



# 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

## 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), Mortgagor(s) and Guarantor(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 Forty Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Shree Warana Sahakari Bank limited (SWSBL) vide Assignment Agreement dated 29/03/2022 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 **13/03/2025**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **08/01/2025** under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s) & Guarantor(s):	1) M/s. Agami The Design Galleria through its Prop. Mrs. Anita Ashesh Shamani 2) Mr. Ashesh Jayendrakumar Shamani 3) Mr. Vinayak Yuvraj Kambale 4) Mr. Umar Mohamad Kacchi	1) M/s. Entire Men's Wear through its Prop. Mr. Ashesh Jayendrakumar Shamani. 2) Mr. Vinayak Yuvraj Kambale 3) Mr. Umar Mohamad Kacchi 4) Mr. Nilesh Jayendrakumar Shamani 5) Mrs. Anita Ashesh Shamani
Name of the Mortgagor(s):	Mr. Ashesh Jayendrakumar Shamani	Mrs. Anita Ashesh Shamani
Outstanding Dues for which the secured assets are being sold:	M/s. Agami The Design Galleria <b>Rs. 63,46,374.99 (Rupees Sixty Three Lakhs Forty Six Thousand Three Hundred Seventy Four and Paise Ninety Nine Only)</b> as on <b>10/02/2023</b> plus interest at the contractual rate and cost, charges and expenses (w.e.f. 11/02/2023) thereon till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act.) <b>Total outstanding Rs. 83,89,843.04 (Rupees Eighty Three Lakhs Eighty Nine Thousand Eight Hundred Forty Three and Paise Four Only)</b> as on <b>23/01/2025</b> plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.	M/s. Entire Men's Wear <b>Rs. 11,55,733.52 (Rupees Eleven Lakhs Fifty Five Thousand Seven Hundred Thirty Three and Paise Fifty Two Only)</b> as on <b>10/02/2023</b> plus interest at the contractual rate and cost, charges and expenses (w.e.f. 11/02/2023) thereon till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act.) <b>Total outstanding Rs. 15,13,814.90 (Rupees Fifteen Lakhs Thirteen Thousand Eight Hundred Fourteen and Paise Ninety Only)</b> as on <b>23/01/2025</b> plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.
Details of Secured Assets being Immovable Property which is being sold	<b>Property Mortgaged By: Mrs. Anita Ashesh Shamani and Mr. Ashesh Jayendrakumar Shamani.</b> Pent House no 601 admeasuring about 1079 sq ft (100.24 sq. mtrs) built up area along with adjoining terrace admeasuring about 154 sq ft (14.31 sq. mtrs) along with top terrace admeasuring about 717 sq ft (66.61 sq. mtrs) saleable built up area 1395 sq ft (129.60 sq. mtrs) located on 6th floor along with car parking admeasuring about 100 sq ft (9.29 sq. mtrs) in the building known as B U Bhandari Hill side phase 2 constructed on land adm about 1103.75 sq mtrs bearing plot no 3+4+5 carved out of S No. 1/1A/18 to 22 and Plot A carried out of S. No. 1/1A/7+8+15 to 17 situated at village Baner, Tal. Haveli, Pune owned by Mrs. Anita Ashesh Shamani and Mr. Ashesh Jayendrakumar Shamani. <b>Boundaries of said Penthouse: On or towards East: -</b> By part of duct and Flat No. 602 <b>On or towards South:-</b> By side margin <b>On or towards West:-</b> By side margin <b>On or towards North:-</b> By part of duct & Flat No. 604.	
CERSAI ID:	<b>Security ID – 400051405182 Asset ID – 200051402335</b>	
Reserve Price below which the Secured Asset will not be sold (in Rs.):	<b>Rs. 1,04,40,000/- (Rupees One Crore Four Lakhs Forty Thousand Only)</b>	
Earnest Money Deposit (EMD):	<b>Rs. 10,44,000/- (Rupees Ten Lakhs Forty Four Thousand Only)</b>	
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not known	
Inspection of Properties:	<b>21/02/2025 between 12.00 pm to 02.00 pm.</b>	
Contact Person and Phone No:	<b>Mr. Rohan Kadam- 9167981607</b> <b>Mr. Gautam Bhalerao - 8999569572</b>	<b>Mr. Prerana Adhav – 8879802170</b>
Last date for submission of Bid:	<b>12/03/2025 till 4.00 pm.</b>	
Time and Venue of Bid Opening:	<b>E-Auction/Bidding through website (<a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>) on 13/03/2025 from 11.00 am to 01.00 pm.</b>	

