB Flat No.203, 2ND Floor, C-Wing, Rohini Heights, A.B.&C.S.no.13, Hissa No.1B & 1E, Vill.Ayres,Dombivai East Tal.Kalyan Dist.Thane-421203 3) Mr.VIVEK VITHAL PARAB (GUARANTOR) R.N-6,Mohan Khanolkar Chawl, Mohan Nagar Nr. Mitra Tower Hill Road, Sion-Chunmbhatti, Mumbai -400022	Rs. 5,42,672.00/- (Five Lakh Forty Two Thousand Six Hundred Seventy Two Only) as on 03-02-2025	Flat No.203, 2ND Floor, C-Wing, Rohini Heights, A.B. & C, S.no.13, Hissa No.1B & 1E, Vill.Ayres,Dombivai East Tal.Kalyan Dist.Thane-421203 Building Boundaries: NORTH : OPEN SPACE SOUTH : OPEN SPACE EAST : OPEN SPACE WEST : OPEN SPACE	29-01-2025

* Payable with further interest at contractual rates as agreed from the date mentioned above till date of payment.

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

Sd/-
Authorised Officer
Can Fin Homes Ltd.

DATE: 04.03.2025
PLACE: Panvel

Saraswat Bank
(Scheduled Bank)
Saraswat Co-operative Bank Ltd.

Recovery Dept. : 74-C, Samadhan Building, 2nd Floor, Senapati Bapat Marg (Tulsi Pipe Road), Dadar (W), Mumbai-400028, Phone No. : +91 8657043713 / 8828805609/13/14/15

E-AUCTION SALE NOTICE
(Auction Sale/bidding would be conducted only through website <https://eauction.auctiontiger.net>)

SALE NOTICE FOR SALE OF MOVABLE ASSETS I.E. SALE OF VEHICLE DETAILS MENTIONED BELOW

Notice is hereby given to the public in general and particular to the Borrowers and Guarantors that the below described Movable assets i.e. Hypothecated vehicles to Saraswat Bank, the physical possession of which has been taken by the Authorised Officer of the bank will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE" as specified hereunder:

Sr. No.	Name of Borrower, Co-Borrower, Guarantor/ Hypothecator, Legal Heir (if applicable)	Description of Vehicle	I. Reserve Price II. EMD III. Bid increment Amount	Date/Time of Inspection	Last date / time for EMD & KYC submission	Date / Time of E-Auction
1	Borrower :- Mr.Sagar Bhosale	Hypothecated Vehicle – Honda City V CVT (2022) [MH47BB7368] (RC Not Available)	Rs.08.40 Lac Rs.0.84 Lac Rs.0.10 Lac	12.03.2025 2.00 p.m. to 4.00 p.m.	15.03.2025 upto 4.00 p.m.	17.03.2025 2.00 p.m. to 4.00 p.m.

For details of Inspection venue (Kalyan) please contact to Tel. No. 8657043713/14.

*The successful bidder shall have to deposit 25% of the final bid amount not later than next working day.

The auction will be conducted through the Bank's approved service provider **M/s e-Procurement Technologies limited (Auction Tiger)**. Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid/offer, are available from their website at <https://eauction.auctiontiger.net>

The authorised officer can cancel the said auction at any point of time, without assigning the reason for the same

SALE NOTICE TO BORROWERS / GUARANTORS

The borrowers / guarantors are hereby notified that they are entitled to redeem the securities by paying the outstanding dues /costs/charges and expenses at any time before the sale is conducted, failing which the vehicle will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Sd/-
AUTHORISED SIGNATORY
Saraswat Co-op. Bank Ltd.

Date : 05.03.2025
Place : Mumbai

BRIHANMUMBAI MAHANAGARPALIKA

L.T.M.G. HOSPITAL, SION, MUMBAI-400 022.
No. LTH/SD/1692/M. Dtd. 01/03/2025

E-MAHATENDER NOTICE

This is an E-Tender Notice. The Commissioner of Municipal Corporation of Greater Mumbai (MCGM) invites e- tenders as given below in three Packet systems".

The Name Of the work : Inj. Rabies Human Monoclonal Antibody (rDNA) 40 IU/ml. (1x2.5 ml.) vial for LT.M.G. Hospital.

Sr. No.	Description	E-Tender Price (Rs.)	EMD (Rs.)	Start Date and Time of online Bid Downloading	End date and Time of online Bid Submission
1	Inj. Rabies Human Monoclonal Antibody (rDNA) 40 IU/ml. (1x2.5 ml.) vial. 1155 vials.	Rs. 3300/- plus GST @18%	Rs. 39900/-	01/03/2025 06.00 pm (18:00 Hrs)	10/03/2025 06.00 pm (18:00 Hrs)

Bid No. 2025 MCGM 1155781

The intending tenderer Shall visit the Municipal Corporation website at <http://www.mcgm.gov.in> for further details of the tender.

The tender documents will not be issued or received by post.

Sd/-
Dean,
PRO/2694/ADV/2024-25
L.T.M.G. Hospital, Sion
Let's together and make Mumbai Malaria free

OFFICE OF NAGAR PALIKA PARISHAD KHARGONE DISTT- KHARGONE

NIT No. 136/MCK/E-tender/2025 Dated: 24.02.2024

Notice Inviting Tender

ONLINE BIDS ARE INVITED FROM REGISTERED CONTRACTORS/FIRMS OF REPUTE FOR "UNDER URBAN SOLID WASTE MANAGEMENT, DRIVERS AND HELPERS TO BE ENGAGED THROUGH OUTSOURCING FOR DOOR TO DOOR GARBAGE COLLECTION, OPERATION AND MAINTENANCE OF VEHICLES (INCLUDING FUEL) WORK IN URBAN AREAS FOR A PERIOD OF 01 YEARS". E-TENDER ID NO: 2025_UAD_405397_1 PROBABLE AMOUNT RS. 3,05,00,000/-, EMD RS 1,52,500/-, COST OF BID DOCUMENT RS 15000/-, LAST DATE AND TIME OF SUBMISSION OF BID: 27-03-2025 & TIME: 17:30 HRS*

*ALL OTHER DETAILS ARE PUBLISHED ON WEBSITE WWW.MPTENDERS.GOV.IN, FURTHER INFORMATION OR CLARIFICATION (IF ANY) SHALL BE PUBLISHED ON WEBSITE ONLY, AND NOT IN NEWSPAPER.

CMO
NAGAR PALIKA PARISHAD, KHARGONE

यूनियन बैंक
अधिक निष्ठा का प्रमाण A Government of India Undertaking

Regional Office
Dhanlaxmi Industrial Estate, Gokul Nagar, Near Navmit Motors, Thane (W) 400 601.
Tel.: 022-21721145 (Dy)1746/ 3741 Fax: 022-21721611

POSSESSION NOTICE (Rule-8 (1)) (For Immovable Property)

The undersigned being the Authorized Officer of Union Bank of India, Ambernath Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of the powers conferred under Section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 25.11.2024, calling upon the Borrower **Mr. Mahesh Assudomal Lachhani, Mrs. Barkha Mahesh Lachhani and Mr. Hareesh Assudomal Lachhani and Sahil Garments** to repay the amount mentioned in the notice being **Rs. 40,89,091.00 (Rupees Forty Lakhs Eighty Nine Thousand Ninty One)** and interest thereon within 60 days from the date of receipt of the said notice. The Borrower/Mortgagor/Guarantor having failed to repay the amount, notice is hereby given to the Borrower/Mortgagor/Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rules of this **27 day of Feb of the year 2025** and handed over to undersigned.

The Borrower's 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 assets.

The Borrower/Mortgagor/Guarantor in particular and the public in general is hereby caution not to deal with the property and any dealings with the property will be subject to the charge of Union Bank of India, for an amount of **Rs. 40,89,091.00 (Rupees Forty Lakhs Eighty Nine Thousand Ninty One)** + interest.

DESCRIPTION OF SECURED ASSETS:

Flat No. 101 Area Admn about 1589 Sq. Fts. (Builtup Area) Comprising of Admn 1377 Sq. Fts. of Flat Area and Admn. 532 sq. Fts. Open Terrace and Swimming Pool Area On The First Floor In The Building Known as "Gangotri Heights" Situated On The C Hold Land of Room No. 95 & 96 Of Block C-16, Ulhasnagar – 5 Dist. Thane Land Bearing CTS No. 24045 & 24046 Village Ulhasnagar Camp No. 5 Tal. Ambernath and Dist. Thane within The Limits of Kulgao Badlapur Municipal Council and Registration Office at Ulhasnagar.

