

**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 Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 & 9 (1) 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 Guarantor(s) that the below described secured asset being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Nine Trust II (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Dena Bank Ltd. vide Assignment Agreement dated **14/12/2018** under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis with all known and unknown liabilities on **30/03/2024**.

The Authorized Officer of Dena Bank has taken physical possession of the below described secured asset being immovable property on **11/09/2017** under the provisions of the SARFAESI Act and Rules thereunder. Subsequently, the possession of the mortgaged property was handed over to Pegasus post assignment.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	M/s. Om Metals. Mr. Abhijeet Bhausaheb Jagtap, Mr. Mr. Vijay Madhavrao Deshmukh, Mr. Udaysinh Madhavrao Deshmukh.
Outstanding Dues for which the secured assets are being sold:	Rs.1,54,41,000 (Rupees One Crore Fifty Four Lakhs Forty One Thousand Only) as on 11/10/2013 as per notice u/s 13(2) of SARFAESI Act, [Rs.4,15,86,770.09/- (Rupees Four Crore Fifteen Lakhs Eighty Six Thousand Seven Hundred Seventy And Paise Nine Only) as on 16/02/2024] 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	Mortgaged by:- Mr. Abhijeet Bhausaheb Jagtap Plot no 811 Gat no. 231, Behind Laxmi Mal, Andhali Tal: Palus, Dist. Sangli 416310 admeasuring 28 R. Industrial Shed No. 1 admeasuring 209.00 sq. mtrs. And Shed No. 2 admeasuring 120.00 sq. mtrs. bounded by: To the East: Property of Sou. Uma Udaysingh Deshmukh To the West: Property of original owner To the South: Property of Shri. Jadhav and Shri.Vithoba Shamrao Kashid and Mr Jagannath Rama Kashid. To the North: 7 meter Road
CERSAI ID:	Security Interest ID – 400022363933 Asset ID- 200022315077
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 67,62,000/- (Rupees Sixty Seven Lakhs Sixty Two Thousand Only)
Earnest Money Deposit (EMD):	Rs. 6,76,200/- (Rupees Six Lakhs Seventy Six Thousand Two Hundred 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:	On 19/03/2024 between 11.00 am to 01:00 pm.
Contact Person and Phone No:	Mr. Navin Sharma Contact: 7045303744, Mr. Paresch Karande Contact: 9594313111
Last date for submission of Bid:	28/03/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 30/03/2024 from 11:30 AM to 12:30 P.M.

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors under Rules 8 and 9(1) of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auction-tiger.net> or contact service provider **M/s. E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: 079-68136805/68136837 Mo.: +919978591888, Email : ramprasad@auctiontiger.net and support@auctiontiger.net** before submitting any bid.

AUTHORISED OFFICERPlace: Sangli
Date: 12/03/2024**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Nine Trust II)**



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

दूरध्वनी क्र. : ०२२-६१८८ ४७००.

ई-मेल : sys@pegasus-arc.com, यूआरएल : www.pegasus-arc.com

ई-लिलावाद्वारे विक्रीची जाहीर सूचना

सिक्कुरिटाइझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंटररेस्ट अँक्ट, २००२ सहवाचन सिक्कुरिटी इंटररेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ (१) अंतर्गत स्थावर मालमत्तांची विक्री तमाम जनतेस व विशेषतः खालील निर्देशित कर्जदार, सहकर्जदार व हमीदारांना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमत्ता ही प्रतिभूत धनको - पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड पेगासस ग्रुप नाइन ट्रस्ट II (पेगासस) चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत - यांच्याकडे गहाण/प्रभारित आहे. खालील निर्देशित सिक्कुरिटीजसमवेत खालील निर्देशित कर्जदारांच्या कर्जांचे सरफेसी कायदा, २००२ च्या तरतुदीअंतर्गत अभिहस्तांकन करार दि. १४.१२.२०१८ द्वारे देना बँक लि. द्वारे अभिहस्तांकन करण्यात आले आहे, त्या मालमत्तांची दि. ३०.०३.२०२४ रोजी सरफेसी कायदा व त्याअंतर्गत नियमांच्या तरतुदीअंतर्गत "जशी आहे जेथे आहे", "जशी आहे जी आहे" व "जी काही आहे तेथे आहे तत्वावर" सर्व ज्ञात व अज्ञात भारांसमवेत विक्री करण्यात येत आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्याने सरफेसी कायदा आणि नियमांच्या तरतुदीच्या अंतर्गत ११/०९/२०१७ रोजी देना बँकेकडून खालील नमूद प्रतिभूत मालमत्तेचा प्रत्यक्ष ताबा घेतला होता.

लिलावाचा तपशील खालीलप्रमाणे आहे :