This publication is also a Thirty (30) days' notice to the aforementioned Borrowers/Mortgagors/Guarantors under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 09265562818, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

Place: PUNE  
Date: 06/02/2025

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



Suratwwala

Promising Excellence

Add: 4/38, Sumangal, Sahakar Colony, Behind SBI Bank, Karve Road, Pune-411004
CIN: L45200PN2008PLC131361
Tel: 020-25434392, Mail Id: suratwwala@suratwwala.co.in
web: www.suratwwala.co.in

STATEMENT OF UNAUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED) FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

The Board of Directors of the Company, at the meeting held on February 04, 2025, approved the unaudited financial results of the Company for the quarter and nine months ended December 31, 2024 ("Financial Results").

The Financial Results along with the Limited Review Report, have been posted on the Company's website at https://www.suratwwala.co.in/Financial-Results.php and can be accessed by scanning the below QR code.



FOR SURATWWALA BUSINESS GROUP LIMITED
Sd/-
Ms. Pooja Thorave
Company Secretary
Membership No: A74339

Date: 05.02.2025
Place: Pune

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of (i) Santosh Sudam Shivalde and (ii) Kirti Santosh Shivalde (collectively, "Owners") in relation to their right, title, interest and share in the property more particularly described in the Schedule hereunder written ("Land").

Accordingly, all persons having any claim against or in respect of the right, title, share or interest of the Owners in / to the Land or any part thereof, in furtherance to or under any sale, transfer, assignment, gift, exchange, lease, leave and license, tenancy, possession, use, occupation, trust, maintenance, easement, acquisition, requisition, right of development, right to utilize development potential, FSI consumption, power of attorney, lis pendens, mortgage, lien, charge, hypothecation (including by way of receivables), pledge, guarantee, loans, debts, advances, inheritance, devise, bequest, partition, settlement, or under any corporate structuring or restructuring (including under any merger, demerger, insolvency, liquidation, or even otherwise), or under any attachment, injunction, decree, order, judgment, or award by any court of law, tribunal, revenue or statutory authority or arbitration or under any agreement, memorandum of understanding, term sheet and/or any other deed or document (either agitated in any litigation or otherwise) or any claim or demand which is adverse to or inconsistent with the right, title or interest of the Owners or even otherwise any other right, title, demand, claim or interest whatsoever to or in respect of or concerning the Land, are hereby required to make the same known in writing, to us at our office at Khaitan & Co, Advocates at One World Centre, Tower 1C, 13th floor, Elphinstone Road, Mumbai 400 013 also with a copy addressed over email to mumbai@khaitanco.com within 10 (Ten) days from the date of publication hereof together with copies of all documents on the basis of which such claims, demands or rights are being made or agitated.

In the event that no claim is received prior to the expiry of the aforesaid period then in such event all such claims or demands shall be deemed to have been waived and it shall be deemed that the Owners are the sole and absolute owners of the Land, without any further reference or regard to claims or demands, if any, received thereafter.

THE SCHEDULE REFERRED TO HEREINABOVE

All that piece and parcel of land admeasuring 10 Ares from and out of land admeasuring 4,900 square meters forming part of larger land bearing Gat No 1134/2 admeasuring in the aggregate 1 Hectares 29 Ares situate, lying and being at Village Sanaswadi, Taluka Shirur, within the registration District of Pune, Pune - 412 208 and bounded as follows:

- On or towards South by : Remaining portion of Gat No 1134/2
On or towards North by : Gat No 1133
On or towards East by : Gat No 1134/1
On or towards West by : Road

Dated this 6th day of February 2025 For Khaitan & Co
Sd/-
Devendra Deshmukh
Partner

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

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

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002

Name of the Borrower(s), Co-Borrower(s) and Mortgagee(s): M/s Kale Synthetic, through Proprietor Mrs. Neeta Sudhakar Kale Late Mr. Sudanan Vithalrao Kale through legal heir
- Mrs. Sunita Sadanand Kale
- Mr. Aditya Sadanand Kale
- Mr. Shekhar Sadanand Kale
- Mr. Sudhakar Vithal Kale, Sunita Sadanand Kale
- Mr. Aditya Sadanand Kale