Sd/-
Date: 27.02.2025
Place : Thane
Authorised Officer
Union Bank of India

जलसंपदा विभाग महाराष्ट्र शासन
कार्यकारी अभियंता, मुख्य द्वार उभारणी पथक क्र.५ नाशिक

पत्ता :- कार्यकारी अभियंता, मुख्य द्वार उभारणी पथक क्र. ५ दिंडोरी रोड, नाशिक
ई मेल पत्ता :- cguesnsnk@gmail.com दुध्नी क्र. ०२५३-२९७०३३९

ई निविदा सुचना क्र. २८ सन २०२४-२५

महाराष्ट्र राज्याच्या राज्यपालांच्यावतीने कार्यकारी, मुख्य द्वार उभारणी पथक क्र. ५ नाशिक, जलसंपदा विभाग, महाराष्ट्र शासन हे सक्षम निविदाकारांकडून खालील कामाकरीता ई निविदा प्रणालीद्वारे (ऑनलाईन) निविदा मागवित आहेत. निविदा कागदपत्रे शासनाचे संकेतस्थळ <https://mahatenders.gov.in> येथून डाऊनलोड करण्यात यावीत. सविस्तर निविदा सुचना व निविदेबाबत सर्व माहिती शासनाच्या संकेतस्थळावर व विभागीय कार्यालयाच्या सुचना फलकार उपलब्ध आहे.

निविदा स्वीकारण्याचा अथवा नाकारण्याचा अधिकार कार्यकारी अभियंता, मुख्य द्वार उभारणी पथक क्र. ५ नाशिक यांनी राखून ठेवला आहे. अट असलेली निविदा स्वीकारली जाणार नाही, सदर निविदा सुचनेमध्ये काही बदल होत असल्यास <https://mahatenders.gov.in> या संकेतस्थळावर कळविण्यात येईल.

कामाचे नाव :- १) औष्णिक विद्युत केंद्र, एकलहरे नाशिक येथील बॅरिज वरील ड्रम टाईप गेट आकार २२.८६ x ५.६७ मी. – २ नग, एस्केप गेट आकार १.२५ x १.७५ मी. – २ नग, वॉकवे ब्रिज इ. दुरुस्ती कामाबाबत

जिल्हा :- नाशिक
निविदेची किंमत रु. :- १) ३,११,४७,५२४/- (जीएसटी वाळून)
ई निविदा उपलब्ध कालावधी :- दिनांक ०५/०३/२०२५ ते दिनांक १२/०३/२०२५
ई निविदा उघडण्याचा दिनांक :- १४/०३/२०२५
जा. क्र. मुद्राउपक्र. ५/नाशिक/२४४/सन २०२५ सही/-
दि. २४/०२/२०२५ कार्यकारी अभियंता,
मुख्यद्वार उभारणी पथक क्र. ५
नाशिक-४.

DGIPR 2024-25/6828

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor Free Press House Nariman Point, Mumbai 400021 Tel.: 022-61884700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

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Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank limited (RBL Bank Ltd.) vide Assignment Agreement dated 31/03/2021 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 along with all its known and unknown liabilities on 25/03/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 06/02/2024 under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

a) M/s. Mad Hatter Productions – Prop. Mr. Arvind Jain (Borrower)
b) Mr. Suryaprakash Rampal Jain (Co-Borrower & Mortgagor)
c) Mrs. Shashi Suryaprakash Jain (Co-Borrower)
d) Mr. Arvind Suryaprakash Jain (Co-Borrower & Mortgagor)

Outstanding Dues for which the secured assets are being sold:
Rs. 3,41,28,632.77 (Rupees Three Crores Forty One Lakhs Twenty Eight Thousand Six Hundred Thirty-Two and Paise Seventy Seven Only) as on 10/09/2021 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 11/09/2021 till the date of payment and realization.
(Rs. 5,52,38,862.13 as on 30/08/2024 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization)

Property Mortgaged by: Mr. Arvind Jain & Mr. Suryaprakash Jain Residential Flat No. 4008, admeasuring 109.16 sq. mtrs., 40th floor, A wing, in the building known as "Alta Monte", Tower A, Off W. E. Highway, Kokani Pada, Kurar, Malad (East), Mumbai- 400 097 along with 2 car parking.

CERSAI ID: Security ID – 400031037978
Asset ID – 200030987531

Reserve Price below which the Secured Asset will not be sold (in Rs.): Rs. 2,95,08,000/- (Rupees Two Crores Ninety Five Lakhs Eight Thousand Only)

Earnest Money Deposit (EMD): Rs. 29,50,800/- (Rupees Twenty Nine Lakhs Fifty Thousand Eight Hundred Only)

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

Inspection of Properties: 18/03/2025 between 3.00 pm to 05.00 pm.

Contact Person and Phone No: Mr. Siddhesh Pawar- 9029687504
Mr. Vishal Kapse- 7875456757
Last date for submission of Bid: 24/03/2025 till 5.00 p.m.

Time and Venue of E-Auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 25/03/2025 from 11.00 am to 12.00 noon

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rule 8 & 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 E-Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: rampasad@auctiontiger.net, Mr. Rampasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

Place: Mumbai
Date: 05/03/2025
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Nine Trust 1)

PUBLIC NOTICE

Notice is hereby given to the public at large that we are investigating the title of (1) **Mr Manoj Louis Lopes** and (2) **Mrs Carmeline Louis Lopes**, residing at 145, Archies Bungalow, Bolinj Japake Ali, Bolinj Sopara Road, Near Bolinj Church, Virar (West), Thane 401 303 ("Owners") to the property more particularly described in the **Schedule** hereunder ("Property").

Any person(s) including as individual, a company, banks, non-banking financial institution, a firm, an association of persons or a body of individuals whether incorporated or not, lenders and/or creditors having any objection or any claim, right, title and/or interest by way of sale, agreement for sale, letter of allotment, memorandum of understanding, exchange, development, transfer, gift, mortgage, pledge, charge, lien, lease, tenancy, trust, maintenance, succession, inheritance, possession, release, relinquishment, attachment, license or any liability or commitment or otherwise howsoever through any agreement, deed, document, writing, conveyance, devise, bequest, succession, family arrangement, settlement, litigation, lis pendens, decree or court order, or any contract or agreement or otherwise howsoever or of whatsoever nature and / or the development rights and/or right to any FSI or TDR in relation to the said Property or any part or portion thereof and/or otherwise howsoever, are hereby required to make the same known in writing along with certified true copies / notarized documentary proof in support thereof, to the undersigned, at their office at **Unadkat & Co., 407, Rustomjee Sangam, SV Road, Santacruz (West), Mumbai 400 054** and by way of e-mail at mumbai@unadkatco.com within a period of 14 (fourteen) days from the date of publications hereof, failing which, the claims, of any, of such persons/ will be considered to have been waived, abandoned, released, relinquished and not binding for all intent and purposes.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring 9.8 Gunthas sq. meters or thereabouts and bearing Survey No. 360 (part), lying, being and situate at Village Bolinj, Taluka Vasai, District Palghar, and bounded as follows:

On or towards the North : by remaining portion of Survey No. 300 and land bearing Survey No. 260;

On or towards the South : by Existing Road;

On or towards the East : by land bearing Survey No. 260; and

On or towards the West : by remaining portion of Survey No. 300.

Dated: 05-03-2025
Place: Mumbai
Manthan Unadkat
Unadkat & Co.
Law Offices

IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO. II (MINISTRY OF FINANCE)
MTNL, Building, 3rd Floor, Telephone Bhavan, Strand Road, Apollo Bandar, Badwar Park, Near Fish Market, Colaba, Mumbai - 400 005.
CASE NO: OA/999/2023

Summons under Sub-section (4) of Section 19 of the Act, read with Sub-Rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993. EXH NO. 13
I. D. B. I. BANK LTD. APPLICANT.
V/S. DEFENDANTS
MR. AVINASH ARVIND GUMASTE & ANR.

SUMMONS

Whereas OA/999/2023 was listed before Hon'ble Presiding Officer on **02/09/2024**.

Whereas this Hon'ble Tribunal is pleased to issue Summons/Notice on the said Application Under Section 19(4) of the Act, (OA) filed against you for Recovery of Debts of **Rs.22,50,088-00/-** (application along with copies of documents etc. annexed).

WHEREAS, the service of summons could not be effected in ordinary manner and whereas the application for substituted service has been allowed by this Hon'ble Tribunal.

In accordance with sub-section (4) of section 19 of the Act, You, the Defendant no.1 is directed as under:-

(i) To show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

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

(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under Serial Number 3-A of the original application, pending hearing and disposal of the application for attachment of properties;

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under Serial Number 3-A of the original application without the prior approval of the Tribunal;

(v) You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before this Tribunal on **16/06/2025 at 11:00 A.M.** failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this **20th** day of February, 2025

Sd/-
Registrar
DRT - II, MUMBAI

To,
MR. AVINASH ARVIND GUMASTE (Deft No.1)
i) 12/5, Titirsha CHS, Tarun Bharat Soc., Opp. Cigarate Factory, Chakala, Andheri, (E), Mumbai - 400099.
ii) Flat No. 804, 6th Floor, "B" Building, "Swiss County", Near Saibaba Temple, Opp. PCMC School, Thergaon, Pune - 411018
iii) Mahindra Insurance Brokers Ltd.
Ground Floor, Sadhana House, Behind Mahindra Towers, 570, P.B.Marg, Worli Mumbai - 400018.

