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 Rules 8 and 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) and Co-Borrower(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 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 with all known and unknown liabilities on 18/03/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **21/12/2022** 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 Guarantor(s):	a) Mr. Sameer Jotiram Latke b) Ms. Anusree Sameer Latke c) Mr. Jotiram Laxman Latke
Outstanding Dues for which the secured assets are being sold:	Rs. 1,70,31,320.51 (Rupees One Crore Seventy Lakh Thirty-One Thousand Three Hundred Twenty and Paise Fifty One Only) as on 10/09/2021 per notice under section 13(2) of SARFAESI Act. (Rs.2,79,00,109.94/- (Rupees Two Crores Seventy Nine Lakhs One Hundred Nine And Paise Ninety Four Only) as on 23/09/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 24/09/2024 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by:- Mr. Sameer Jotiram Latke Lot No1:- Flat No. 103, 1st Floor, Building No. 12, Type C, Phase I, Prakruti Heights CHSL, Haware Citi, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm. 564 sq. ft. carpet area) (761 sq ft BUA) Lot No 2:- Shop No. 14, Ground Floor, Building No. 12, Type C, Phase I,Prakruti Heights CHSL, Haware City, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm.105 sq. ft. carpet area)
CERSAI ID:	Lot No 1: Security ID: 400026261365 Asset ID: 200026209797 Lot No 2: Security ID: 400026262102 Asset ID: 200026210533
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Lot No 1:- Rs. 49,94,000/- (Rupees Forty Nine Lakhs Ninety Four Thousand Only) Lot No 2:- Rs.19,18,000/- (Rupees Nineteen Lakhs Eighteen Thousand Only)
Earnest Money Deposit (EMD):	Lot No 1: Rs 4,99,400/- (Rupees Four Lakhs Ninety Nine Thousand Four Hundred Only) Lot No 2: Rs.1,91,800/- (Rupees One Lakhs Ninety One 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	Lot No 1: Maintenance charges Rs.2,76,432/- as on 25/06/2024 Lot No 2: Society Dues Rs.18,483.00 as on 25/06/2023
Inspection of Properties:	07/03/2025 Lot No 1: 02.30 p.m. to 04:00 p.m. Lot No 2: 04:00 p.m. to 05:30 p.m.
Contact Person and Phone No:	Mr. Navin Sharma – 7045303744 Ms. Prerana Adhav – 8879802170 Mr. Gautam Bhalerao 8999569572
Last date for submission of Bid:	17/03/2025 till 4:00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 18/03/2025 from 11:00 a.m. to 01:00 p.m.

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers under Rule 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.auctiontiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Place: Thane Pegasus Assets Reconstruction Private Limited Date: 25/02/2025 (Trustee of Pegasus Group Thirty Nine Trust 1)



VASTU HOUSING FINANCE CORPORATION LTD Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in therespective notice within 60 days from the date of receipt of the said notice The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercis of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below.

The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Vastu Housing Finance Corporation Limited Branch for an amount metioned as below and

IIIIC	1631 111616011, 60313 616.			
SN	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Carol Akshay Surve, Akshay Ajay Surve HL0000000107366	Rs.1306763 as on 17-Oct-24	Flat No. 001, Ground Floor, Morya Villa, Consticted on Bearing No. 111, Hissa No. 8, Lying Being and Situate ATAN Village Dhamote, Tal. Karjat, District Raigad, Maharashtra, 410101, Admeasuring Area 14.95 Sq. Mt., (Carpet) on Ground Floor, area admeasuring 337.59 Sq. Mtrs North: Residential Building, South: Residential Building, East: hopen Area West: Internal road	Possession Taker on 20-Feb-25

Date: 25.02.2025 Vastu Housing Finance Corporation Ltd

PUBLIC NOTICE Registered Office: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara- 390 007 Corporate Office: ICICI Bank Towers, Bandra-Kurla Complex Mumbai 400051 GOLD E-AUCTION CUM INVITATION NOTICE

The below mentioned borrowers have been issued notice to pay off their outstanding amount towards the facility against gold ornaments. ("Facility") availed by them from ICICI Bank Limited ("ICICI Bank"). We are constrained to conduct an E-Auction of pledged gold ornaments on Mar 07, 2025 as they have failed to repay the dues. ICICI Bank has the authority to remove account /change the E-Auction date without any prior notice. Auction will be held online -https://jewel-auction.procuretiger.com between 12:30 pm to 3:30 pm. For detailed Terms and conditions, please log into given website. In case of deceased borrower, all conditions will be applicable to legal heirs.