Outstanding Dues for which the secured assets are being sold: Rs.38,74,332/- (Rupees Thirty Eight Lakhs Seventy Four Thousand Three Hundred Thirty Two Only) as on 31/10/2018 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 01/11/2018 till the date of payment and realization. (Rs.1,15,70,034.48/- as on 14/11/2024 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: All that piece and parcel of the plot of Land bearing and known as C.S. No. 4144 admeasuring about 170.6 sq. meters, C.S. No. 4145 admeasuring about 55.56 sq. meters, C.S. No. 4147/A admeasuring about 18.22 sq. meters, C.S. No. 4147/Ka admeasuring about 29.40 sq. meters and C.S. No. 4147/Da admeasuring about 151.50 sq. meters all situated at and within municipal limits of Ichalkaranji Municipal Council, Tal-Hatkalgale, Dist. Kolhapur together with the building and constructions standing thereon and bounded as follows: On or towards the East by: Galli, C.S. Nos. 4146 and 4135. On or Towards the West by: C.S. Nos. 4147/A, 4239. On or towards the South by: Road On or towards the North by: Property of Mr. Pawar and Jayawanti Kudache

CERSAI ID: Security Interest ID - 400035954967 Asset ID - 200035894153
Reserve Price below which the Secured Asset will not be sold (in Rs.): Rs. 90,60,000/- (Rupees Ninety Lakh Sixty Thousand Only)
Earnest Money Deposit (EMD): Rs. 9,06,000/- (Rupees Nine Lakh Sixty Thousand Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value: Not Known
Inspection of Properties: 20/02/2025 between 01.00 am to 02.00 pm
Contact Person and Phone No: Ms. Prerana Adhav - 8979802170 Mr. Vishal Kapse - 7875456757
Last date for submission of Bid: 25/02/2025 till 4.00 p.m.
Time and Venue of Bid Opening: E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 26/02/2025 from 3.00 am to 4.00 pm
This publication is fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagees under Rule 8 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: No. +91 9265562821 & 09265562818, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

Place: Kolhapur Date: 06/02/2025
AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Forty Six Trust 1)

Table with 2 columns: Field Name and Value. Fields include CERSAI ID, Reserve Price, Earnest Money Deposit, Claims, Inspection of Properties, Contact Person, Last date for submission of Bid, Time and Venue of Bid Opening, and Authorised Officer details.

Aadhar Housing Finance Ltd.

Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069
Chinchwad Branch: Office No. 4, 2nd Floor Siddhi Towers A wing Above Pavana Sahakari Bank, Ganesh Nagar Dapodi Pimpri - Chinchwad Pune-411012

PROPERTY FOR SALE UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH PRIVATE TREATY

Whereas the Authorised Officer, Aadhar Housing Finance Limited (AHFL) has taken the Possession u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The SARFAESI Act, 2002) of the property ("the Secured Asset") given below The Authorised Officer has received offer of Sale from some interested party against the above mentioned Secured Asset under the SARFAESI Act for recovery of the Secured Debt. Now, the Authorised Officer is hereby giving the Notice of Sale of the above said property through Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Details of the Account are as follows:

Table with 6 columns: S. No., Loan Code No./Branch, Name of the Borrower/Co-Borrowers, Demand Notice Date & Amount, Reserve Price (RP), Total Outstanding Loan Amount as on date 13-01-2025, Description of the Secured Asset. Includes details for loan 21200001583/Chinchwad Branch.

The Authorised officer will hold auction for sale of the Secured Asset on 'As is where is Basis', 'As is what is basis' and 'Whatever there is basis'. AHFL is not responsible for any liabilities whatsoever pending upon the said property. The Authorised Officer reserves the right to accept or reject the offer without assigning any reason whatsoever and sale will be subject to confirmation by Secured Creditor. On the acceptance of offer of proposed buyer, he/she is required to deposit 25% of accepted price inclusive adjustment of Earnest Money Balance immediately and the balance amount shall be paid by the purchaser within 15 (fifteen) days from date of acceptance of Offer by the Secured Creditor.

This is 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002 is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) that the above described immovable property mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Aadhar Housing Finance Limited (AHFL) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and to the amount due to Aadhar Housing Finance Ltd., in full before the date of sale, auction is liable to be stopped.

If the Borrower(s), Co-borrower(s) has any buyer who is ready to purchase the mortgage property/secured asset at price above the given reserve price then Borrower(s), Co-borrower(s) must intimate to AHFL on or before 21-02-2025 AHFL shall give preference to him. If Borrower(s), Co-borrower(s) fails to intimate on or before 21-02-2025 the AHFL will proceed sale of property at above given reserve price.