AVIOM India Housing Finance Private Limited
CIN : U65993DL2016PTC291377

Workmark 3, Unit 306A, 3rd Floor, Asset Area No. 7, Hospitality District, Delhi Aerocity, Near Indira Gandhi International Airport, New Delhi-110037, Email: connect@aviom.in

PUBLIC NOTICE

Notice is hereby given that AVIOM India Housing Finance Private Limited, a Housing Finance Company is merging its Branch office as per following:-

Old branch Address	New branch Address
1 1st Floor Gali No 11, Stadium complex Near Ganaraj cooperative bank Nagar, Beed, Maharashtra-431122	GF, H.No 9-1896/1, Sr No. 366, Prashant Nagar, Ambajogai, Dist Beed, Maharashtra-431517
2 Sheet no-3, City survey no gala no 02 malhata on 020153,deori, dist Gondia, Maharashtra-441901	Indu Plaza, 1st Floor, Opposite ICICI Bank, Jaistamb Square, Gondia, Maharashtra-441601
3 H. No 489, Lunawat Nagar, Dhamaogaon, Tq. Dhamaogaon, Dist. Amravati, Maharashtra-444709	Property no 74, Old No.80, ward no 32, 1st floor, near mahesh bhavan, mainde chowk sankat mochan road, in front of Rakashi bank, Yavatmal, Maharashtra-445001
4 H No 08-47, 2nd Floor, Near Rajyog Building, New Mondha Road, Hingoli, Maharashtra-431513	Dr. Gude Complex office No.3 First floor Shivram nagar, Opp. Honda Showroom, Vasamat road, Parbhani, Maharashtra-431401
5 2nd Floor Ganesh tower infomrt of nivant hotel Opp bharat petrol pump Jaha Aurangabad road Jaha, Maharashtra-421203	Plot No. 1 SN 14244 New Balaji Soujanya Nagar Near Kalka Corner Opp HP Petrol Pump Aurangabad, Maharashtra-431001
6 Plot no 8, Chalisgaon road, near collage gate, beside PNB bank, Kannad, Maharashtra-431103	Plot No. 1 SN 14244 New Balaji Soujanya Nagar Near Kalka Corner Opp HP Petrol Pump Aurangabad, Maharashtra-431001
7 Survey no. 103, plot no 14 at shambho nagar, krushnapuri, pachora, tal pachora dist jalgaon, Maharashtra-424201	1st Floor, S.No. 185, P.no.8 Dixit Wadi Jalgaon, Maharashtra-425001
8 W.no 34, Civil Lines, Paratwada Dist Amravati, Maharashtra-444805	H.No 614, Rajkamar Square, TQ & Dist, Amravati (Badnera), Maharashtra-444606
9 S.No 35A/1/1A, Plot NO.3 & 23, 1st Floor, Office No. AF-1, Swadeshi heights, Vijaynagar Chowk, Sangli, Maharashtra-416416	Office No 7-A, First Floor, Rao Bahadur Vichare Commercial Complex, Kolhapur, Maharashtra-416001
10 S.No 22B+23B, Plot No 7, unit	



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

दूरध्वनी क्र. : (०२२) ६१८८४७००.

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

ई लिलावाद्वारे करिता जाहीर सूचना

सिक्क्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ ला परंतुकासह वाचत सिक्क्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्क्युरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व जामीनदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफैसी अँक्टच्या तरतुदीन्वये दिनांक ३१.०३.२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे रत्नाकर बँक लिमिटेड (आरबीएल बँक लि.) द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत. जे सरफैसी कायदा च्या तरतुदी आणि त्या नियमानुसार २५/०३/२०२५ 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 ०६.०२.२०२४ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, सहकर्जदार आणि हमीदारांचे नावे	ए) मे. मॅट्टर प्रोडक्शन- प्रोप्रा. श्री. अरविंद जैन (कर्जदार) बी) श्री. सुर्यप्रकाश रामपाल जैन (सह-कर्जदार व गहाणदार) सी) सौ. शशी सुर्यप्रकाश जैन (सह-कर्जदार) डी) श्री. अरविंद सुर्यप्रकाश जैन (सह-कर्जदार व गहाणदार)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	१०.०९.२०२१ रोजीस रु. ३,४१,२८,६३२.७७/- (रुपये तीन करोड एकेचाळीस लाख अठ्ठावीस हजार सहाशे बत्तीस आणि पैसे सत्त्याहत्तर मात्र) अधिक प्रदान आणि वसुलीच्या तारखेपर्यंत ११.०९.२०२१ रोजीपासून त्यावरील सांपाश्विक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च. (३०.०८.२०२४ रोजीस रु. ५,५२,३८,८६२.१३ अधिक प्रदान आणि वसुलीची तारिख पर्यंत त्यावरील सांपाश्विक दराने व्याज आणि ३१.०८.२०२४ पासून परिव्यय, प्रभार आणि खर्च)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	मिळकत गहाणीत द्वारे : श्री. अरविंद जैन आणि श्री. सुर्यप्रकाश जैन रहिवासीत फ्लॅट क्र. ४००८, मोजमापित १०९.१६ चौ.मीटर्स, ४० वा मजला, ए विंग, इमारत नाव अल्टा मॉर्टे नावे ज्ञात इमारत, टॉवर ए, डब्ल्यु ई हायवे लगत, कोकणी पाडा, कुरुर, मालाड (पूर्व), मुंबई ४०० ०९७ त्यासह २ कार पार्किंग.
सीईआरएसए आयडी	सिक्क्युरिटी आयडी- ४०००३१०३७९७८ असेट आयडी- २०००३०९८७५३१
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	रु.२,९५,०८,०००/- (रुपये दोन करोड पंच्याणव लाख आठ हजार मात्र)
इसारा अनामत रक्कम (इएमडी) :	रु. २९,५०,८००/- (रुपये एकोणतीस लाख पन्नास हजार आठशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	१) डिसें, २०२४ रोजीस एकूण रु. ४.८८ लाख चे प्रलंबित सोसायटी थकीत २) खरेदीदार असल्याचा आरोप करत तृतीय पक्षाने दाखल केलेला एसए टीप: पेगासस यांनी त्रयस्थ पक्ष अधिकार रद्द/हद्दपार करिता दिंडोशी येथे शहर दिवाणी न्यायालय समक्ष एस.सी. सुट क्र. (एल) ७५९९/२०२४ दाखल केला.
मिळकतीचे निरीक्षण	१८.०३.२०२५ रोजी दु. ३.०० ते ०५.०० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. सिद्धेश पवार-९०२९६८७५०४ श्री. विशाल कापसे - ७८७५४५६७५७
बोली सादर करण्यासाठी अंतिम तारीख	२४.०३.२०२५ रोजी सं. ५.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत २५.०३.२०२५ रोजी सं. ११.०० पासून दु. १२.०० पर्यंत


सदर प्रकाशन हे सिक्क्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील नमुद कर्जदार/सह-कर्जदार/ 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-प्रोक्चुरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: ramprasad@auctiontiger.net, श्री. रामप्रसाद मोबाईल क्र. +९१ ८००००२३२९७, ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.

प्राधिकृत अधिकारी

ठिकाण : मुंबई
दिनांक : ०५.०३.२०२५

पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ चे ट्रस्टी)



बैंक ऑफ बड़ोदा
Bank of Baroda

सहप्रबन्धक (आचार्य), ब्रुक्कानगर, १ आश्विन १, गृहलाल मंडेरडी स्माल, पाम बोय रोड समीप, सेक्टर-४६ए, नवी मुंबई-४०००६९

फ़ोन : ०२२-२७९१२२०७/०२

ई मेल : seawoo@bankofbaroda.co.in

कळजा सूचना (स्थायर मिळकतीकरीता) **जोडपत्र ३**

ज्या अर्थी, निम्नव्याखीकरां बरकें **ऑफ बडोदाचे** हे प्राधिकृत अधिकारी या नात्याने सिसुरगुटदाराक्षेपेन उन्हाय-विस्तकृतपस आण फावनाजिअत असेल्लू अंतर्गत **एफोर्समंट ऑफ सिसुरगुटी इंटरस्ट (सेकंड) अर्बट, २००२** आणि कलम १३(१) **सिसुरगुटी इंटरस्ट (एफोर्समंट) कलम, २००३** सहावनात निमय ३ अन्वये पराच अधिकारांचा वापर करचन दिनांक ०४-०८-२०२४ रोजी मागणा सूचना जाय करजिदारी श्री. मोहम्मद कलशम मल्लास मयस सुनैनेलगत नवतु तक्रार म्हणजेच क. १०,४०,६३१९/- (**सुपये दहा लाख चाळीस हजार सवोणे एकोणचाळीस मात्र**) परकेडंत दवर सूचना प्राप्तीच्या ताखेवसुत ६० दिवसंत करचणस सांगितले होतें.

रमेनेची पराचक करणस कर्ददार असमर्थ उरल्याने, कर्जदार आणि सर्वसांमया जननेस यादोय तादोय करची येती की, निम्नव्याखीसिकारींनी खाली वर्णन करणयात आलेल्या मिळकतीच्या कलम ११/आता/तिला परदार करणयात आलेल्या अधिकारांचा वापर करचन दवर अंतर्गतच्या कलम १३ च्या उप-कलम (१) सहावनात दवर सिसुरगुटी इंटरस्ट (एफोर्समंट) कलम, २००३ च्या निमय ८ अन्वये ०३ मार्च, २०२४ रोजी घेतला आसा.

