

**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 Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described secured asset mortgaged/charged to the Secured Creditor, being **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Three Trust I (Pegasus)**, having been assigned the dues of the below mentioned Borrower along with underlying securities, interest by Apna Sahakari Bank Ltd. vide Assignment Agreement dated 27/03/2018 under the provisions of SARFAESI Act, 2002.

The Authorized Officer of the Apna Sahakari Bank Ltd. had taken over physical possession of the below described secured assets being immovable assets on 05/08/2017 under the provisions of the SARFAESI Act and SARFAESI Rules thereunder and handed over the same to the Authorized Officer of Pegasus on 14/07/2022.

Name of the Borrower/Co-borrower/ Guarantor/Mortgagor: M/s. Karveernivasini Shree Mahalaxmi Sand Chem Pvt. Ltd. (Borrower)
Mr. Dharmendra Rameshchandra Bellani (Director & Mortgagor)
Mrs. Heena Dharmendra Bellani (Director & Mortgagor)
Mr. Satling Dnyaneshwar Dhavan (Guarantor)
Mr. Sudhir Krishnarao Shenoy (Guarantor)

Outstanding Dues for which the secured assets are being sold: **Rs.2,48,86,313.20** (Rupees Two Crores Forty Eight Lakhs Eighty Six Thousand Three Hundred Thirteen & Paise Twenty Only) as on 30/04/2016 plus interest at the contractual rate and charges, costs and expenses thereon w.e.f. 01/05/2016 till the date of payment and realization.
Rs.9,28,98,960.03 (Rupees Nine Crore Twenty Eight Lakh Ninety Eight Thousand Nine Hundred Sixty and Three Paise Only) as on 12/12/2024 plus interest at the contractual rate and charges, cost and expenses thereon w.e.f. 13/12/2024 till the date of payment and realization.

Details of Secured Asset being Immovable Property which is being sold: **Mortgaged by:**
All that piece and parcel of non-agricultural land known as Gat No. 651/B admeasuring area H.0.27R out of area H.1.08R, Assessment Rs. 8.64 Paise.

A) Owned & Mortgaged by Dharmendra Bellani :

S. No.	Plot No.	Area (in sq.mt.)	Boundaries (as per certified copy of the maps)			
			East	West	South	North
1.	A-1	263.80	Road	Open land	Plot No. A2	Open land
2.	A-2	210.00	Road	Open land	Plot No. A3	Plot No. A1
3.	A-3	153.00	Road	Open land	Road	Plot No. A2
4.	A-4	225.00	Plot No. A5	Open land	Open land	Road
5.	A-5	219.00	Plot No. A6	Plot No. A4	Open land	Road
6.	F-2	251.00	Plot No. F3	Road	Road	Plot No. F1
7.	F-3	268.00	Open land	Plot No F2	Road	Plot No. F1
8.	F-6	220.80	Open land	Plot No. F5	Open land	Road

B) Owned & mortgaged by Heena Belani:

S. No.	Plot No.	Area (in sq.mt.)	Boundaries (as per certified copy of the maps)			
			East	West	South	North
9.	F-1	264.00	Open land	Road	Plot No. F2 & F3	Open land
10.	F-4	219.00	Plot No. F5	Open land	Open land	Road
11.	F-5	219.00	Plot No. F6	Plot No. F4	Open land	Road
12.	E-7	219.00	Plot No. E8	Open land	Open land	Road

All above situated within within the village limits of Tamgaon and outside the limit of Kolhapur Municipal Corporation, in rural area, Taluka and Registration Sub-District Karveer, District and Registration District Kolhapur.

CERSAI ID Security ID : 400019598888 : Asset ID : 200019555916

Reserve Price below which the Secured Asset will not be sold (in Rs.): Rs.77,30,000/- (Rupees Seventy Seven Lakhs Thirty Thousand Only)

Earnest Money Deposit (EMD) Rs.7,73,000/- (Rupees Seven Lakhs Seventy Three 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 Property 23/12/2024 between 3.00 p.m. to 5.00 p.m.
Contact Person:
Ms. Prerana Adhav – 8879802170
Mr. Vishal Kapse - 7875456757

Last date for submission of Bid/Bid: 06/01/2025 till 04.00 p.m.

Time and Venue of Bid Opening E-Auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 07/01/2025 from 11.00 a.m. to 01.00 p.m.