The Date of Auction is fixed for 21-02-2025.
Place : Maharashtra
Date : 06.02.2025
Sd/- (Authorised Officer) For Aadhar Housing Finance Limited

ON LINE AUCTION Shankar Ramchandra AUCTIONEERS PVT.LTD. (GOVERNMENT AUCTIONEERS)

128, M.G. Road, Camp, Pune-1. Ph: 26340418
SHRI CHHATRAPATI RAJARAM SAHAKARI SAKHAR KARKHANA LTD. KASABA BAWADA, KOLHAPUR - 416006

On 14TH FEB 2025 From 02:00 PM onwards on our website www.srauctioneers.co.in The following Plant & Machinery will be sold: Mill Head Stock & Roller / Cane Carrier / Fibrozor / Elevator / Workshop Machinery / Pumps / Boilers / ID & FD Fans / Steam - Mill & Power Turbines / DG Sets / Rotary Screen / Ash Arrestor / Lathe Machines etc. Good condition Equipment & Machinery - Beat Valve / Burner / Turbine with Gear box / Sugar grader / Air compressor / Lime Slacker etc. Insp From 06/02/2025 to 13/03/2025 From 9:00 am to 4:00 Pm at Karkhana Site. For more details visit our website.

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

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 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), Mortgagee(s) and Guarantor(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 Forty Trust 1 (Pegasus), having assigned the debts of the below mentioned Borrower along with underlying securities interest by Shree Warana Sahakari Bank limited (SWBSL) vide Assignment Agreement dated 29/03/2022 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 13/03/2025.

Name of the Borrower(s) and Guarantor(s): 1) M/s. Agami The Design Galleria through its Prop. Mrs. Anita Ashesh Shamani 2) Mr. Ashesh Jayendrakumar Shamani 3) Mr. Vinayak Yuvraj Kambale 4) Mr. Umar Mohamad Kacchi
M/s. Entire Men's Wear Rs. 11,55,733.52 (Rupees Eleven Lakhs Fifty Five Thousand Seven Hundred Thirty Three and Paise Fifty Two Only) as on 10/02/2023 plus interest at the contractual rate and cost, charges and expenses (w.e.f. 11/02/2023) thereon till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act) Total outstanding Rs. 83,89,843.04 (Rupees Eighty Three Lakhs Eighty Nine Thousand Eight Hundred Forty Three and Paise Four Only) as on 23/01/2025 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.

Name of the Mortgagee(s): Mr. Ashesh Jayendrakumar Shamani
Outstanding Dues for which the secured assets are being sold: M/s. Agami The Design Galleria Rs. 63,46,374.99 (Rupees Sixty Three Lakhs Forty Six Thousand Three Hundred Seventy Four and Paise Ninety Nine Only) as on 10/02/2023 plus interest at the contractual rate and cost, charges and expenses (w.e.f. 11/02/2023) thereon till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act) Total outstanding Rs. 83,89,843.04 (Rupees Eighty Three Lakhs Eighty Nine Thousand Eight Hundred Forty Three and Paise Four Only) as on 23/01/2025 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.

Details of Secured Assets being Immovable Property which is being sold: Property mortgaged by: Mrs. Anita Ashesh Shamani and Mr. Ashesh Jayendrakumar Shamani. Pent House No 601 admeasuring about 1079 sq ft (100.24 sq. mtrs) built up area along with adjoining terrace admeasuring about 154 sq ft (14.31 sq. mtrs) along with top terrace admeasuring about 717 sq ft (66.61 sq. mtrs) saleable built up area 1395 sq ft (129.60 sq. mtrs) located on 6th floor along with car parking admeasuring about 100 sq ft (9.29 sq. mtrs) in the building known as B U Bhandari Hill side phase 2 constructed on land adm about 1103.75 sq mtrs bearing plot no 3+4+5 carved out of S. No. 1/1A/18 to 22 and Plot A carved out of S. No. 1/1A/7+8+15 to 17 situated at village Baner, Tal. Haveli, Pune owned by Mrs. Anita Ashesh Shamani and Mr. Ashesh Jayendrakumar Shamani. Boundaries of said Penthouse: On or towards East: - By part of duct and Flat No. 602 On or towards South: - By side margin On or towards West: - By side margin On or towards North: - By part of duct & Flat No. 604.