निशेधतः कर्ददार/रहमीदार/गहादारांना आणि सर्वसांमया जननेस यादोय इशारा देय्यत येतो की, सदर मिळकतीची कोणताही व्यवहार करू नये आणि सदर मिळकतीची करणया आलेला कोणताही व्यवहार हा **कड ऑफ बडोदाचे** यास तक्रार क. १०,४०,६३१९/- (**सुपये दहा लाख चाळीस हजार सवोणे एकोणचाळीस मात्र**) आणि प्रदानाच्या ताखेवसुतेचें पुढील कंजारी दराने उपर्जित होणारे लाज वाहाये आणि अनुनिगचे फावें, पालवय, प्रभाराच्या अर्जेचें अडचलें.

तारण मातका मपरणकतात उपलब्ध वेळेच्या संधीमयेचें अडचलें कलम ११ च्या उप-कलम (८) च्या तसुदीकडे कर्जदारांचे लाज वेगुन घेतले जात आहे.

स्थायर मिळकतीचे वयोन :

गाव न्हवने, नवी मुंबई तालुका आणि सिसुरा जाये येथे स्थित असलेला आणि वसलेले, प्लॉट क्र. ३० सेक्टर-१६-ए, घरकलू नये आणि, हौसिंग फ्लाइंग प्लॅन, म्हणून ओळखल्या जाणाऱ्या सोसायटीदारास **प्लॉट/घुंटी/घोली** क्र. ०३, मोनपानित ३० चौ. मी. समाविष्टित मिळकतीचे ते सर्व भाग आणि विभाग.

सोमवारपुढः ३०/ऑक्टुबर:- कोजर जुनाट प्लॉटस, **पश्चिमचे** सेक्टर सोमने, उत्तर १०० चौ. मी.रोर रो हाऊस, दक्षिण: ४० चौ. मी. घर

दिनांक : ०३.०३.२०२४

ठिकाण : नवी मुंबई

प्राधिकृत अधिकारी,
बैंक ऑफ बडोदा



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ग्रुपिफोन सूचना

पान क्र. 20 वर फ्री प्रेस जर्नल (इंग्रजी आवृत्ती) मध्ये आणि पान क्र. 10 वर नवशक्ति (मराठी आवृत्ती) मध्ये प्रकाशित झालेल्या कानू. क्र. 17290131099039 अन्वयेच्या 1 वे. प्राप्ती (एसएमएफसी) 2. रिटर्नी शिफारिशी इन्फोर्म इटरेट, 3. चंडा तारकेयननाथ विठ्ठाली आणि 4. तारकेयननाथ हरिश्चंद्र विठ्ठाली मधील कानूनी कार्यवाही संपादित एसएमएफसी इंडिया क्रेडिट कंपनी लिमिटेड (पूर्वीचा नाव फुलटन इंडिया क्रेडिट कंपनी लिमिटेड) ने जारी केलेल्या ई-लिलाव/ विक्री लिलावच्या बाबतीत 23/02/2025 दिनांकित आदेशात ई-लिलावची तारीख 18/03/2025 ऐवजी 14/03/2025 अशी नमुद केली आहे आणि अशाच तऱ्हेने 17/03/2025 ऐवजी 13/03/2025 अशी नमुद केली आहे.

टिकाप: सुनंदा दिनांक: 05.03.2025 साई/ - प्राधिकृत अधिकारी एसएमएफसी इंडिया क्रेडिट कंपनी लिमिटेड (पूर्वीचा नाव फुलटन इंडिया क्रेडिट कं. लि.)


पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
 ५५-५६, ५ वा मजला, फ्री प्रेस हाउस, नरिमन पॉइंट, मुंबई-४०० ०२१.
 दूरध्वनी क्र. : (०२२) ६१८८४७००.
 ई-मेल : sys@pegasus-arc.com या आरएल : www.pegasus.arc.com

ई लिलावाद्वाये करिता जाहीर सूचना

सिक्कयुग्रीटी इंडेस्टर (एफको-२०२१) रुल्स, २००२ च्या नियम ६ व ९ ला पंतुकावसाह वाचक सिक्कयुग्रीटीइंडेस्टरने (एफको-२०२१) अर्क फावनाजिनि अलेसेउ अंके एफको-२०२१ अर्क सिक्कयुग्रीटी इंडेस्टर सूचना, २०२० अंतर्गत सव्यावस्था रिक्लमन्तीची विक्ती.

सर्वसामान्य जनांना आणि विशेषकरून खातील नमूद कुंजदार, रज-कुंजदार व आमदाराना यांना वाग्वारे सूचना देण्यात येते की, खातील नमूद सव्यावस्था रिक्लमन्तीचा हा सर्पेसी अंतर्जत्या तनुतुदीनये दिनांक ३१.०३.२०२१ रोजीच्या अंशधरानंतर कारगवुदील लुक्काव बंड सिक्कियुग्रीटी (आवृत्तायेन २४/०३/२०२१ रोजी) तावुत त्याताना तावण हिस्संवावण खातील नमूद कुंजदारीची थवकाची अंशधरतावितन केवत्या आता पाणसस पुढे ब्युटी नार्डन २८ (पोणसस) चे टुट्टी रेखलाना प्रगव्हेत कृती करणाऱ्या सव्यावस्था असेंटुड रिक्लमन्टन प्रगव्हेत लिमिटेड आता तावण थवकावेंक गवण। आणताना येते. असेंटुड कवव्याव च्या तनुतुदीन आया निवामानुतरण २४/०३/२०२१ रोजी सर्व जनां आता अजगत तदिल्य वर “आहे आहे वये आहे”, “आहे आहे आहे” आणि “आहे आहे आहे वये आहे” तनुतुदीन विक्कयव गेणार आहे.

पोणसस ची प्राधिकृत अधिकार्यानी सर्पेसी अंशधरिण आणि सव्यावस्था आता अंतर्गत निवामत्या तनुतुदीनये ०१.०४.२०२१ रोजी सव्यावस्था रिक्लमन्तीने खातील नमूद तावण मतेच्या प्रगव्हा करवता जेव्यावता.

फॉर्म नं. आरएससी-४
(नियम ३ (३) ला अनुसारून)

राष्ट्रीय विधी न्यायाधिकरण, मुंबई खंडीटलासमोर
कंपनी याचिका क्र. ०५ सन २०२५

कंपनी अधिनियम, २०१३ च्या कलम ६६ आणि राष्ट्रीय कंपनी विधी
न्यायाधिकरण (कंपनींचा भाग भांडवलगत कपात करण्यासाठी प्रक्रिया
नियम, २०१६ च्या नियम २ च्या प्रकृतीत
आणि
जयहंदि सिधेटिस लि.च्या भाग भांडवलगती कपात आणि तिचे भागधारक
यांच्या प्रकृतीत

जयहंदि सिधेटिस लि. , , कंपनी अधिनियम, १९५६ अंतर्गत स्थापित एक)
कंपनी, सीआयएः एल१७२२०एमएच१९८६पीएलसी४००९३ आणि जीवो)
नॉटप्रीकृत कार्यालय आहे - प्लॅट क्र. बी-१, लिटा अपार्टमेंट, नवठ मकान,)
किरम रोड, नीला सीएचएस लि. , एस. व्ही. रोड, बोवरिकला पॅडम, मुंबई शहर,)
मुंबई-४०००९२, महाराष्ट्र, भारत)

... याचिकाकर्ती कंपनी

सुचनेचे प्रकाशन

सुचना घेण्यात यावी की, भागधारकांनी धारण केलेल्या प्रत्येकी रु. १० च्या २२,२६,५९८ (बावीस
लाख सव्विस हजार पाचशे अठ्ठावणव्या) रुपयांच्या झालेले समभाग नव आणि रद्द करून कंपनीचे
भाग भांडवल प्रत्येकी रु. १० च्या ८,५४,६५९८ (आठ लाख सव्विस लाख सव्वेचाशे सव्वस पाचशे
अठ्ठावणव्या) समभागामध्ये विभाजित रु. ८,५४,६५,९८०/- (रुपये आठ कोटी चोपन्न लाख
पासठ हजार नऊशे ऐशी मात्र) घासून समभागामध्ये विभाजित रु. ६,३२,०००/- (रुपये सहा कोटी
बत्तीस लाख मात्र) पर्यंत कमी करण्याचे मंजुरी सादी व कंपनी अधिनियम, २०१३ च्या कलम ६६
व असल्याचे अन्य कोणत्याही प्रयोगेच तरतुदीनुसार शेअर प्रिमियम-रिडबॅक अँड सर्पलस मधून रु.
४,०६,३५,४४४/- (रुपये चार कोटी सहा लाख पन्तीस हजार चारशे चौद मात) आणि एकूण रु.
६,२९,०१,३९४/- (सहा कोटी एकूणतीस लाख हजार तीनशे चौ-व्यावणव्या) कंपनीच्या
भांडवल कपात राखीवमध्ये जमा करण्यासाठी ०३ एप्रिल, २०२५ रोजी एक अर्ज/याचिका मुंबई
वेधील न्यायाधिकरणाच्या खंडीटलाकडे दाखल केली आणि ६ फेब्रुवारी, २०२५ रोजी सुनावणी
झाली आणि ०३ मार्च, २०२५ रोजी आदेश घोषित केला.