This publication is also a 15 days (fifteen days) notice to the aforementioned borrowers/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 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Place: Kolhapur Pegasus Assets Reconstruction Private Limited

Date: 18/12/2024 (Trustee of Pegasus Group Thirty Three Trust 1)

OSMANABAD JANATA SAHAKARI BANK LTD., OSMANABAD BRANCH :- KALLAM
APPENDIX IV (See rule 8(1))
POSESSION NOTICE (For Immovable Property)
Whereas, The undersigned being the Authorized officer of the Osmanabad Janta Sahkari Bank Ltd. Branch Kallam under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002...

यूनियन बैंक Union Bank of India POSSESSION NOTICE
REGD. OFFICE: 4th floor, 401 Crescent Solitaire Business Park, Near Sakti Naka Telephone Exchange, Mumbai, Maharashtra, India, PIN-400072
PUBLIC NOTICE
Issued by Guardian Securities Pvt. Ltd. ("The Company") pursuant to Para 42.3 of Master Direction - Reserve Bank of India (Non-Banking Financial Company - Scale Based Regulation) Directions, 2023 dated October 19, 2023 ("Master Directions") issued by The Reserve Bank of India ("RBI")

GUARDIAN SECURITIES PVT. LTD.
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PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Phone No. : 022 - 6188 4700
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IIFL FINANCE
CIN: L67100MH1995PLC093797
Regd. Office: IIFL House, Sun Infotech Park, Road No. 16V, Plot No. B-23, Thane Industrial Area, Wagle Estate, Thane - 400604
PUBLIC NOTICE FOR AUCTION OF GOLD ORNAMENTS
It is hereby notified to all concerned borrower(s) in specific and the public, in general, that we, IIFL Finance Limited ("IIFL") are auctioning gold ornaments of defaulted customers who neither regularized their loans nor paid the outstanding amount despite being informed through registered auction notices and repeated reminders.

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कॅनरा बँक Canara Bank SPECIALISED SME BRANCH, CHHATRAPATI SAMBHAJINAGAR STATION ROAD (15130)
Ref. No.16/BALAJI S/SME ST RD/RN Dated: 07/12/2024
To the Borrower/Guarantors/Mortgagor:
1. BALAJI SHANKARRAO SURYAWANSHI, HOUSE NO 6/6/3/1, KABIR NAGAR, OSMAN PURA, CHHATRAPATI SAMBHAJINAGAR, DIST-CHHATRAPATI SAMBHAJINAGAR-431005

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Phone No. : 022 - 6188 4700
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SHRIRAM HOUSING FINANCE LIMITED
Head Office: Level -3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; Tel: 022 4241 0400, 022 4060 3100; Website: http://www.shriramhousing.in
APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Recovery Officer
C/o. GS Mahanagar Co-operative Bank Ltd. (Scheduled Bank)
Registered Office : Ground Floor, Hiramani Super Market, Dr. Babasheh Ambedkar Road, Lalbaug, Mumbai- 400012.
Public Notice For Sale
(U/s. 156 r/w Rule 107 of the Maharashtra State Co-op. Societies Act, 1960 & Rules, 1961)
In terms of the provisions laid down in the Maharashtra State Co-op. Societies Act, 1960 and Rules framed thereunder and in exercise of powers conferred u/s. 156 and Rule 107, the Recovery Officer has taken Physical Possession of the below mentioned assets. The Recovery Officer intends to sell the said assets in auction on "AS IS WHERE IS AND AS WHAT IS BASIS".



ई-सिलावादारे विक्रीची जाहीर सूचना

सिक्चुरिटीयझेन अॅण्ड रिक्लेमेशन ऑफ फायनांशियल असेट्स अॅण्ड एम्फोर्समेंट ऑफ सिक्चुरिटी इंस्ट्रुमेंट
 अॅक्ट, २००२ सहाय्यन सिक्चुरिटी इंस्ट्रुमेंट (एम्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ च्या तरतुदीअंतर्गत
 स्थावर मालमत्तांची विक्री.

तमाम जनतेस व विशेषतः कर्जदार, सहकर्जदार, गहाणवटदार व हमीदारांना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमत्ता ही प्रतिभूत धनको - पेगासस असेट्स रिक्लेमेशन प्रायव्हेट लिमिटेड - पेगासस ग्रुप थर्टी थ्री ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत - यांच्याकडे गहाण-प्रभारित आहे, जी सरफेसी कायदा, २००२ च्या तरतुदीअंतर्गत अम्ना सहकारी बँक लि. द्वारे अभिहस्तांकन करार दि. २७.०३.२०१८ खालील निर्देशित कर्जदारांच्या धक्काकीचे खालील निर्देशित प्रतिभूती, हितसंबंधासहित अभिहस्तांकित करण्यात आली आहे. अम्ना सहकारी बँक लि.च्या प्राधिकृत अधिकार्यांनी स्थावर संपत्ती असलेल्या खालील निर्देशित प्रतिभूत संपत्तीचा सरफेसी कायद्याच्या तरतुदी व त्याअंतर्गत सरफेसी नियमांतर्गत दि. ०५.०८.२०१७ रोजी ताबा घेतला आहे व तो पेगाससच्या प्राधिकृत अधिकार्यांकडे दि. १४.०७.२०२२ रोजी सुपुर्द केला आहे.