CERSAI ID: Security ID - 400051405182 Asset ID - 200051402335
Reserve Price below which the Secured Asset will not be sold (in Rs.): Rs. 1,04,40,000/- (Rupees One Crore Four Lakhs Forty Thousand Only)
Earnest Money Deposit (EMD): Rs. 10,44,000/- (Rupees Ten Lakhs Forty Four Thousand Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value: Not known
Inspection of Properties: 21/02/2025 between 12.00 pm to 02.00 pm.
Contact Person and Phone No: Mr. Rohan Kadam - 9167981607 Mr. Prerana Adhav - 8979802170 Mr. Gautam Bhalerao - 8999595972
Last date for submission of Bid: 12/03/2025 till 4.00 pm.
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This publication is also a Thirty (30) days' notice to the aforementioned Borrowers/Mortgagees/Guarantors under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auctiontiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: No. +91 9265562821 & 09265562818, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

Place: PUNE Date: 06/02/2025
AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Forty Trust 1)

THE KARAD URBAN CO-OP. BANK LTD. KARAD

(Scheduled Bank)
Head Office, 516/2, Shanivar Peth, Karad-415110.
Phone No.: (02164) 226013; 226017/Fax no.: 220126

Annexure IV (Rule 8 (1)) Possession Notice

Whereas, the undersigned being the Authorized Officer of the The Karad Urban Co.-Op. Bank Ltd. Karad under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of Security Interest (Enforcement) Rules 2002 issued a demand notice date 18/10/2024 calling upon the Borrower of our Guruvar Peth branch namely Mr. Khalil Gani Nadaf and Guarantors to repay the amount mentioned in the notice for the House Loan account No. 302/40 of Rs. 2,57,644/- (In Words Two Lakh Fifty Seven Thousand Six Hundred and Forty Four Rupees only) + interest from date 18/10/2024 and expenses within sixty days from the date of receipt of the notice.

The Borrower and Guarantors having failed to repay the amount, notice is hereby given to the Borrower, Guarantor and the Public - in - general that the undersigned has taken Actual Possession of the property described herein below in exercise of powers conferred on him under sec. 13 (4) of the said Act read with rule (8) of Security Interest (Enforcement) Rules 2002 on date 31/01/2025.

The Borrower and Guarantors in particular and the Public - in - general are hereby cautioned not to deal with the property and any dealing with the said property will be subject to the charge of The Karad Urban Co.-Op. Bank Ltd. Karad amounting to Rs. 2,57,644/- (In Words Two Lakh Fifty Seven Thousand Six Hundred and Forty Four Rupees only) + interest from date 18/10/2024 and expenses.

The attention is hereby invited of Borrower and Guarantor to the provisions of sub section (8) of section 13 of the Act, to redeem the security assets.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of land bearing Gat no. 357/22 its total area admeasuring 1.22 R + Pot Kharab area 0.6 R assessment Rs.10.87paise in which borrower's share admeasuring 50.00 Sq.Mtr. and construction thereon of which built up area 312 Sq. Ft. measures 28.99 Sq.Mtr. of which Grampanchayat Milkat No. 386 situated at village Padli (Kese), Tal. Karad, Dist. Satara which is bounded as follows :

East :- 20 Feet Common Road West :- Property of Majid Chand Patel
South :- Property of Mumtaz Balam Sutar North :- Property of Mr. Patil
(Sachin Sudhakar Kodgule)
Authorized Officer
The Karad Urban Co-Op. Bank Ltd. Karad
Mobile No. 9881491845

Place : Karad Date : 05.02.2025

PHYSICAL POSSESSION NOTICE

ICICI Bank Branch Office: ICICI Bank LTD Office Number 201-B, 2ND Floor, Road No. 1 Plot No. B3, WIFIT I PARK, Waghe Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, 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 Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Table with 5 columns: Sr. No., Name of the Borrower(s)/ Loan Account Number, Description of Property/ Date of Physical Possession, Date of Demand Notice/ Amount in Demand (Rs), Name of Branch. Includes details for Universal Enterprises/Mohsin Nasir Pathan/Batabssum Syed Lmama-172405500203.

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: February 06, 2025 Sincerely Authorised Signatory For ICICI Bank Ltd.