all conditions will be	e applicable to legal he	eirs.			
Loan A/C No.	Customer Name	Loan A/C No.	Customer Name	Loan A/C No.	Customer Name
Bro Aki	anch Name:	Branch Name: 109862003021	Mumbai-Deonar Kiran Anil	Branch Name: P	une-Bhosari Midc Manchar
649605076987	Subhash Shivdas	109862003021	Chaudhary	216206006169	Chandrakant
	Bhosale me: Alandi -		me: Mumbai- parwest		Inite
Chow	isawadi	042005005634	Om Devdas	000505034579	Pune-Bundgarden Rajesh Kumar
400062002879	Kiran Vasant		Karande me: Mumbai-		Bhaskar
400005003634	Mankar Yogesh	Goreg	aoneast	Branch Name: I 032105022883	Pune-Chinchwad Shailesh
	Laxmanrao	028105010522	Shweta Rakesh	032105022883	Sahebrao
Branch Na	Maske ne: Badlapur	Branch Na	Ojha me: Mumbai-	D	Sawant : Pune-Fursunai
278762002913	Nitin Bansi		valiwest	337605003986	Harshada Manoj
Branch Na	Shinde ne: Baramati	053962004412	Chetan Satish Khanna		Mhapsekar e: Pune-Katrai
110662024050	Prashant Vishnu	053962004426	Saloni Darshan Gandhi	187762004157	e: Pune-Katraj Shubham Vitthal
Branch Name	Parkhe Bhawaninggar	Branch Na	me: Mumbai-		Kurpe
293505003963	Prayin Baban	Kandivilila 103262002653	khandwala Sauray Bilash	Branch No	ame: Pune- pattacity
	Kadam Bhiwandi - Anjur		Nandi	058105009934	Monika Rahul
Pranci Name:	nata	Branch Na	me: Mumbai– hrunagar	Branch Name: P	Lande une-Manjari Road
481205000237	Praful Murlidhar Yendhe	122662002417	Ansari M Tauquir	Had	apsar
Branch N	ame: Bidkin	Branch Name:	M Yaqub Mumbai-Malad	337905005445	Akshay Gulab Lawange
306362001824	Amol Bhagwan	015862014569	Vijaykumar	Branch N	ame: Pune-
Branch Ne	Kale ame: Boisar	015862015672	Ganesh Saurav Bilash	Moham 239205003528	madwadi Amol Nandalal
006305006724	Shahid Farooque		Nandi		Kasar
006305006808	Gawandi Shahid Farooque	015862015694	Shijo Justus Nadar		Pune-Nana Peth
	Gawandi	015862014555	Pratik Dilip Goda	337505002875	Balmeetsingh Devendersingh
Branch N Sambhailn	lame: Chh. agar-Hudco	Branch Name:	Mumbai-Malad Road	B	Kandhari
350405002393	Prothmesh	195905003228	Rakesh Kumar Santosh Singh	Pimples	ame: Pune- saudagar
	Gangadhar Mitthe	Branch Name: M	Santosh Singh Iumbai-Maladeast	169705004534	Anuja Amit Patil
350405003906	Atmaram Nana Gadekar	641962054361	Anita Ramchandra	033762011477	Pune-Satararoad Nikita Pradeep
Branch N	lame: Chh.		Ramchandra Kulkarni		Shinde
Sambhajinas 145605005766	gar-Pundlikngr Ajay Bisan	Branch Name 104405005302	: Mumbai-Marol	Branch Name: F 091505008477	Pune-Vimannagar Varun V Nair
	Naglot	104405005302	Nafisa Mohammad Ali		ame: Salvad
145605006394	Ajay Bisan Naglot	Mumb	Lalji ai-Nerul	305805001751	Mohd Mustafa Khan
Branch N	lame: Chh.	040805007262	Imran Ahmad	Branch Na	me: Sangole
Sambhajir 145405004147	agar-Waluj Moreshwar	Mumbai- 169205005327	Oldpanvel Shailendra	200505016555	Vikas Haridas Chavan
	Krushnaji Thakre		Prakash Shelke	200562012239	Sagar Shankar
559705000149	me: Chikhali Shubhangi	Mumbai 643805056234	-Sakinaka Karan	Branch No	Yelpale ime: Sasvad
	Umesh ladhav	643809096234	Rameshkumar	147705005316	Tushar
376505007630	ne: Gangapur Omprakash	Mumb	Kabra pai-Sion		Balasaheb Khedekar
	Sevaram Soni me: Gheradi	074005004161	Nahid Rafique		ame: Shirur
648105008132	me: Gheradi Rajaram	Mumbai- 642905007550	Taikalwadi Hafizul Vutai	172462010582	Ganesh Vijay More
	Pandurang Salunkhe	642905007739	Sekh Hafizul Vutai	Branch Name:	Solapur – North Isba
	ne: Kalamboli	642905007739	Sekh	252562005224	Asad Samad
277905002828	Devanand Gurunath Patil	Mumbai-\	Vikhrolieast Vikas Raikumar	D	Bagwan me: Solapur-
277905002877	Devanand	124908003844	Kanojia	Beska	rtowers
277962002990	Gurunath Patil Ganesh Datta	Mumba 125162002189	-Yariroad	019905019889	Sagar Shinde olapur-Parkchowk
	Shingare		Jagtap	139205007280	Akshay Pawar
375462005927	me: Kannad Santosh Govind	Branch Nat 213662009036	me: Natepute Hariba Bhiva	139262006955	Vishal
	Gayke		Shendage		Raghunath Gaikwad
148005004092	ıme: Khopoli Kishor Moti	Branch Name Kamoth	: Navi Mumbai – ne Sec 21		Thane - Waghbil
	Solanki	480405000212	Sangeeta	149105001907	Sharad Ramchandra
443005000268	ne: Kurduwadi Akhil Ashok		Dnyaneshwar Thorbole	149105001910	Mhatre Sharad
443005000418	Doshi	Branch No 647362008439	me: Nazare	143103001310	Ramchandra
443005000418	Akhil Ashok Doshi		Youraj Tulshiram Kengar	Branch Name: T	Mhatre hane-Bhayander
Branch N 376105003791	ame: Mohol Vitthal Jalindhar	Branch No 201262014446	me: Paithan	002805009490	Vasu Jayprakash
	Bhosale		Vishnu Asaram Patakal	Branch Name:	Gupta Thane-Manpada
	Jumbai – Andheri Jest	201262014983	Vishnu Asaram Patakal	088462004976	Shailesh Suresh Parkar
001162036359	Rosalin Manish	Branch Name 485762000237	:: Pali (Raigarh)	Branch No	ime: Thane-
001162036901	Dalvi Dhirendrapratap	485762000237	Mangesh Laxman	Varta 026805006293	knagar Anup Datta
001162038845	Ashok Singh	Branch Nam	Chaudhari e: Pandharpur		Bhalekar
001162038845	Kooparam Jasaramji	647105012857	Vikas Haridas	Branch Name: 139462003490	Thane-Vasaleast Devnarayan
Branch Name: M	Choudhry Iumbai-Aareyroad	Branch I	Chavan Name: Pen		Sukhai Yadav
120662003366	Rushikesh	375162004485	Manish	Branch Name 284105003013	
Branch Name:	Raghunath Patil Mumbai-Andheri		Chandrakant Mhatre	284105003013	Gurav
Vish	al Hall	375162004507	Sandip Laxman Pawar	Branch Name 426762002725	
697762601794	Ratankishore Udayraj Singh	375162004512		426762002725	Santosh Hanumant Dhaygude
Branch Na	me: Mumbai-		Khatoon Arbullah Khan	Branch No	Dhaygude ame: Vairag
Andherifo 101205003452	urbunglows Arul V	Branch Name	Pune - Dhanori	203062009324	Sarojani
Branch Na	me: Mumbai-	397705003774	Pundkar	Branch Nar	Amardeep Tate ne: Virar East
108605003698	rijbnagar Devilal S Purohit	397705001465	Radhika Sunil Bhosle	340905002680	Sushma Vikas
Branch Name:	Mumbai-Bandra Naka	Branch Name	Pune - Nanded	340905003362	Kadam Mayuri Devendra
Pali 697862602097	Shravan Kumar Rampal Yadav	City, Ma 349105003601	harashtra Privadarshan		Karanje
	Rampal Yadav	343133003001	Priyadarshan Prakash Ranwadkar	340905003740	Sushma Vikas Kadam
Borivali.	me: Mumbai- I.C.Colony	Branch Nam	e: Pune - Niadi	Branch Nan	ne: Belggum -
121562002243	Shijo Justus Nadar	230505002729	Amar Kallappa Chougule	Kolhap 241762003902	our Circle Rashmi S Shetty
Branch Na	me: Mumbai-		Pune – Tilak Road	Branch Name	e: Murshidabad
Dahis 123505001621	arwest Niveta Alagh	187505004412	Kalpana Anil Vernekar	052762046519	Debobrata Kartik Chowdhury