कर्जदार/सहकर्जदार/हमीदार/जमीनदारांची नावे :	मे. ओम मेटल्स श्री. अभिजित भाऊसाहेब जगताप श्री. विजय माधवराव देशमुख श्री. उदयसिंग माधवराव देशमुख
विक्री करावयाच्या प्रतिभूत संपत्तीकरिताची थकीत रक्कम :	सरफेसी अँक्टच्या सेक्शन १३ (२) अंतर्गत सूचनेनुसार दि. ११/१०/२०१३ रोजीनुसार रक्कम रु. १,५४,४१,०००/- (रुपये एक कोटी चोपन्न लाख एक्केचाळीस हजार मात्र), (दि. १६/०२/२०२४ रोजीनुसार रक्कम (रु. ४,१५,८६,७७०.०९/- (रुपये चार कोटी पंधरा लाख शहाऐंशी हजार सातशे सत्तर आणि पैसे नऊ मात्र)), अधिक रक्कम जमा करेपर्यंत आणि वसुलीच्या तारखेपर्यंत करारनिविष्ट दराने पुढील व्याज आणि मूल्य, प्रभार व त्यावरील खर्च.)
विक्री करावयाच्या प्रतिभूत स्थावर संपत्तीचा तपशील :	द्वारे तारण : - श्री. अभिजित भाऊसाहेब जगताप प्लॉट क्र. ८११, गट क्र. २३१, लक्ष्मी माळाच्या बाजूला, आंधळी, ता. पलूस, जिल्हा सांगली-४१६ ३१०, मोजमापित २८ आर. औद्योगिक शेड क्र. १ मोजमापित २०९.०० चौ. मीटर्स आणि शेड क्र. २ मोजमापित १२०.०० चौ. मीटर्स. चतुःसीमा अशा : पूर्व : सौ. उमा उदयसिंग देशमुख यांची मालमत्ता , पश्चिम : मूळ मालकाची मालमत्ता, दक्षिण : श्री. जाधव आणि श्री. विठोबा शामराव काशिद आणि श्री. जगन्नाथ रामा काशिद यांची मालमत्ता, उत्तर : ७ मीटर रस्ता.
सेरसाई आयडी :	सिक्कुरिटी इंटररेस्ट आयडी : ४०००२२३६३९३३ असेट आयडी : २०००२२३१५०७७
राखीव मूल्य, ज्याखाली प्रतिभूत संपत्तीची विक्री केली जाणार नाही (रु.) :	रु. ६७,६२,०००/- (रुपये सद्दुसष्ट लाख बासष्ट हजार मात्र)
इसारा रक्कम ठेव (इरठे) :	रु. ६,७६,२००/- (रुपये सहा लाख शहातर हजार दोनशे मात्र)
दावे, काही असल्यास, जे मालमत्तेकरिता करण्यात आलेले आहेत तसेच प्रतिभूत धनकोंना ज्ञात अन्य देणी व मूल्य :	माहीत नाही
मालमत्तेचे परीक्षण :	दि. ११/०३/२०२४ रोजी स. ११.०० ते दु. १.०० वा. पर्यंत
संपर्क व्यक्ती दूरध्वनी क्र. :	श्री. नवीन शर्मा, संपर्क : ७०४५३०३७४४ श्री. परेश कारंडे, संपर्क : ९५९४३१३१११
बोली सादरीकरणाची अंतिम तारीख :	दि. २८/०३/२०२४ रोजी दु. ०४.०० वा. पर्यंत
बोली उघडण्याची तारीख व ठिकाण :	ई-लिलाव/बोली वेबसाइट (https://sarfaesi.auctiontiger.net) च्या माध्यमातून दि. ३०/०३/२०२४ रोजी स. ११.३० ते स. १२.३० या वेळेत

सदर सूचना ही सिक्कुरिटी इंटररेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ आणि ९ (१) अंतर्गत वरील निर्देशित कर्जदार/सहकर्जदार/हमीदारांना पंधरा (१५) दिवसांची सूचनासुद्धा आहे.

ई-लिलावात सहभाग घेण्याकरिता आपल्या 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 भेट द्यावी किंवा सेवा प्रदाते मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीस लि., ऑक्शन टायगर बोलीदार साहाय्य क्र. +०७९-६८१३६८०५/६८१३६८३७, मोबा. : +९१९९७८५९९८८८, ई-मेल : ramprasad@auctiontiger.net आणि support@auctiontiger.net येथे संपर्क साधावा.

ठिकाण : सांगली
दिनांक : १२/०३/२०२४

प्राधिकृत अधिकारी
पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप नाइन ट्रस्ट II चे ट्रस्टी)

[illegible]

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **30/03/2024** from **11:30 am to 12:30 pm** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support: Mob. : 9265562821/9265562818/9265562819 & Help Line Nos.: 079-68136813/68136880; Mr. Ramprasad Mobile No. +91 8000023297, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net and support@auctiontiger.net.
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement, or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the bidder).
7. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of Pegasus Group Nine Trust 2, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 38122640306 Account Name: - Pegasus Group Nine Trust 2, Bank Name: State Bank of India, Nariman Point Branch, Mumbai, IFSC Code: SBIN0006945.**
8. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs.1,00,000 (Rupees One Lakh)**.
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately (i.e. on the same day or not later than next working day) on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.

10. In default of payment within the said period, the sale will automatically stand cancelled and the entire deposit made by the successful bidder together with the earnest money shall be forfeited. Without any notice the property shall be resold.
11. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
12. The sale is subject to confirmation by Pegasus. If the borrower/guarantor(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
13. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
14. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
15. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
16. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002, the conditions mentioned above and the conditions mentioned in the public notice dated 12/03/2024.
17. The sale is subject to "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities.
18. **This publication is also a fifteen (15) days' notice to the aforementioned borrowers/guarantors under Rule 8 & 9 (1) of The Security Interest (Enforcement) Rules, 2002.**
19. Further enquiries may be clarified with Assistant Manager, Mr. Navin Sharma and the Authorized Officer, Mr. Paresh Karande at the Office:-Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Email: navin@pegasus-arc.com & prerana@pegasus-arc.com, Contact: Mr. Navin Sharma 7045303744 & Mr. Paresh Karande 9594313111.

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: Mumbai
Date: 12/03/2024

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Pegasus Group Nine Trust – II)

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

eMail ID

Bank A/c No.

IFSC Code No.

Branch Name

_____ / _____ / _____

Date of Remittance

11

Name of Bank

Branch Name

Account No.

IFSC Code No.

Amount In Figure

Amount in Word

Name & Signature

ANNEXURE-II
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____ / ____ / ____

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 fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank 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.

Signature: _____

Name: _____

Address: _____

eMail ID: _____