जर वरील मुदतीत कोणताही आक्षेप प्राप्त झाला नाही तर कंपनीच्या भाग भांडवलगत कपात
करण्यासाठीच्या वरील याचिके अंतर्गत सर्व कार्यवाहीमध्ये धनकोच्या सूचीमधील नोंद योग्य
असल्याचे समजले जाईल.

जर वर मुदतीत कोणताही आक्षेप प्राप्त झाला नाही तर कंपनीच्या भाग भांडवलगत कपात
करण्यासाठीच्या वरील याचिकेअंतर्गत सर्व कार्यवाहीमध्ये धनकोच्या सूचीमधील नोंदी योग्य
असल्याचे समजले जाईल.

ह्याची नोंद देखील घ्यावी की, २१ जून, २०२५ रोजी सुनावणी ठेवत आहे, ज्या तारखेस
न्यायाधिकरण अर्ज ऐकेल. जर कोणत्याही धनकोची सुनावणीस ठेवत राहणी इच्छा असेल तर
त्याने/तीने त्यांच्या आक्षेपांवर विनंती करावी.

अहमद चुनावाला अँड क.सादी
याचिकाकर्त्या/कंपनीसाठी वकील
दिनांक: ०४ मार्च, २०२५
ठिकाण: मुंबई

[illegible]

बैंक ऑफ बड़ोदा
Bank of Baroda

मुखई मेड्रो फॉर्मिष्य विभागाः शास्त्रा भवः, श्री कुरुकुलाल येदता मार्गः, सिविलवाई कल्लेजवा सभो, जूरी विषा पाल, मुंबई
दूरः ०२२-२०८६३८६८, ०२२-२०८६३८६८; ईमेलः recovery.mmwr@bankofbaroda.com सभो. www.bankofbaroda.com
(Banknet.com पर आयोजित लिलावाकरिता वृत्तपत्राअध्ये प्रकाशनासाठी संक्षिप्त विक्री सूचना)

स्थावर मिल्कतीच्या विक्रीकरिता विक्री सूचना

सिक्कमुटिरी इंटेरेटर (एग्नोसमेंट) कलस, २००२ च्या नियम ६(२) आणि ८(६) च्या तानुदी सहवाचता सिक्कमुटियाड्योने अंईद रिक्स्टेडकान ऑफ फायनान्जिअल असेट्स अण्ड एग्नोसमेंट ऑ
स्थावर मत्ताच्या विक्रीसाठीची ई-लिलाव च्या सूचना.

अ. क्र.	कजंदार/हमीदार/ गहाणदारांचे नाव आणि पत्ता	अधुनीक कलांचे तपशील वर्णन सह भार काही असल्यास	एकूण धकदाती	ई-लिंलायाची तारीख आणि वेळ	राखीव विमान, डुअर रकम आणि बोली वाढविण्याची रक्कम	कलाची स्थिति (सांपाशिक/ प्रत्यक्ष)
१	विशाल प्रभाकर महानन आणि पुजा विशाल महानन	फ्लॅट क्र. १०६, १ला मजला, साई हॉस अपार्टमेंट, मनवेल पाडा गाव, विरार पूर्व, तालुका-वसई, जिह्वा-पावसा, ४०१३०५. बिल्टअप क्षेत्र - ४५० चौ. फूट चर्टई क्षेत्र - ३२० चौ. फू. (बालकनी समाविष्टित)	रु. १५,५०,०३०.८० + ०१.०६-२०१९ पासून मासिक आधार व्याज + कायदेशीर आणि अन्य परियोजना.	२५.०३.२०२५ रु. १८,८०,६५०/- रु. १५.०० ते सायं. १८.००	रु. ८,८०,६५०/- रु. ८८.०५/- रु. २०,०००/-	प्रत्यक्ष कला
२	श्री. दिगेश एच. भट	बोलींग गाव, खरोडी नाका, आगारी रोड, विरार (पश्चिम), वसई तालुका पावसा जिल्हा ४०१३०२ च्या कॉम्प्लेक्समधील साई सुगां को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड अशी ज्ञात इमारत क्र. ३, बी-विंग, १ला मजला, फ्लॅट क्र. १०२. बिल्टअप क्षेत्र - ६१५ चौ. फू., चर्टई क्षेत्र - ४२६ चौ. फू.	रु. ३०,६९,३९७ + १५.११-२०२३ पासून मासिक आधार व्याज + कायदेशीर आणि अन्य परियोजना.	२५.०३.२०२५ रु. ३०,४५,४००/- रु. ३,५४,४००/- सायं. १८.००	रु. ३०,४५,४००/- रु. ३,५४,४००/-	प्रत्यक्ष कला
३	श्री. राकेश बाबलदास पांचाळ आणि सी. शरमा बाबलदास पांचाळ	फ्लॅट क्र. ५०५, ५वा मजला, ए विंग, प्रिन्स पार्क, वसई विरार शहर महानगपालिका, विद्या विकासिनी हाय स्कूलच्या जवळ, कादर वाडी नाका, स. क्र. १२१, हिस्सा क्र. २/४, गोखिरे गाव, वसई तालुका, पालघर जिल्हा. बिल्टअप क्षेत्र - ४५५ चौ. फू.	रु. १४,७८,९१५/- + २७.०२-२०२३ पासून मासिक आधार व्याज + कायदेशीर आणि अन्य परियोजना.	२५.०३.२०२५ रु. १६,६०,०००/- रु. १६,६०,०००/- सायं. १८.००	रु. १६,६०,०००/- रु. १६,६०,०००/-	प्रत्यक्ष कला
४	श्री. राकेश बाबलदास पांचाळ आणि सी. शरमा बाबलदास पांचाळ	फ्लॅट क्र. ५०२, ५वा मजला, ए विंग, प्रिन्स पार्क, वसई विरार शहर महानगपालिका, विद्या विकासिनी हाय स्कूलच्या जवळ, कादर वाडी नाका, स. क्र. १२१, हिस्सा क्र. २/४, गोखिरे गाव, वसई तालुका, पालघर जिल्हा. बिल्टअप क्षेत्र - ४५५ चौ. फू.	रु. १४,७८,७४९/- + २७.०२-२०२३ पासून मासिक आधार व्याज + कायदेशीर आणि अन्य परियोजना.	२५.०३.२०२५ रु. १६,७७,०००/- रु. १६,७७,०००/- सायं. १८.००	रु. १६,७७,०००/- रु. १६,७७,०००/-	प्रत्यक्ष कला
५.	सी. गंगापेठी अंथनी लुईस आणि श्री. अंथनी आतिशुद्राव लुईस	फ्लॅट क्र. ८०५, ८वा मजला, टॉवर क्र. २, स्मिग प्रोजेक्ट इमारत क्र. २, लोखंडवाला टाऊनशिप, आकुरी रोड, कांदिवली पूर्व, मुंबई ४००१०१	रु. १,३८,८९१,७८२.२४ + ३१.१०-२०२३ पासून मासिक आधार व्याज + कायदेशीर आणि अन्य परियोजना.	२५.०३.२०२५ रु. १,७४,९५,०००/- रु. १,७४,९५,०००/- सायं. १८.००	रु. १,७४,९५,०००/- रु. १,७४,९५,०००/-	सांकेतिक कला
६.	श्री. नितीन पाठक	फ्लॅट क्र. ४०५, ४था मजला, इमारत क्र. २, रमेश 'बूथ सिटी फेज II, बिल्डिंग क्र. २ अँड ३ को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि., डान बॉस्को हाय स्कूलच्या समोर, सेंट. मेरी 'बूड, नायाव पूर्व, वसई तालुका, पावसा, ठाणे ४०१२०८	रु. १८,९६,४८२/- + ३१.०५-२०१९ पासून मासिक आधार व्याज + कायदेशीर आणि अन्य परियोजना.	२५.०३.२०२५ रु. २०,९०,०००/- रु. २,९०,०००/- सायं. १८.००	रु. २०,९०,०००/- रु. २,९०,०००/-	सांकेतिक कला
७.	अर्जुन खालिक अंबीद आणि आशिर्वात मोहम्मद खालिक आदिदक	फ्लॅट क्र. १०२, १ला मजला, सरणी सरस्वती सोपचएसएल. अशी ज्ञात इमारत, प्लॉट क्र. ५०९(सी) एच २(सी), ९५/२(सी) गाव मिर्जा-भाईद, अमिता हरिजोशी इमारतीच्या जवळ, नया नगर, मिर्जा रोड पूर्व, ठाणे ४०११०७	रु. ५६,४५,३९१/- + १०.०८-२०२३ पासून मासिक आधार व्याज + कायदेशीर आणि अन्य परियोजना.	२५.०३.२०२५ रु. ५३,२८,०००/- रु. ५,३२,८००/- सायं. १८.००	रु. ५३,२८,०००/- रु. ५,३२,८००/-	सांकेतिक कला
८.	मितांजली जयंत देशमुख आणि जयंत शंकर देशमुख	प्लॉट क्र. ४०, अंभारवा हाऊस, रोड क्र. आरएससी-१६/१८, सेक्टर २, सीटीएस क्र. १सी-२/१०३, कांदिवली गाव, म्हाडा लेआउट, इंडियन एज्युकेशन सोसायटीच्या समोर, कांदिवली पश्चिम, मुंबई ४०००६७	रु. १,५१,७२,७०१ + ०४.७८-२०२४ पासून मासिक आधार व्याज + कायदेशीर आणि अन्य परियोजना.	२५.०३.२०२५ रु. १५,००,०००/- रु. १५,००,०००/- सायं. १८.००	रु. २,००,६४,०००/- रु. २,००,६४,०००/-	सांकेतिक कला

अन्य पर्यायः

विज्रीच्या तपशिलवार अटी आणि शर्तीकरिता कृपया <https://www.bankofbaroda.in/e-auction> आणि ऑनलाईन लिलाव पोर्टल **Baanknet.com** मध्ये दिलेल्या लिंकचा संदर्भ घ्यावा. तसेच प्रस्तावित बो
अधिकारी यांना **मोबाईल: ८७९११४०५१३** यावर संपर्क साधावा.