Date: 25.02.2025 Place: Mumbai, Mumbai Suburban, Palghar, Thane, Raigad, Pune, Solapur, Chhatrapati Sambhaiinagar

S/d Authorised Officer For ICICI Bank Limited



🕉 डोंबिवली नागरी सहकारी बँक लि. DNS BANK (मल्टी-स्टेट शेड्यूल्ड बँक) अर्थाला विश्वास मिळे अन् विश्वासाला अर्थ मिळे!

Recovery Department: Madhukuni, 2ndFloor, P-52, Phase – II, M.I.D.C., Kalvan Shil Road, Sonarpada, Dombivli (East), Thane - 421204.

Website:- www.dnsbbank.in, E mail:-recovery@dnsb.co.ir

NOTICE OF AUCTION SALE (SUBSEQUENT SALE)

Sale by Public Auction under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made thereunder of the under mentioned property mortgaged by Mr. Chandrakant Maruti More and others to Dombivli Nagari Sahakari Bank Limited (the Bank) for the advance granted to the Borrower viz. Mr Satish Chandrakant More and others for the recovery of Rs.10,39,685.91 (Rupees Ten Lakh Thirty Nine Thousand Six Hundred Eighty Five & Paise Ninety One Only) as mentioned in 13(2) Notice plus further interest at the contractua rate along with the costs, charges and expenses, till recovery of the loans. The Bank is having physical possession of the said Secured Assets under SARFAESI Act. The Bank has decided to carry out Auction of the following property fo

DESCRIPTION OF PROPERTY	Reserve	EMD	Date and	Date and
	Price	(in	Time of	Time of
	(in Lakh)	Lakh)	Inspection	Auction
The property within the limits of Golap Village Panchayat , Tal & Dist. Ratnagiri, Survey No. 241A, Hissa No. 5/23, Area—0-03-10, Within the landed property there is a building bearing Golap Grampanchyat House No-2097 (2097A & 2097B), admeasuring 90.34 sq. mtrs (872 sq. ft) built up area,	17.50	1.75	04.03.2025 11.30 a.m. to 2.00 p.m.	12.03.2025 11.30 a.m. onwards

Dombivli Nagari Sahakari Bank Ltd., At Ratnagiri Branch- Ground Floor, Shri Apartment, Auction Ganesh Colony, In Front of S.G.S. Pump, TRP, Ratnagiri.

TERMS AND CONDITIONS:-

- The Bid form and the terms and conditions of the Sale can be obtained from our Ratnagiri Branch situated at the address as shown hereinabove on any working days between 11.00 a.m. and 4.00 p.m. on payment of Rs.100/-(Non Refundable) amount.
- The Bidder will have to participate in person for the bid on the day of auction and the Bid in sealed envelope along with EMD mentioned hereinabove by way of RTGS/NEFT or Pay Order/Demand Draft of any Nationalized or Scheduled Bank drawn in favour of Dombivli Nagari Sahakari Bank Limited payable at Mumbai should reach to the Authorized Officer at Dombivli Nagari Sahakari Bank Ltd., Ratnagiri Branch on or before 11.03.2025 before 5.00 p.m. The Bid without EMD and/or below the Reserve Price will not be entertained. The sealed envelopes of Bid will be opened at the place and time of the Auction.
- Any person participating in the Bidding process on behalf of another person or a Corporate Entity must produce a written authority/Board Resolution granted by the bidder in his/her favour.
- The Bidder will have to submit self attested photo copy of KYC documents like Pan Card/proof of residence along with originals for verification and one Passport size photograph.
- Sale of property is strictly on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" it may be noted that all the movables i.e. furniture fixtures, electronic items etc. lying in properties are not part of the auction process. The intending bidders may make their own enquiries as regards any claim, charges, taxes, levies, dues and/or any other liability accrued against the property, if any. The same shall be borne by the successful bidder. The present accrued liabilities, if any on the property are not known to the Bank.
- The bidding in the auction process will start from the highest Bid amount received by the Authorized Officer and thereafter bidder will be allowed to enhance Bid by minimum of Rs.10,000/- (Rupees Ten Thousand Only).
- The successful bidder will have to pay 25% of the bid amount (Inclusive of EMD) immediately upon acceptance of his Bid i.e. on the same day or not later than 5.00 p.m. of the next working day and balance amount within 15 days
- In case of successful bidder fails to pay the 25% of the bid amount as mentioned in clause (7) above, the earnest money deposited by him shall be forfeited and the sale shall be treated as cancelled. Similarly, Authorized Officer shall forfeit the 25% of the bid amount or any amount subsequently deposited if the bidder fails to pay the balance 75% amount within 15 days from the date of Auction.
- On confirmation of sale, pursuant to compliance of the terms of the payment, the Authorized Officer will issue Certificate of Sale in favour of the successful Bidder as per Security Interest (Enforcement) Rules 2002 and the successful Bidder will bear all taxes, stamp duty, Registration fees and incidental expenses for getting the Sale Certificate registered in the name of successful bidder. The Authorized Officer will hand over the possession of the subject property only on receipt of the entire bid amount.
- 0. The Authorized Officer reserves the right to accept or reject any offer/bid or postpone/cancel the auction without assigning any reason and also to modify the terms and conditions of sale without prior notice.

 The intending bidders can contact the undersigned Authorized Officer on Mobile Nos.9822666366 / 9821651800

Date : 24.02.2025

Shashikant S. Gawade **Authorized Officer** Dombivli Nagari Sahakari Bank Ltd.

CAPRI GLOBAL CAPITAL LIMITED

APRI GLOBAL Registered & Corporate Office: 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013 Circle Office: 9B, 2nd Floor, Pusa Road, New Delhi – 110060

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Capri Global Capital Limited (CGCL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002 Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt o the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s)، Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act reac with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions o sub –section (8) of section 13 of the Act, in respect of time available, to redeemthe secured assets. The borrowe in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of CGCL for an amount as mentioned herein under with interest thereon.