Regional Stressed Asset Recovery Branch, Chhatrapati Sambhajinagar E-AUCTION SALE NOTICE

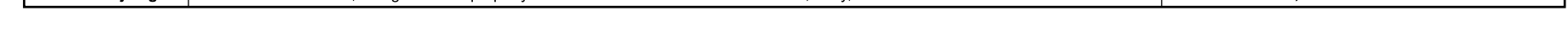
SALE NOTICE FOR SALE OF IMMOVABLE /MOVABLE PROPERTIES "APPENDIX-IV-A [See proviso to Rule 6(2) & 8(6)]
E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, possession of which has not been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Assets/s/Dues/Reserve Price/e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :-

Table with 7 columns: Sl. No., Name & Address of the Borrowers / Guarantors, Detailed description of the Immovable property with known encumbrances if any, Total Dues, Date and Time of E-Auction, Reserve Price EMD Bid Increase Amount, Status of Possession, Property Inspection Date & Time. Includes details for M/s. Sai Shradha Developers and M/s. Sai Shradha Developers.

Note : Purchaser is liable to pay 1% GST where is applicable as per law.
The Online E-Auction will be held through auction portal website : https://baanknet.com
For more queries contact : 8291220220; email ID: support.baanknet@psballiance.com OR support.baanknet@procure247.com

also, prospective bidders may contact the Authorised Officer on Tel No. 0240-2477926 Mobile: +91-9005178070.
Date : 05-02-2025
Place : Chhatrapati Sambhajinagar
STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 TO THE BORROWER/GUARANTOR/MORTGAGOR
The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.
Sd/-
Authorised Officer
Bank of Baroda, RO-SARB







# पेगासस ऑसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई - ४०० ०२९. दूरध्वनी क्र. : ०२२-६९८८ ४७००  
ई-मेल : sys@pegasus-arc.com यूआरएल : www.pegasus-arc.com

## ई-लिलावाद्वारे विक्रीची जाहीर सूचना

सीक्युरिटाइझेशन अॅन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अॅन्ड एन्फोर्समेंट ऑफ सीक्युरिटी इंटरस्ट अॅक्ट, २००२ सहवाचन सीक्युरिटी इंटरस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ अंतर्गत स्थावर मालमत्तेची विक्री

तमाम जनतेस व विशेषतः खालील निर्देशित कर्जदार, गहाणवटदार व हमीदार यांना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमत्ता ही प्रतिभूत धनको - पेगासस ऑसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड - पेगासस ग्रुप फोर्टी ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत - यांच्या प्रतिभूत अधिकाऱ्यांकडे खालील निर्देशित स्थावर मालमत्ता ही संरक्षित संपत्ती म्हणून गहाण / प्रभारित आहे, त्यांनी सरफैसी कायदा, २००२च्या तरतुदीअंतर्गत अभिहस्तांकन करार दि.२९.०३.२०२२ अंतर्गत श्री वारणा सहकारी बँक लिमिटेड (एसडब्ल्यूएसबीएल) यांच्याद्वारे खालील निर्देशित प्रतिभूत हितसंबंधांसहित कर्जदारांच्या खालील निर्देशित संपत्तीचे अभिहस्तांकन केले आहे, त्या मालमत्तेची सरफैसी कायदा व त्याअंतर्गत संस्थापित नियमाच्या तरतुदीअंतर्गत दि. १३.०३.२०२५ रोजी सर्व ज्ञात व अज्ञात दायित्वांसमवेत 'जशी आहे जेथे आहे', 'जशी आहे जी आहे' व 'जी काही आहे तेथे आहे' तत्वावर विक्री करण्यात येत आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील निर्देशित संरक्षित संपत्तीचा स्थावर मालमत्ता म्हणून सरफैसी कायद्याच्या तरतुदी व त्याअंतर्गत संस्थापित नियमांतर्गत दि. ०८.०९.२०२५ रोजी प्रत्यक्ष ताबा घेतला आहे.

लिलावाचा तपशील पुढीलप्रमाणे आहे :