कर्जदार/सहकर्जदार/हमीदार/गहाणवटदार यांचे नाव :	मे. करवीरनिवासिनी श्री महालक्ष्मी सॅण्ड केम प्रा. लि. (कर्जदार) श्री. धर्मेन्द्र स्पेशचंद्र बेल्लानी (संचालक व गहाणवटदार) श्रीमती हीना धर्मेन्द्र बेल्लानी (संचालक व गहाणवटदार) श्री. सतलिंग ज्ञानेश्वर धवन (हमीदार) श्री. सुधीर कृष्णराव शेर्गाय (हमीदार)																																																																																																																
विक्री करावयाच्या प्रतिभूत संपत्तीकरिताची थकीत रक्कम :	दि. ३०.०४.२०१६ रोजीनुसार रक्कम रु. २,४८,८६,३१३.२० (रु. दोन कोटी अठ्ठावीस लाख शहाऐशी हजार तीनशे तेरा व वीस पैसे मात्र) अधिक दि. ०१.०५.२०१६ पासून प्रदान व वसुलीच्या तारखेपर्यंत कंत्राटी दराने पुढील व्याज तसेच मूल्य, प्रभार व खर्च रक्कम. दि. १२.१२.२०२४ रोजीनुसार रु. ९,२८,९८,९६०.०३ (रु. नऊ कोटी अठ्ठावीस लाख अठ्ठाणव्व हजार नऊशे साठ व तीन पैसे मात्र) अधिक दि. १३.१२.२०२४ पासून प्रदान व वसुलीच्या तारखेपर्यंत कंत्राटी दराने पुढील व्याज तसेच मूल्य, प्रभार व खर्च रक्कम.																																																																																																																
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सदर सूचना ही सिक्चुरिटी इंस्ट्रुमेंट (एम्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील निर्देशित कर्जदार/हमीदारांना पंधरा दिवसांची सूचनासुद्ध आहे.
 ई-सिलावात सहभाग घेण्याकरिता आपल्या बोली सादर करण्यापूर्वी विक्रीच्या विस्तृत अटी व शर्तीकरिता कृपया प्रतिभूत धनकोची वेबसाइट अर्थात <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाइट <https://sarfaesi.auctiontiger.net> येथे भेट द्यावी किंवा सेवा प्रदाते ई-प्रोक्युरअमेंट टेकनॉलॉजीस लि., ऑक्शन टायगर बोलीदार साहाय्य क्र. मोबा. नं. + ९१ ९२६५५६२८२१ व ९३७४५९१७५४, ई-मेल : vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, श्री. रामप्रसाद मोबाइल नं. + ९१ ८०००२३२९७, ई-मेल : support@auctiontiger.net येथे संपर्क साधावा.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **07/01/2025** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 1:00 pm**. 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 encumbrances on / issues related to the Schedule Property, if any
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 (09) 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, 5th floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **06/01/2025** till 04:00 p.m. Email address: prerana@pegasus-arc.com/ vishal@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/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.77,30,000/- (Rupees Seventy Seven Lakh Thiry Thousand Only).**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs.7,73,000/- (Rupees Seven Lakh Seventy Three Thousand Only).**
18. Last date for submission of bid is 06/01/2025 before 04:00 PM and the Auction is scheduled on 07/01/2025 from 11:00 am to 1:00 pm. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
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 I, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 015012100000646, Account Name: - Pegasus Group Thirty Three Trust I, Bank Name: Apna Sahakari Bank Ltd., Apna Bank Bhavan, Parel Branch, IFSC Code: ASBL0000015.**
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, AADHAR card, Valid e-mail ID, Landline and Mobile Phone number.
 - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - Duly filled, signed and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.
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 Ms. Prerana S. Adhav- 8879802170 and Mr. Vishal Kapse- 7875456757.

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: 19/12/2024

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Thirty Three Trust 1)