S. N.	Name of the Borrower(s) / Guarantor(s)	•	Demand Notice Date & Amount	
1.	(Loan Account No. LNMESHP000053360 (Old) 80300005854293 (New) of our Shrirampur Branch) M/s. Saideep Tyres and Auto Spares(Through its Proprietor) (Borrower) Amit Dnyaneshwar Shirsagar, Dnyaneshwar Shamrao Kshirsagar,Mrs. Jyoti Amit Kshirsagar (Co-Borrower)	All that piece and parcel of residential property bearing City Survey No.50, Old Grampanchayat Milkat No.173, 143, New Grampanchayat Milkat No.194, area as situated at Dahigoan Bolka, Within the lo Dahogoan Bolka, Taluka - Kopargoar Maharashtra - 423603. Bounded As: E.C.T.S.No.50, West By: Road, North By: O.No.51, 52, 54	cal limits of Gra 1, District - A ast By: Remai	ampanchayat Ahmednagar, ning plot of

Place: MAHARASHTRA Sd/- (Authorised Officer) Date: 25-FEBRUARY-2025 For Capri Global Capital Limited (CGCL)

Registered Office :- TJSB House, Plot No. B5 Road No. 2, Wagle Industrial Estate Thane (West) - 400 604. Tel.- 022-6997 8500.



HO Recovery Office: Madhukar Bhavan, Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West) - 400 604. (022) 6997 8752

POSSESSION NOTICE [For Immovable Property]

UNDER RULE 8 (2) OF SECURITY INTEREST ENFORCEMENT RULES, 2002 R/W PROVISIONS OF SARFAESI ACT, 2002

Whereas, the undersigned being the Authorized Officer of TJSB Sahakari Bank Ltd under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (In short "SARFAESI Act, 2002") and in exercise of powers conferred u/s. 13(12) r/w Rule 3 of Security Interest (Enforcement) Rules 2002, ssued Demand Notice 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, notice is hereby given to the Borrower(s), Guarantor(s), Mortgagor(s) and the public in general that, the undersigned has taken Symbolic Possession of the immovable properties mentioned below in exercise of powers conferred on him u/s 13(4) of SARFAESI Act, 2002 r/w Rule 8 of the Security Interest

The borrower(s) in particular and public in general are hereby cautioned not to deal with properties and any dealings with the properties will be subject to the charge of TJSB Sahakari Bank Ltd.

The borrower's attention is invited to the provision of sub section (8) of Section 13 of the said Act, in respect of time

available, to redeem the secu	red assets.		,
Name of the Borrower(s)/ Guarantor(s) / Mortgagor(s)	Date of Demand Notice & Outstanding Amount	Date & Place of Possession	Description of properties
1. M/s. Unique International Through its Proprietor: Mr. Sayyed Siddique BasheerahmedBorrower 2. Mr. Sayyed Siddique BasheerahmedBorrower, Mortgagor & Guarantor 3. Mrs. Sayyed Tahseen Siddique Guarantor 4. Mr. Khan Rashid Haisiyat Guarantor 5. Mr. Sayyed Shabbir Bashir Ahmed Guarantor	charges thereon	Date: 21.02.2025 Place: Navi Mumbai, Bhiwandi & Mumbai (Symbolic Possession)	 i. Hypothecation of Stock (machineries) and Book Debts in the name of M/s. Unique International situated at _ Shed No. W-311, Rabale, MIDC, TTC Industrial area, Navi Mumbai- 400 701. ii. Equitable Mortgage of The Flat No. 403 having an area admeasuring 520 Sq. Ft. Carpet area on the 4th Floor in the building known as "Marina Tower - II" of "Marina Tower Co-Operative Housing Society Ltd.", that is resting on the piece and parcel of the land bearing Plot No. 6, Survey No. 36/1-A, 36/1(P), 74/2(P), 102(P), C.T.S. No. 4032(P), 4033(P), 4038(P), situate at village Mauja 4th Nizampura (Millat Nagar, M. H. No. 1372), Bhiwandi, Thane, and District Thane, within the local limits of the Bhiwandi Nizampur City Municipal Corporation Bhiwandi, and within the registration district and sub district of Thane - owned by Mr. Sayyed Siddique Basheerahmed.
Chandivali Branch, Mumbai Loan A/c Nos.: 89/CC/3, 89/FITL/1, 89/ODS/1, 89/SAHAYOG 2/1, 89/WCTL-M/1, 89/SS-M/21			iii. Equitable Mortgage of All that piece and parcel of immovable properties in the form of Flat No. A/603 having an area admeasuring 364 sq. ft. carpet area equivalent to 33.82 sq. mtrs. located on sixth floor along with an open car parking in the said building known as 'Regency Park Co-operative Housing Society Ltd.', constructed on the Plots of land bearing CTS No. 36A, 50A/1 and 52-A/1, lying, being and situate at Chandivali, Taluka Kurla, Registration District and Sub-District of Mumbai City and Mumbai Suburban – owned by Mr. Sayyed Siddique Basheerahmed.

Date : 25.02.2025 Place: Thane.

AUTHORISED OFFICER, Under SARFAESI Act, 2002 For & on behalf of TJSB Sahakari Bank Ltd.

Sd/-







CREDIT RECOVERY AND LEGAL SERVICE DEPARTMENT KOLHAPUR REGIONAL OFFICE 1411, C, Maya Chambers, Laxmipuri, Kolhapur

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular by the Authorized Officer, that the under mentioned properties mortgaged to Union Bank of India, taken possession under the provision of Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, will be sold by E- Auction as mentioned below for recovery of under mentioned dues and further interest charges and costs etc, as detailed below. The property is being sold on "As is where is", "As is what is" and "Whatever there is" as such sale is without any kind of warranties and indemnities.