कर्जदार व हमीदारांचे नाव :	१. मे. अगामी - वी डिझाइन गलेरिया - त्यांच्या प्रोप्रायटर श्रीमती अनिता आशेष शमानी यांच्या माध्यमातून २. श्री. आशेष जयेंद्रकुमार शमानी ३. श्री. विनायक युवराज कांबळे ४. श्री. उमर मोहम्मद कच्ची	१. मे. एन्टायर मेन्स वेअर - त्यांचे प्रोप्रायटर श्री. आशेष जयेंद्रकुमार शमानी यांच्या माध्यमातून २. श्री. विनायक युवराज कांबळे ३. श्री. उमर मोहम्मद कच्ची ४. श्री. नीलेश जयेंद्रकुमार शमानी ५. श्रीमती अनिता आशेष शमानी
गहाणवटदारांचे नाव	श्री. आशेष जयेंद्रकुमार शमानी	श्रीमती अनिता आशेष शमानी
थकबाकीचा तपशील, ज्याकरिता प्रतिभूत संपत्तीची विक्री करण्यात येत आहे	मे. अगामी व डीझाइन गलेरिया - दि. १०.०२.२०२३ रोजीनुसार रु. ६३,४६,३७४.९९ (रु. त्रैसष्ट लाख सेहवाळीस हजार तीनशे चौऱ्याहत्तर व नव्याण्णव पैसे मात्र) अधिक त्यावरील प्रदान व वसुलीच्या तारखेपर्यंत (दि. ११.०२.२०२३ पासून) मूल्य, प्रभार व खर्च. (सरफैसी कायद्याच्या अनु. १३ (२) अंतर्गत मागणी सूचनेनुसार). एकूण थकबाकी दि. २३.०९.२०२५ रोजीनुसार रु. ८३,८९,८४३.०४ (रु. त्र्यांशेरी लाख एकोणनव्वद हजार आठशे त्रेचाळीस व चार पैसे मात्र) अधिक प्रदान व वसुलीच्या तारखेपर्यंत कंत्राटी दराने व्याज तसेच मूल्य, प्रभार व खर्च.	मे. एन्टायर मेन्स वेअर - दि. १०.०२.२०२३ रोजीनुसार रु. ११,५५,७३३.५२ (रु. अकरा लाख पंचावन्न हजार सातशे तेहतीस व बावन्न पैसे मात्र) अधिक त्यावरील प्रदान व वसुलीच्या तारखेपर्यंत (दि. ११.०२.२०२३ पासून) मूल्य, प्रभार व खर्च. (सरफैसी कायद्याच्या अनु. १३ (२) अंतर्गत मागणी सूचनेनुसार). एकूण थकबाकी दि. २३.०९.२०२५ रोजीनुसार रु. १५,१३,८१४.९० (रु. पंधरा लाख तेरा हजार आठशे चौदा व नव्वद पैसे मात्र) अधिक प्रदान व वसुलीच्या तारखेपर्यंत कंत्राटी दराने व्याज तसेच मूल्य, प्रभार व खर्च.
विक्री करण्यात येत असलेली प्रतिभूत संपत्ती अर्थात स्थावर मालमत्तेचा तपशील	मालमत्तेचे गहाणवटदार - श्रीमती अनिता आशेष शमानी व श्री. आशेष जयेंद्रकुमार शमानी पॅट हाऊस नं. ६०१, मोजमापित साधारण १०७९ चौ. फूट (१००.२४ चौ. मी.) बिल्ट अप क्षेत्र तसेच संलग्न टेरेस मोजमापित साधारण १५४ चौ. फूट (१४.३१ चौ. मी.) तसेच टॉप टेरेस मोजमापित साधारण ७१७ चौ. फूट (६६.६१ चौ. मी.) विक्रियोग्य बिल्ट अप क्षेत्र १३९५ चौ. फूट (१२९.६० चौ. मी.), ६ वा मजला तसेच कार पार्किंग जागा साधारण १०० चौ. फूट (९.२९ चौ. मी.), इमारतीचे नाव बी यू भंडारी हिल साइड फेज २, मोजमापित साधारण ११०३.७५ चौ. मी. क्षेत्रफळाच्या प्लॉट क्र. ३ + ४ + ५ धारक जमिनीवर निर्मित, सर्व्हे क्र. १/१९/१८ ते २२ पैकी व प्लॉट ए - सर्व्हे क्र. १/१९/७+८+९ ते १७ पैकी, गाव बाणेर, ता. हवेली, पुणे. श्रीमती अनिता आशेष शमानी व श्री. आशेष जयेंद्रकुमार शमानी यांच्या मालकीची जागा. सदर पॅटहाऊसच्या सीमा : पूर्वेस वा त्या दिशेस - डक्टचा भाग व फ्लॅट क्र. ६०२ दक्षिणेस वा त्या दिशेस - बाजूची मोकळी जागा पश्चिमेस वा त्या दिशेस - बाजूची मोकळी जागा उत्तरेस वा त्या दिशेस - डक्ट व फ्लॅट क्र. ६०४	
सरसाई आयडी	सीक्युरिटी इंटरस्ट आयडी ४०००५१४०५१८२, ऑसेट आयडी - २०००५१४०२३३५.	
राखीव मूल्य, ज्या खाली प्रतिभूत मालमत्तेची विक्री केली जाणार नाही	रु. १,०४,४०,०००/- (रु. एक कोटी चार लाख चाळीस हजार मात्र)	
इसारा रक्कम ठेव (इरठे)	रु. १०,४४,०००/- (रु. दहा लाख चव्वेचाळीस हजार मात्र)	
दावे, काही असल्यास, जे मालमत्तेकरिता करण्यात आलेले आहेत तसेच प्रतिभूत धनकोंना ज्ञात अन्य देणी व मूल्य	अज्ञात	
मालमत्तांचे परीक्षण	२१.०२.२०२५ रोजी दु. १२.०० ते दु. २.०० पर्यंत.	
संपर्क व्यक्ती व दूरध्वनी क्र.	श्री. रोहन कदम - ९९६७९८१६०७ श्री. गौतम भालेराव - ८९९९५६९५७२	प्रेरणा आढाव - ८८७९८०२१७०
बोली सादरीकरणाची अंतिम तारीख	१२.०३.२०२५ रोजी दु. ४.०० पर्यंत.	
बोली उघडण्याची तारीख व ठिकाण	ई-लिलाव / बोली वेबसाइट ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) च्या माध्यमातून दि. १३.०३.२०२५ रोजी दु. ११.०० ते दु. १.०० या वेळेत.	