दिनांक : ०३.०३.२०२५
ठिकाण : मुंबई

Bank of India 
Relationship beyond banking

स्पेशलाइज्ड अंश दे रिकसरी मेजमेंट शाखा:
मेहानाई मजला, 30/30, प्ला. 3, 10, फोर्ड, मुंबई- ४०० ००१,
द. क्र. (२२२२)-२२२० ३४९८,
ई-मेल : SARM.MumbaiSouth@bankofindia.co.in

शुद्धीपत्र

कृपया २०.०२.२०२५ परी "दि री सेम जर्नल" आणि "व्यवहारीक" मध्ये प्रकाशित
आमच्या प्रतीपासून आपली संपत्ती, अनु क्र. २९ मध्ये खेळत नसून क्रेडिट केवळामध्ये
मिळकट्याच्या अदकत पत्ता पुढीलप्रमाणे

मुद्रित क्र. २०१ आणि २०४, याविरुद्धी काल्पेक्षक, सेक्टर ११-२२, वारी,
हॉटेल री मजला ३०३०, प्लास बीच रोड, नवी मुंबई, वारी, ठाणे, महाराष्ट्र-
४००००४

ई-सिस्त्यामध्ये भाग घेण्यासाठी पत्ता <https://banknet.com> ला भेट द्या.
आमच्या प्रती सर्व अंश दे रिकसरी आणि अंश दे रिकसरी राखत.

बॉन्डविरुद्धी १०.०३.२०२५ सेजी द. ०३.०० वा. पूर्वी गौलीच्या सर्व प्रक्रिया पूर्ण
कीटवारी मिनीरी आहे.

सही/-

दिनांक : ०४-०३-२०२५, प्राधिकृत अधिकारी,
दिकाना : मुंबई, बँक ऑफ इंडिया

PUBLIC NOTICE

NOTICE is hereby given that under instructions of my clients I am investigating the title with regard to Plot No. 204 admeasuring 516.56 sq.ft built up area equivalent to 432.31 sq.ft carpet area on the Second Floor of the building known as Shipin Centre Commercial Premises Co-operative Society Limited situated at Plot No. 40, Scheme No. 57, C.S. No. 1278 of Dadar Nigam Division, Saurashtra Wadla Estate, admeasuring 2776.76 square metres or thereabouts situated at 40, G.D. Ambekar Marg, Wadala, Mumbai - 400 031 in the Registration District of Mumbai City (Hereinafter referred to as the said Unit)

Any and all persons/entities including any bank and/or financial institution having any share, right, title, benefit, interest, claim, objection or demand etc. in respect of the said Unit / or any part thereof by way of sale, transfer, exchange, let, lease, sub-lease, license, leave and license, care taker basis, tenancy, sub-tenancy, assignment, release, relinquishment, mortgage, interlineage, bequest, succession, gift, loan, charge, maintenance, easement, trust, occupation, possession, family arrangement/settlement, litigation or any other method through any allotment, agreement, deed, document, writing, decree or order of any Court of Law, notary, arbitrators, contracts, agreements, pledge, lien, development rights, or encumbrance or otherwise of whatsoever nature, are hereby required to make the same known in writing, along with documentary evidence to the undersigned at the address mentioned below, on or before the date of publication of this public notice. In the event no such claim is received, the same will be considered as if no such claim exists or that they have been waived or abandoned.

ANOP MEHTA , ADVOCATE Plot No. 179, 180, 181, 182, GROUND FLOOR, SIB BHALCHANDR ROAD,HINDU COLONY, DADAR EAST, MUMBAI-400014 in writing within 15 days from the date hereof, failing which the claim if any, shall be considered as waived.

Date : 05.03.2025

**ANOP MEHTA ,
ADVOCATE**



ज्याअर्था, निम्न
निम्नद्वयकान ओ
सिम्पन्ती इंदरेस्
सूचना जारी करू
होते. सदर कर्ज
की, निम्नस्वाक्षर
अंशटया कसय
तयण मतेच्या वि
विशेषण : कर्जदंड
मिळवतीशी करव

जाहीर सुचना

सुचना यादो देवगण येते की तनी झांख तपासे, तन्मय मुकुंद ओवेकर आणि श्रीम. माधुरी ठाणेकर हे कोलेजियन, तालुका व जिल्हा ठाणे येथील संस्थे क्र. ११४/५,११५/१, ११६/१, ३, ५, ११७, ११८/१ ते ५, ११९, १२०/१, ५, १०, ११, ११२, ११३ याकां बर्तमान बांधकामिनी सोसायटी लिमिटेड, ३-३ को-अप, हाडासोनी बसस्टॉप ती लिमिटेड, ५ इमारतीच्या १-३ व इमारतीतील १६ या मजल्यावरील, ५८७ को. फु. चढई वर असलेला फ्लॅट, १६०६ हा. श्री. देवेंद्र दिलीप देमसुख, पंमिका देवेंद्र देमसुख आणि. वेदेंदी दिलीप देमसुख यांच्यावद्दान खोदी करण्याचा मानस आहे. मूळतः सदा पंरत / परसरे ही. श्री. देवेंद्र दिलीप देमसुख, पंमिका देवेंद्र देमसुख आणि दिलीप यांक देमसुख यांनी मुक कन्ट्रबशान कार्पोरेशन यांच्याकडून दिनांक ११/०५/२००९ रोजी केलेल्या विक्री कारागुस्तान खोदी केली होती, जेव्हा ०५/०५/२००९ रोजी उपनिबंधन कार्यालयतर्फे अ.प. टी.ए.ए.प.-१/३६६१/२००९, दिनांक ०५/०५/२००९ रोजी नोंदणीकृत करण्यात आले होते.

वरीलकी अ.प. खोदीतान, दिलीप यांक देमसुख यांचे दिनांक १६/११/२०११ रोजी निघन झाले असून त्यांच्या पत्न्यात श्रीम. वेदेंदी दिलीप देमसुख (पत्नी), श्री. देवेंद्र दिलीप देमसुख (मुलगा) आणि. शिवाजी देमसुख (मुलगी) हे कार्यक्षेत्रात राहणे प्रविष्टीची आहे.

कारणान्या दिलीप यांकंपासून, इच्छावत, को.कान्याचा, विक्री, हाण, कपडा, बसिल, भांडेपट्टी, भाणगाणकार, प्रपार, विवरन, भांडेपट्टान, सुधाधिकार किंवा असे कोणत्याही प्रकारे वरील नगद मिळवत किंवा तिच्या कोणत्याही भागात कोणताही हक्क, दावा किंवा हिसंसंबंध असल्यास, त्यांनी सदा पुरवणे स्वरूप आणि त्यासंबंधी आवश्यक दावे जोडून त्या स्वरूच्या प्रसिद्धीतर्फे १५ दिवसांच्या आत लेखी सुचनांच्या कोणत्याही कार्यावा. असेना. अथवा, असे कोणत्याही दावे असल्यात नाहीत आणि कोणत्याही सोडवत दिले आहेत असे गृहित धरून जर्नाल आणि वरील वक्तव्य पूर्ण करण्यात येईल.

सी/-
मे. व्ही. एस. लीताल असीएसएस
वकील, उज न्यायालय, को-अप
११, कामनवाला चेंबर, गिमासेपार, को-अप
सोसायटी लि., सर. पी. रोड, कोट,
मुंबई - ४०० ००१.