Details of any Encumbrances on the below mentioned properties is not known to Bank All the properties will be sold on the basis of Symbolic Possession. Bid Increment Amount to further increase the bid amount from base price is 1% of reserve price for allthe properties mentioned.

			unune propo	
Sr. No.		Reserve Price, EMD Amount (Rs.)	Debt due in Rs. as of 31.12. 2024 (excluding further interest & Legal/Other Charges)	Branch Name,
	Borrower: Mr. Rupesh Suresh Butala Co-borrower: Mrs. Swati Rupesh Butala Guarantor: Mrs. Sandhya Santosh Mehta	27,82,688 2,78,268	35.25.5/4.28	CHIPLUN 7567867286
	Description of the Property: All the piece and parcel of Survey	νNο 66 Δ 1 Δ Ι	licea No 13 (Π) 36 Δdr	massuring 0-05-0

Assessed at Rs.0.55. The said landed properties are situated at village Kherdi named Neelam Palace, Residential Flat No.101 & 102 Area 1500 Sq. Feet (Built up) 139.40 Sq. Mtrs. situated at first floor of the building Tal. Chiplun, Dist 2. Borrower: Mr. Amit Krushnakant Saitavadekar 36.03.150 0.04.057.05

-	Guarantor: Mr. Mandar Ashok Guhagarkar	3,60,315	9,61,957.85	9561343028
	Description of the Property: All that Part and Parcel of land			
	buildings and structures thereon situated at - Gat No. 1591 Area Rs. 0-20 Ps. Boundaries of the property: East: Gat No. 1586			
	1567 & 1589; North : Gat No. 1587,			

Malwankar, through legal heirs Mrs. Radha Kishore Naik, (Sister of Legal Heir) Guarantor: Mrs. Lalita Ravindra Baraskar
--

Description of the Property: All the piece and parcel of Residential Property bearing Flat No.301, area adm.31.04 sq.mtrs. (carpet), Third Floor, C-wing, in Building Known as Shri Narendra Nano City constructed on Plot No.2, Survey No.106, Hissa No.21A,21B,21C,22,23,24,26,28,29 & 30 situated at Grampanchayat Khedshi, Tal & Dist Ratnagiri owned by Mr. Sandesh Suresh Malwankar. Bounded By: East- Open Space, West- Stairs, North- Open Space, South-Flat No.304.

5. Borrower & Mortgagor : Mr. Gani Gundu Mulla, Co-borrower: Mrs, Shabana Gani Mulla		1,43,467	16,94,252.57	9422392230
	Guarantor: Mr. Naushad Mahamud Shekasan, Mr. Sajid Faimulla Shaha			

Description of the Property: All the piece and parcel of Residential Property bearing Flat No. 1, area adm. 900 Sq.Ft. built up situated on First Floor in the building named "Taj Tilekar Complex" constructed on land bearing S.No. 335/A1, Hissa No. 1/1B having corresponding CTŠ No. 3214, 3214/1, 3214/2, 3214/3, 3214/4 situated at Machchi Market Bazarpeth, Zadgaon, Ratnagiri, Dist. Ratnagiri; owned by Mr. Gani Gundu Mulla. Boundries of the Property:- North:-Flat No.2; South:- Open Space; East:- Staircase & Passage; West:- Open Space & M G Road.

Date & Time of E-Auction: 11.03.2025 from 12.00 PM. to 5.00 PM. For detailed terms and condition of the sale, please refer to the link provided in www.unionbankofindia.co.in/auction-property/view-auction-property.aspx

For Registration and Login and Bidding Rules visit https://BAANKNET.in

This may also be treated as notice u/r 8(6) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the above said loan about the holding of E-Auction Sale on the above mentioned date, if their outstanding dues are not repaid in full.

Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi ndustrial Estate, New Link Road, Andheri Vest, Mumbai - 400053. Email: mumbai andheriwest@tmbank.in

Ph: 022 26366240 / 26366260 CIN: L65110TN1921PLC001908

[See proviso to rule 8(6)] Sale notice for sale of immovable property

Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read rith proviso to Rule 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 properties mortgaged/charged to the secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Andheri West Branch, (Secured Creditor) will be sold on "As is where is", "As is what is", and "Whatever there is" on 24.03.2025, for ecovery of Rs. 19,93,704.39 (Rupees Nineteen Lakh Ninety Three Thousand Seven Hundred and Four and Thirty Nine Paise Only) as on 31.01.2025 due to Tamilnac Mercantile Bank Limited Andheri West Branch (Secured Creditor) with subsequence terest and expenses from Mr. Vinesh Jay Rajput & Mrs. Sharmila Jay Rajput. The Reserve Price will be Rs. 10.85.000/- and the earnest money deposit will be Rs.

1,08,500/	
Place of Auction	Tamilnad Mercantile Bank Andheri West Branch Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053. E-mail: mumbai_andheriwest@tmbank.in Ph: 022 26366240/26366260
Date and Time of Auction Sale	On 24.03.2025 at 3.00 PM.

Description of property:

On equitable mortgage over the residential flat admeasuring 26.31 Sq.Mts., Carpet Area 339 sq. ft. – Buildup Area, Flat No. 05, Ground Floor, B Wing, Type C1, Building No. 3 Building Known as "Paramount Enclave Phase II", Survey No. 1023/7, Village Mahin Faluka & District - Palghar - 401404 standing in the name of Mr. Vinesh Jay Rajput.

Boundaries North: Flat No. 04 East : Wall South: Open Space West : Passage

For detailed terms and conditions of the sale, please refer to the link provided in ecured creditors website www.tmb.in

Date: 17.02.2025

Authorised Officer Tamilnad Mercantile Bank Limited Andheri West Branch



Naigaum Cross Road Branch Hind Rajasthan Building, 1st Floor, 95, Dadasaheb Phalke Road,

Dadar (E), Mumbai-400014 E-mail: naigaumxroad.mumbaisouth@bankofindia.co.in

www.bankofindia.com [rule-8(I)]

POSSESSION NOTICE {for immovable property}

Whereas the undersigned being the Authorized Officer of the Bank of India, Dadar West Branch, Mumbai South Zone under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security interest (Enforcement) Rules 2002 issued a demand notice dated 20.06.2024 calling upon the borrowers Mrs. Manisha S. Benkar & Mr. Sandip K. Benkar residing at Rm no 3 Nerkar House CHS Bhaskar Ali Surichi Baug Vasai Palghar-401201 and guarantor — residing at, to repay the amount mentioned in the notice being Rs. 22,23,151.99 (Rupees Twenty-Two Lakh Twenty-Three Thousand one hundred fiftyone and paisa ninety-nine) and interest @ 9.50% p.a. with monthly rests from 12.02.2024 (date) within 60 days from the date of receipt of the said notice.

The borrowers and guarantor having failed to repay the entire amount, notice is hereby given to the borrowers and 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 under Section 13(4) of the said Act read with Rule 8 of the said rules on this 15th day of February of the year 2025.