सदर सूचना ही सीक्युरिटी इंटरस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील निर्देशित कर्जदार / गहाणवटदार/ हमीदारांना तीस (३०) दिवसांची सूचनासुद्धा आहे.

कोणतीही बोली सादर करण्यापूर्वी विक्रीच्या विस्तृत अटी व शर्तीकरिता कृपया प्रतिभूत धनकोंची वेबसाइट अर्थात <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाइट <https://sarfaesi.auctiontiger.net> येथे संपर्क साधावा किंवा सेवा प्रदाते मे. ई- प्रोक्युरमेंट टेक्नॉलॉजीस लि., ऑक्शन टायगर बोलीदार सहाय्य क्र. + ९१ ९२६५५६२८२९ व ०९२६५५६२८१८, ई मेल : ramprasad@auctiontiger.net श्री. रामप्रसाद मोबाइल नं. + ९१ ८०००२३२९७, ई-मेल support@auctiontiger.net येथे कोणतीही बोली सादर करण्यापूर्वी संपर्क साधावा.

ठिकाण : पुणे  
दिनांक : ०६.०२.२०२५

प्राधिकृत अधिकारी,  
पेगासस ऑसेट रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
(पेगासस ग्रुप फोर्टी ट्रस्ट १ चे ट्रस्टी)







## **Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **13/03/2025** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11.00 a.m. to 01.00 p.m.** 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:
  - Society Dues as on \_\_\_\_\_ (if any)
  - Electricity Bill as on \_\_\_\_\_ (if any)
  - Any other dues known to us
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 (10) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold 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 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, 5<sup>th</sup> floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **12/03/2025** till 04.00.p.m. Email address: [rohan@pegasus-arc.com](mailto:rohan@pegasus-arc.com). In addition to the above, the copy of PAN card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the 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/mortgagors/guarantors 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. 1,04,40,000/- (Rupees One Crore Four Lakhs Forty Thousand Only)**
- 17. The Earnest Money Deposit of the auction property is as follows: Rs. 10,44,000/- (Rupees Ten Lakhs Forty Four Thousand Only)**
18. Last date for submission of bid is 12/03/2025 before 04:00 PM and the Auction is scheduled on 13/03/2025 from 11.00 a.m. to 01.00 p.m. In case, the 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 Forty 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. 409001739214, A/c Name: - Pegasus Group Forty Trust I, Bank Name: RBL Bank Limited, IFSC Code: RATN0000155.**
20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs. 1,00,000/- (Rupees One Lakhs 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. Sale shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. 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. Rohan Kadam - 9167981607, Ms. Prerana Adhav- 8879802170.

**Special Instructions:**

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

**Place: Pune**  
**Date: 06/02/2025**

**AUTHORISED OFFICER**  
**Pegasus Assets Reconstruction Private Limited**  
**(Trustee of Pegasus Forty Trust 1)**