[illegible]

		<h1>कॅप्री ग्लोबल कॅपिटल लिमिटेड</h1>		
<p>नॉंफ्रीक्यूआ आणि कॅप्रीऑर्ट कॅर्यालवः ५०२, टॉवर-७, पेंडुलुसुम विजयसुम कॅम्प, सेवगरी बायट घासु, लोअर पॅरल, मुंबई-४०००१३ सकल कॅर्यालवः २ बी, २रा भवला, सुभा रॉड, नवी दिल्ली - ११०००६</p>		<h2>जोडपत्र IV कळसा सुचना (स्थायर मिळकतीकरीता)</h2>		
<p>ज्याअर्थी, निमन्वस्त्राक्षरीकारां हे कॅप्री ग्लोबल कॅपिटल लिमिटेडचे (सजीसीएल) प्राधिकृत अधिकारी या नात्याने, सिस्कुयुरिटायशेसन अँड रिस्कन्ट्रडक्शन ऑफ फायनान्सिअल अँडसेव्स् अँड एन्फोर्समेंट ऑफ सिस्कुयुरिटी इंटररेस्ट अँवर्ट, २००२ याि कालम १३(१२) सहवाचात सिस्कुयुरिटी इंटररेस्ट (एफाईएसईट) कूलस, २००२ च्या नियम ३ अन्वये प्राव आधिकारांचा वापर करुन कंपनीच्या प्राधिकृत अधिकारी द्वारे मागणी सुचना जारी करुन खालील नमुद कर्जदार/हमीदारा सुचोनीत नमुद रकमेची परतफेड सद्र सुचना प्राप्तीच्या ६० दिवसांत करण्यस सांगितले आहे. सद्र कर्जदार रकमेची परतफेड करण्यस असमर्थ ठरल्याने, कर्जदार/हमीदारा यांना आणि सर्वसामान्य जनतेस यादारे सुचना देण्यात येते की, निमन्वस्त्राक्षरीकारांनी खाली वर्णन करण्यत आलेल्या मिळकतीची कळसा त्याता प्रदान करण्यत आलेल्या अधिकारांचा वापर करुन सद्र अँडक्च्य कालम १३ चे उप-कलम (४) अंतर्गत सहवाचात सिस्कुयुरिटी इंटररेस्ट (एफाईएसईट) कूलस, २००२ च्या नियम ८ अन्वये वेतता आहे. तारांर मतच्या विमोचनकारिता उल्लख्य वेळेंत अँवर्टचे कलम १३ चे उपकलम (८) च्या तरतुदीनुसार कर्जदारांचे लक्ष वेण्ण्यत जात आहे. विशेषतः कर्जदार आणि सर्वसामान्य जनतेस यादारे इशारा देण्यात येतो की, सद्र मिळकतीची कोणताही व्यवहार कर नये आणि सद्र मिळकतीची करण्यत आलेला कोणताही व्यवहार हा सीजीसीएलच्या यामधली खालील नमुद रकमेस त्यावरील व्याजाच्या भाराधीन राहील.</p>				
अ. क्र.	कर्जदार/हमीदाराचे नाव	तारांर मतेस वर्णन (स्थायर मिळकत)	मागणी सुचना दिनांक आाि रककम	कळसाचे दिनांक आाि रककम
१	(आमच्या वोचरवेली राखेचा कर्ज खाते क्र. एएएएएएएएबीडी१००००६८१४१ (जुना) ०३०००००५६६६५५ (नवीन) आशिक अली अयुबुब मल्लदार (कर्जदार) श्रीम. शुभांगी जनार्दन गवळी (सह-कर्जदार)	वाणिज्यिक दुकान क्र. ६, तळ भजाली, धाणीती एन्क्लेव क्र०-अँपॉर्टरिड हाऊसिंग सोसायटी लि. मध्ये मोजपासल २८ चौ. मीटर सद्र क्षेत्र, प्लॉट क्र. ५३ सर धांधकानिती, सैयड ३६, पनवेल म्युनिसिपल कॉर्पोरेशन लिमिटेडच्या हद्दीत, गाव कामोटे फेज २, तालुका पनवेल, जिह्वा रियाड, नवी मुंबई, महाराष्ट्र - ४१००१० येथे वसलेला, असलेल्या आणि स्थित धागक मिळकतीचे ते सर्व माग आणि विधान.	०९-०८-२०२४ रु. २८,०५,१७६/-	२७-०२-२०२५ प्रत्यक्ष
टिकाणः रायगड		सही/१ - (प्राधिकृत अधिकारी)		
दिनांकः ०५-माच-२०२५		कॅप्री ग्लोबल कॅपिटल लिमिटेड (सजीसीएल) कारित		

जाहीर सूचना

सूचना घ्यावी की, आमच्या अशीलानी सांगितल्यानुसार आम्ही येथील खालील लिहिलेल्या परिशिष्टात अधिक विशेषतः वर्णिलेल्या प्लॉटच्या ("सदर मिळकत") संदर्भात श्री. नरेश ओ. जैन, प्रौढ, राहणाऱ्या ६१, कल्पतरू, ६वा मजला, सेठ मोतिलाल नेहन, लखनौ, टेलिफोन एक्सचेंज जवळ, माझगाव, मुंबई - ४०००१० यांचे हक्क, नामाधिकार आणि हितसंबंधाचा तपास करित आहोत.

सर्व व्यक्ती ज्यांचा करार, मागणी, विक्री, हस्तांतरण, अदलाबदल, कुळवहिवाट, पोट-कुळवहिवाट, भाडेपट्टा, पोट-भाडेपट्टा, गहाण (समतुल्य किंवा अन्यथा), बक्षीस, धारणाधिकार, प्रभार, विश्वस्त, वारसाहक्क, देखभाल, अंत्यदान, कब्जा, सुविधाधिकार, अभिहस्तांकन, परवाना, डिहाईस, डिमाईस, विभागणी, प्रभार,, तारण, हमी, कौटुंबिक व्यवस्था, विकास हक्क, संयुक्त भागीदारी, भागीदारी, कर्जे, अंशिमा, संपादन, अधिग्रहण, कोणतेही न्यायालय, न्यायाधिकरण, महसूल किंवा सांविधिक प्राधिकरण अथवा लवादाद्वारे दिलेला कोणताही आदेश, हुकूम किंवा निवाडा, चिरमोगाचा हक्क किंवा अग्रक्रयाधिकार किंवा किंवा कायद्याच्या अंमलबजावणीद्वारे किंवा अन्यथा कोणत्याही मार्गाने सदर मिळकत किंवा तिच्या कोणत्याही भागाच्या संदर्भात कोणताही दावा, हक्क, नामाधिकार, इस्टेट, शेअर किंवा हितसंबंध असल्यास सदर तारखेपासून १४ (चौदा) दिवसांत खालील नमुद पत्त्यावर निम्नस्वाक्षरीकांना त्या पुष्ट्यर्थे संबंधित कागदपत्रांची पुराव्यांच्या नोंदरीची प्रमाणित सत्यप्रतीसह एकत्रित लेखी स्वरूपात सूचीत करण्याची याद्वारे विनंती करण्यात येत आहे, कसूर केल्यास अशी व्यक्ती किंवा व्यक्तीचा दावा काही असल्यास त्यागित आणि/किंवा परित्यागित केल्याचे मानण्यात येईल.


वरील उल्लेखित परिशिष्टः
 ("सदर मिळकत")

मुंबई उपनगरचा जिल्हा आणि उपजिल्हा नोंदणीतील गाव जुहू, तालुका अंधेरी येथील सीटीएस क्र. १०३४, १०३४/१ ते २४ धारक आणि सांताक्रुझ (पश्चिम) च्या टाऊन प्लानिंग स्कीम क्र. २ चा अंतिम प्लॉट क्र. २६ धारक मोजमापित १५५५.५ चौ.मी. जमिनीचे सर्व ते भाग किंवा विभाग आणि खालीलप्रमाणे सीमाबध्दः

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 पश्चिमेला किंवा त्या दिशेने: जुहू तारा रोड

सदर दिनांक ०५ मार्च २०२५

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 वीर नरिमन रोड, शिव सागराच्या वर, चर्चगेट, मुंबई - ४०००२०
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अभ्युदय को-ऑप. बैंक लि.

(मल्टी-स्टेट शेयुल्ड बैंक)

वसुली विभाग, श्रमसाफल्य बिल्डिंग, ६३, ग. द. आंबेकर मार्ग, परळ गव, मुंबई ४०० ०१२.