The borrowers and guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of India, for an amount of Rupees Twenty-Two Lakh Twenty-Three Thousand one hundred fifty-one arid paisa ninety-nine) and interest @9.50% p.a. with monthly rests from 12.02.2024 (date) and costs & charges thereon. 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.

Amount paid if any after issuance of Demand Notice under SARFAESI Act, would be reckoned for ascertaining the dues payable at the time of realization/settlement

Description of the Immovable Property

All that part and parcel of land with an extent of Flat no.: Flat no. 202, 2nd Floor, Liril Apartment CHSL, Vasai Killa Road, Behind Municipal Hospital, Opp. Water Tank, Vill. Malonde, Vasai Gaon, Vasai West, Dist. Palghar-401201 Situated at Survey no : 72 73 & 75 of Village Malonde in the name of Mrs. Manisha S. Benkar & Mr. Sandin K. Benkar and bounded:

North: Internal Road South: Bunglow Date: 15.02.2025 Place: Mumbai

Fast · House West: Parvati Apartment **AUTHORISED OFFICER BANK OF INDIA**

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.c **PEGASUS**

PUBLIC NOTICE FOR SALE BY E-AUCTION novable Properties under the Securitization and Reconstruction of Financial

Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9(1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the below mentione forrower(s) and Co-Borrower(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private imited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), have

ng been assigned the debts of the below mentioned Borrower along with underlyin therest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 under the p he SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules there nder on "As is where is", "As is what is", and "Whatever there is" basis with all known and inder on As is where is , As is what is , and whatever there is basis with all known labilities on 1803/2025. The Authorized Officer of Pegasus has taken physical possession of the below described secured

ssets being immovable property on 21/12/2022 under the provisions of the SARFAESI Act and tules thereunder. The details of Auction are as follows: Name of the Borrower(s), a) Mr. Sameer Jotiram Latke b) Ms. Anusree Sameer Latke

c) Mr. Jotiram Laxman Latke

- Juanames (6).	c) wii. Ootii aiii Laxiii aii Latke
Outstanding Dues for which the secured assets are being sold:	Rs. 1,70,31,320.51 (Rupees One Crore Seventy Lakh Thirty-One Thousand Three Hundred Twenty and Paise Fifty One Only) as on 10/09/2021 per notice under section 13(2) of SARFAESI Act. (Rs.2,79,00,109.94/- (Rupees Two Crores Seventy Nine Lakhs One Hundred Nine And Paise Ninety Four Only) as on 23/09/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 24/09/2024 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by:- Mr. Sameer Jotiram Latke Lot No1:- Flat No. 103, 1st Floor, Building No. 12, Type C, Phase I, Prakruti Heights CHSL, Haware Citi, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm. 564 sq. ft. carpet area) (761 sq ft BUA) Lot No 2:- Shop No. 14, Ground Floor, Building No. 12, Type C, Phase I,Prakruti Heights CHSL, Haware City, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm.105 sq. ft. carpet area)
CERSAI ID:	Lot No 1: Security ID: 400026261365 Asset ID: 200026209797 Lot No 2: Security ID: 400026262102 Asset ID: 200026210533
	Lot No 1:- Rs. 49,94,000/- (Rupees Forty Nine Lakhs Ninety Four Thousand Only) Lot No 2:- Rs.19,18,000/- (Rupees Nineteen Lakhs Eighteen Thousand Only)
Earnest Money Deposit (EMD):	Lot No 1: Rs 4,99,400/- (Rupees Four Lakhs Ninety Nine Thousand Four Hundred Only) Lot No 2: Rs.1,91,800/- (Rupees One Lakhs Ninety One Thousand Eight Hundred Only)
have been put forward against the property	Lot No 1: Maintenance charges Rs.2,76,432/- as on 25/06/2024 Lot No 2: Society Dues Rs.18,483.00 as on 25/06/2023
Properties:	07/03/2025 Lot No 1: 02.30 p.m. to 04:00 p.m. Lot No 2: 04:00 p.m. to 05:30 p.m.
Contact Person and Phone No:	Mr. Navin Sharma – 7045303744 Ms. Prerana Adhav – 8879802170 Mr. Gautam Bhalerao 8999569572
Last date for submission of Bid:	17/03/2025 till 4:00 p.m.

E-Auction/Bidding through website (https://sarfaesi.auction Time and Venue of Bid Opening: tiger.net) on 18/03/2025 from 11:00 a.m. to 01:00 p.m. This publication is also a fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowe under Rule 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.auctiontiger.net or

contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo +91 9265562821 & 9374519754, Email: support@auctiontiger.net before submitting any bid. AUTHORISED OFFICER

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

Place: Kolhapur. Date: 24.02.2025 Seal Sd/-, Authorized Officer, Union Bank of India

PEGASUS

पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉईंट, मुंबई-४०००२१. फोन क्र. : ०२२-६१८८४७००.

ईमेलः sys@pegasus-arc.com युआरएलः www.pegasus-arc.com

ई-लिलाव द्वारे विक्री करिता जाहीर सूचना

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९(१) ला सहवाचत सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अंतर्गत स्थावर मिळकतींची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमुद कर्जदार, सह-कर्जदार आणि गहाणदार यांना याद्वारे सूचना देण्यात येते की, खाली नमूद तारण मत्ता असलेली स्थावर मिळकत ही सरफैसी ॲक्ट, २००२ च्या तरतुदीअन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे 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 ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत, ज्या १८/०३/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्वांसह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्त्वाने सरफैसी ॲक्ट आणि त्यामधील नमूद नियमच्या तरत्त्वी अन्वये विकण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील उञ्लेखित तारण मत्ता असलेल्या स्थावर मिळकतीचा सरफैसी ॲक्ट आणि त्यामधील नमूद नियमच्या तरतुदीअन्वये २१/१२/२०२२ रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील खालीलप्रमाणे:

	लिलावाचा तपशील खालीलप्रमाणे:
कर्जदार/ हमीदारांचे नाव	ए) श्री. समीर जोतीराम लटके बी) श्रीम. अनुश्री समीर लटके सी) श्री. जोतीराम लक्ष्मण लटके
उर्वरीत थकीत	सरफैसी ॲक्टच्या कलम १३(२) नुसार १०/०९/२०२१ रोजीस रु. १,७०,३१,३२०.५१/- (रुपये एक कोटी सत्तर लाख एकतीस हजार तीनशे वीस आणि पैसे एकावन्न मात्र) २३/०९/२०२४ रोजीस (रु.२,७९,००,१०९.९४/- (रुपये दोन कोटी एकोणऐंशी लाख एकशे नऊ आणि पैसे चौऱ्याण्णव मात्र) अधिक सांपार्श्विक दराने व्याज आणि प्रदान आणि वसुलीच्या तारखेपर्यंत २४/०९/२०२४ पासून त्यावरील परिव्यय, प्रभार आणि खर्च
स्थावर मिळकतीचे वर्णन	द्वारे गहाण: श्री. समीर जोतीराम लटके संच क्र. १:- फ्लॅट क्र. १०३, १ला मजला, इमारत क्र. १२, टाईप सी, फेझ ।, प्रकृती हाईट्स सीएचएसएल, हावरे सिटी, कासारवडवली, घोडबंदर रोड, ठाणे (पश्चिम) ४००६१५ (मोज. ५६४ चौ.फू. चटई क्षेत्र)(७६१ चौ.फूट बीयुए). संच क्र. २:- शॉप क्र. १४, तळमजला, इमारत क्र. १२, टाईप सी, फेझ ।, प्रकृती हाईट्स सीएचएसएल, हावरे सिटी, कासारवडवली, घोडबंदर रोड, ठाणे (पश्चिम) ४००६१५ (मोज. १०५ चौ.फू. चटई क्षेत्र).
सीईआरएसएआय	संच क्र. १:- सिक्युरीटी आयडी- ४०००२६२६१३६५ ॲसेट आयडी- २०००२६२०९७९७ संच क्र. २:- सिक्युरीटी आयडी- ४०००२६२६२९०२ ॲसेट आयडी- २०००२६२१०५३३
ज्या राखीव किंमतीखालील तारण मत्ते विकल्या जाणार नाही (रू. मध्ये):	संच क्र. १:-रु. ४९,९४,०००/- (रूपये एकोणपन्नास लाख चौऱ्याण्णव हजार मात्र) संच क्र. २:- रु. १९,१८,०००/- (रुपये एकोणीस लाख अठरा हजार मात्र)
इसारा अनामत रक्कम	संच क्र. १:- रु. ४,९९,४००/- (रुपये चार लाख नव्याण्णव हजार चारशे मात्र) संच क्र. २:- रु. १,९१,८००/- (रुपये एक लाख एक्क्याण्णव हजार आउशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	संच क्र. १:- २५/०६/२०२४ रोजीस निर्वाह प्रभार रू. २,७६,४३२/- संच क्र. २:- २५/०६/२०२४ रोजीस सोसायटी थकीत रु. १८,४८३.००
मिळकतीचे निरीक्षण	०७/०३/२०२५ संच क्र. १:− दु. २.३० ते दु. ०४.०० वा. संच क्र. २:− दु. ४.०० ते सायं. ०५.३० वा.
संपर्क व्यक्ती आणि दूर क्र:	श्री. नवीन शर्मा-७०४५३०३७४४, श्री. प्रेरणा आढाव-८८७९८०२१७०, गौतम भालेराव ८९९९५६९५७२.
बोली सादर करण्यासाठी अंतिम तारीख	१७/०३/२०२५ रोजी सायं. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (<u>https://sarfaesi.auctiontiger.net</u>) मार्फत १८/०३/२०२५ रोजी स.११:००. ते दु. १.००

सदर प्रकाशन हे सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ आणि ९(१) अंतर्गत वरील नमुद कर्जदार/सह-कर्जदार यांना पंधरा (१५) दिवसांची सुचना सुध्दा आहे.

विक्रीच्या तपशिलवार अटी आणि शर्तींकरिता तारण धनकोंची वेबसाईट म्हणजेच http://www.pegasus-arc.com/assets-to-auction.htm किंवा वेबसाईट https://sarfaesi.auctiontiger.net चा संदर्भ घ्यावा किंवा कोणतेही बोली सादर करण्यापूर्वी सेवा पुरवठादार ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बोलीदारांसाठी सहाय्य क्र. मो: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल : support@auctiontiger.net येथे संपर्क साधावा.

प्राधिकृत अधिकारी पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (ट्रस्टी ऑफ पिगॅसस ग्रुप थर्टी नाईन ट्रस्ट १)

ठिकाणः ठाणे दिनांकः २५/०२/२०२५



केआयएफएस हाऊसिंग फायनान्स लिमिटेड

नोंदणीकत कार्यालयः ६वा मजला, के आयएफएस कॉर्पोरेट हाऊस, हॉटेल प्लॅनेट लॅंण्डमार्कच्या बाजूला, अशोक वाटिका बीआरटीएस जवळ

इस्कॉन - अंबली रोड, अंबली, अहमदाबाद, गुजरात -३८००५४ कॉपॉरेट कार्यालयः सी-९०२, लोटस पार्क, ग्राहम फर्थ कंपाऊंड, वेस्टर्न एक्स्प्रेस हायवे, गोरेगाव (पूर्व), मुंबई-४०० ००६३, महाराष्ट्र, भारत फोन क्र.: +९१ २२ ६१७९६४००, ई-मेल: contact@kifshousingवेवस्प्रहेट: www.kifshousing.com सीआयएन: यु६५९२२जीजे२०१५पीएलसी०८५०७९, आरबीआय सीओआर: डीओआर-००१४५

खाजगी कराराने सरफैसी ॲक्ट, २००२ च्या तरतुर्दीच्या अंतर्गत विक्रीकरिता मिळकत

न्याअर्थी केआयएफएस हाऊसिंग फायनान्स लिमिटेड च्या प्राधिकृत अधिकाऱ्यांनी खाली दिलेल्या मिळकर्तीचा (''तारण मत्ता'') सिक्युरिटायझेशन ॲण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिय ॲसेटस ॲण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट. २००२ (सरफैसी ॲक्ट. २००२) च्या कलम १३(४) अंतर्गत कब्जा घेतला आहे. प्राधिकृत अधिकाऱ्यांना तारण कर्जाच्य वसुलीसाठी सरफैसी ॲक्ट अंतर्गत वरील नमुद तारण मत्तेकरिता काही इच्छुक पक्षकारांकडुन प्रस्ताव प्राप्त झाला आहे. आत प्राधिकृत अधिकारी सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००