फोन नं. ८५१९८८७१२, ११६९४२७१३/७९८, ईमेल : recovery@abhyudayabank.net

[नियम ८ (१) अन्वये]

ताबा सूचना

ज्याअर्थी, निम्नसवाबरीकार अभ्युदय को-ऑप. बैंक लि. या संस्थेचे प्राधिकृत अधिकारी म्हणून सिम्युटिटाइझेड अॅण्ड रिस्कन्ट्रस्टन ऑफ फायनान्सियल सर्वेअर ऑफ एंज्कोर्समेंट ऑफ सिम्युटिटी इंडस्ट्रीज कायदा २००२ (२००२ च्या ५४) मधील कायद्याचे कलम १३(१२) व सिम्युटिटी इंडस्ट्रीज (एंज्कोर्समेंट) नियम २००२ मधील नियम ३ अन्वये प्राप्त झालेला अधिकारावृत्तार खालील कर्जदारांना मागणी नोंदीत पाडवून त्यांनी घेतलेले कर्ज व त्यावरील व्याज त्यांना नोंदीत मिळाल्यापासून ६० दिवसांचे आत भरण्यास कळविले होते. कर्जदारांनी उपरोक्त नोंदीसप्रमाणे मागणी केलेली रकम सुद्धात भरण्याकरी कसूर केली आहे. त्याअर्थी, कर्जदार व तमान जवळचे कळविण्यात येते की, खाली सही करण्याची खालील परिस्थितीत नसूंदे केलेल्या मिळकतीची सदर कायद्याच्या नियम क्र. ८ सह वावाव्याच्या सिम्युटिटी इंडस्ट्रीज (एंज्कोर्समेंट) नियम २००२ कायद्याचे कलम १३ च्या उप कलम (४) अन्वये प्रत्यक्ष/सांकेतिक तऱ्हेने घेतला आहे. सुरक्षित मानगर्भाची पूर्तीत करण्याकरीता उपलब्ध वेळेच्या संदर्भात, कलम १३च्या उप कलम (८) च्या तरतुदीकडे कर्जदारांचे लक्ष वेधून घेतला येत आहे. सबब विशेषतः कर्जदार व तमान जवळचे कळविण्यात येते की, खालील परिस्थितीत नसूंदे केलेल्या मालमत्तेसंदर्भात कोणीही कोणशीही कोणत्याही प्रकारात तब्दीनात/हस्तांतरणाचा करार करत नसून, याआधारे कोणीही तसा खबदार केल्यास ते बेकायदेशीर ठरेल व त्यावर प्रत्यक्ष अभ्युदय को-ऑप. बैंक लि.ची योगे बाकी रकम व त्यावरील व्याज याचा बोजा राहील याची जळतेत दखल घ्यावी.

अ. क्र.	कर्जदारांचे नाव	मागणी नोंदीसवी लारीख व योगे बाकी	ताबा घेतल्याची लारीख	स्थवार मालमत्तेचे वर्णन
१.	मे.सरस. श्री बालाजी लेव्हरस (कर्जदार)	०५.१२.२०२४ रु.	२८.०२.२०२५ (सांकेतिक तऱ्हेने)	सर्व संड आणू लुकुजे याससंदित फर्कट क्र.२०२, दुसरा मजला, अंदाजित बलकल सुमारे ५५० चौ.फूट म्हणजेच ५१.१२ चौ.मीटरस (बिल्टअप), ए.विज, यशराज परकस आहे. ऑपरेटिव्ह होउसिंग सोसायटी (लि.), बंधमाति बेअर सँड्स क्र.५९, हिस्सा क्र.२, गव वडवली (तऱ्हेने) मागणी, उप-निबळक णणे यांच्या द्दीतीत स्थिता मागमसरा श्री. म्हेस अंबादास लेव्हरस आणू श्री. प्रशांत अंबादास लेव्हरस यांच्या मालकीची आहे.
	श्री. दीपक मधुकर लेव्हरस (भागीदार आणू जामीनदार)	१.५३.५४.२७५.२९४ + दि.		
	श्री. अजिंक्यकुमार जिलेसिंह कागडे (भागीदार आणू जामीनदार)	०१.१२.२०२४ पाडवुने पुढील व्याज		
	श्री. म्हेस अंबादास लेव्हरस (भागीदार, जामीनदार आणू मालक)			
	श्री. प्रशांत अंबादास लेव्हरस (भागीदार, जामीनदार आणू मालक)			
	श्री. जिलेसिंह खानगा कागडे (जामीनदार)			
	श्री. पवनभाई रंजेश पवार (जामीनदार)			
२.	मे.सरस. तो प्राईस सुरममर्द (कर्जदार)	२०.०४.२०२३ रु.	०३.०३.२०२५ (प्रत्यक्ष तऱ्हेने)	फर्कट क्र.३०४, अंदाजित बेअरल सुमारे ९५४ चौ.फूट म्हणजेच ८७.९१ चौ.मीटरस (कारपेट बेअर), विसरा मजला त्यावरोबर पोखीदार पार्किंगची जागा, अंदाजित बेअर १३.७५ चौ.मीटरस, टॉवर सौ, विसमजला हॉबिटर या नावाने अंज्कोरती जणारे कंनिवलेस, बंधमातिम सुद्धा अंदाजित बेअरल सुमारे १२.२४३.६१ चौ.मीटरस (तऱ्हेने) लाल्यांची संलंन, सँड्स क्र. २६९ (लुकस), सिटी सँड्स क्र. ६२२-१० (लुका) शिवा सिटी सँड्स क्र.६२२/बी/२, गव मुडुल (पश्चिम), तालुकु लुका, नोंदीकृत उप-जिल्हा लुका आणू जिल्हा लुका मुडुल उपकार त्यावुदित १००००००० म्हणानुवर्तणाला यांच्या द्दीतीत एस.एच. केकरकर अॅण्ड कोम्पनी., एल.बी.एस. मार्ग, श्री. आर. डू, मुडुल (पश्चिम), मुंबई - ४०० ०८० ही स्थिता मागमसरा श्री. कल्याणी कागडी कावडरा आणू सी. हेमलतऱ्हेन कल्याणी कावडरा यांच्या मालकीची आहे.

सही/ (जे. जे. दुराफे)

प्राधिकृत अधिकारी

दिनांक - ०५.०३.२०२५

स्थळ - दाणे/मुंबई.

~उपरोल्लेखित सरादी मजकुरावुस काही संदिध्ता अस्वयसा / आढळल्यास इंग्रजी मजकुर तऱ्हा मागाव.

M/s. Mad Hatter Productions
Pegasus Group Thirty Nine Trust 1

PROPERTY DESCRIPTION


Residential Flat No. 4008, admeasuring 109.16 sq. mtrs., 40th floor, A wing, in the building known as "Alta Monte", Tower A, Off W. E. Highway, Kokani Pada, Kurar, Malad (East), Mumbai- 400 097 alongwith 2 car parking

Terms & Conditions

1. The E-auction sale 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 am to 12:00 noon**. In case the bid is placed in 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. All liabilities, encumbrances, dues of 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 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 purchaser 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 the following encumbrances on / issues related to the Schedule Property:
 - i. Society dues pending of approx. Rs. 4.88 lakhs as on Dec, 2024
 - ii. SA filed by third party alleging to be a purchaser**Note-** Pegasus has filed S.C. Suit No. (L) 7599/2024 filed before City Civil Court at Dindoshi for cancelling/terminating the third party rights.

8. 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.
9. 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 (19). 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 it will not exceed three months.)
10. Failure to remit the amount as required under clause (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. 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.
12. In case of non-acceptance of the 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.
13. 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.
14. 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 05.00 p.m. Email address: siddhesh@pegasus-arc.com 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 prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction property is as follows: - Rs. 2,95,08,000/- (Rupees Two Crores Ninety Five Lakhs Eight Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 29,50,800/- (Rupees Twenty Nine Lakhs Fifty Thousand Eight Hundred Only)**
18. Last date for submission of bid is 24/03/2025 before 05:00 pm and the Auction is scheduled on 25/03/2025 from 11.00 am to 12.00 noon. 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).

19. **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/RTGS drawn in favor of Pegasus Group Thirty Nine Trust 1, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 409819116154 A/c. Name: - Pegasus Group Thirty Nine Trust 1, Bank name: RBL Bank Limited, Nariman Point Branch, Mumbai-400021, IFSC Code: RATN0000155.** 
20. The bid price to be submitted should not be below the reserve price and the bidders shall improve their further offers/bids in multiples of **Rs. 1,00,000/- (Rupees One Lakh Only)**.
21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process 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 adjournment or cancellation.
24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a 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, AADHAARcard, 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.
27. 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.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

30. This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers under Rules 8 and 9 of The Security Interest (Enforcement) Rules, 2002.
31. 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 (Authorized Officer).

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 situations, 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: 05/03 /2025

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

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

9

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: M/s. Mad Hatter Productions

Property Description:

Residential Flat No. 4008, admeasuring 109.16 sq. mtrs., 40th floor, A wing, in the buikding known as "Alta Monte", Tower A, Off W. E. Highway, Kokani Pada, Kurar, Malad (East), Mumbai- 400 097 alongwith 2 car parking

To,
Authorized Officer
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 offeror/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 **25/03/2025** in the matter of **M/s. Mad Hatter Productions** 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

Date: ____/____/____

Property for which bid submitted ("Property"): All that piece and parcel of Flat 1202, 12th Floor, of the building known as 'Someshwar Residency, Plot No.161/161A, Sector No. 10, Kopra, Kharghar Area: 663 sq. ft. BUA

Mortgagor of the Property ("Mortgagor"): Mr. Arvind Jain and Mr. Suryaprakash Jain

Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"): M/s. Mad Hatter Productions, Mr. Suryaprakash Rampal Jain, Mrs. Shashi Suryaprakash Jain, Mr. Arvind Suryaprakash Jain

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 Group Thirty Nine Trust 1 ("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 schedule d 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 in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);

- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Inte rest Act, 2 002 (54 of 20 02);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board o f India ;
- (f) such categories of persons as may be notified by the Central Government.

2. I/We _____ is/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 **Pegasus Group Thirty Nine Trust 1 ("Pegasus")**.
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

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: _____