च्या नियम ८ आणि ९ नुसार खांजेगा करामाफत वराल सदर मळकताच्या विक्रासाठा सूचना यद्भार दत्त आहत. खात्याचा तपाशल खालालप्रमाण:									
अ. क्र.	कर्जदार/ सहकर्जदराचे नाव	मागणी सूचना तारीख आणि थकबाकी रक्कम	राखीव किंमत	इअर	स्थावर मिळकत/ तारण मत्तेचे वर्णन				
8	(कर्ज कोड: कल्याण शाखेचा एलएनएचएलकेएएल००१६१२ शिफा इम्रान वर्तक (अर्जदार) इम्रान पांडुरंग वर्तक (सह-अर्जदार १) पांडुरंग भामाजी वर्तक (सह-अर्जदार २) मीनाश्ची पांडुरंग वर्तक (सह-अर्जदार ३)	१६ मे २०२४ रु. २०,५०,१२२/- (रुपये वीस लाख पन्नास हजार ऐकशे बावीस मात्र) २२ मार्च २०२४ रोजी	হ. १३,५०,०००/ -	१,३५,०००/-	फ्लॅट क्र. १०१ १ला मजला ना बायो बाई निवास ना ना करावे गाव रोड सेक्टर ३६ बँक ऑफ इंडिया जवळ करावे गाव सीवृड ठाणे ठाणे महाराष्ट्र भारत ४००५०६, विक्री करारानुसार पूर्वः निवासी इमारत, पश्चिम: निवासी इमारत, उत्तर: निवासी इमारत, दक्षिण: निवासी इमारत				

प्राधिकृत अधिकारी 'जे आहे जेथे आहे तत्त्वाने', 'जे आहे सदर आहे तत्त्वाने' आणि 'जे काही आहे तेथे आहे तत्त्वाने' तारण मत्तेचा लिलाव करणार आहेत. केआयएफएस सदर मिळकतीवरी प्रतंबित कोणत्याही दावित्त्वांकारेता जबाबदार राहणार नाही. प्राधिकृत अधिकाऱ्यांनी कोणतेही कारण न देता प्रस्ताव स्वीकारणे किंवा नाकरण्याचा हक राखुन ठेवला आहे आणि विक्री तारण धनकोंच्या निश्चितीच्या अधिन राहील. प्रस्तावित खरेदीदारांचा प्रस्ताव स्वीकारल्यावर त्याने/तीने त्वरित इसारा अनामत रक्कम समायोजित करून स्वीकृत रकमेच्या २५% जमा करणे आवर्यक आहे.आणि उर्वीरत रक्कम तारण धनकोंनी प्रस्ताव स्वीकारल्याच्या तारखेपासून १५ (पंधरा) दिवसात खरेदीदारांनी चुकती करणे आवरयक आहे. प्रस्तावित खरेदीदारांनी नोंद घ्यावी की, विहित वेळेत त्याने/तीने उर्वरित रकमेच्या प्रदान करण्यास कसूर केल्यास अगोदर जमा केलेली रक्कम जप्त करण्यात येईल आणि मिळकतीची त्यानुसार पुन्हा विक्री करण्यात येईल. सद **सरफैसी ॲक्ट, २००२ अंतर्गत ३० दिवसांची विक्री सूचना** ही सर्वसामान्य जनता आणि कर्जदार, सहकर्जदार आणि हमीदार यांना याद्वारे देण्यात येते की, वरील वर्णिलेली स्थावर मिळक . तारण धनकोंकडे गहाण/प्रभारित आहे, जिचा प्रत्यक्ष कब्जा केआयएफसी हाऊसिंग फायनान्स लिमिटेड (केआयएफएस) तारण धनकोंच्या प्राधिकृत अधिकाऱ्यांनी घेतला आहे, ती 'जे आहे जेथे आहे तत्त्वाने', 'जे आहे सदर आहे तत्त्वाने' आणि 'जे काही आहे तेथे आहे तत्त्वाने' विकण्यात येणार आहे आणि केआयएफएस ला थकीत रकेम विक्रीच्या तारखेपुर्वी संपूर्ण भरणा केर्ल

लिलावासाठी निश्चित केलेली तारीख: मार्च २७, २०२५

(प्राधिकृत अधिकारी) ठिकाण: ठाणे, दिनांक २५.०२.२०२५ के आयएफसी हाऊ सिंग फायनान्स लिमिटेड

दिनांक : २५/०२/२०२५

MUTUAL 5 HDFC MUTUAL FUND BHAROSA APNO KA

HDFC Asset Management Company Limited CIN: L65991MH1999PLC123027

Registered Office: HDFC House, 2nd Floor, H.T. Parekh Marg, 165-166, Backbay Reclamation, Churchgate, Mumbai - 400 020. Phone: 022 66316333 • Toll Free Nos: 1800-3010-6767 / 1800-419-7676 e-mail: hello@hdfcfund.com • Visit us at: www.hdfcfund.com

NOTICE

NOTICE is hereby given that HDFC Trustee Company Limited, Trustee to HDFC Mutual Fund ("the Fund"), has approved the following distribution under Income Distribution cum Capital Withdrawal ("IDCW") Options of HDFC Dividend Yield Fund, HDFC Large and Mid Cap Fund and HDFC Large Cap Fund ("the Schemes") and fixed Friday, February 28, 2025 (or the immediately following Business Day, if that day is not a Business Day) as the Record Date for the same:

Name of the Scheme / Plan(s) / Option(s)	Amount of Distribution (₹ per unit)#	Net Asset Value ("NAV") as on February 21, 2025 (₹ per unit)	Face Value (₹ per unit)
HDFC Dividend Yield Fund - Regular Plan - IDCW Option (Payout and Reinvestment)	1.50	20.797	
HDFC Dividend Yield Fund - Direct Plan - IDCW Option (Payout and Reinvestment)	1.50	22.224	
HDFC Large and Mid Cap Fund - Regular Plan - IDCW Option (Payout and Reinvestment)	2.50	35.614	10.00
HDFC Large and Mid Cap Fund - Direct Plan - IDCW Option (Payout and Reinvestment)	2.50	45.597	10.00
HDFC Large Cap Fund* - Regular Plan - IDCW Option (Payout and Reinvestment)	5 50	58.602	
HDFC Large Cap Fund* - Direct Plan - IDCW Option (Payout and Reinvestment)	5.50	67.850	

*Erstwhile known as HDFC Top 100 Fund

#Amount of distribution per unit will be the lower of that mentioned above or the available distributable surplus (rounded down to a multiple of five at the third decimal) as on the Record Date.

Pursuant to the Distribution, the NAV of the IDCW Option(s) of the above Schemes would fall to the extent of such distribution and statutory levy, if any.

Amount will be paid, net of applicable tax deducted at source (TDS), to those Unit holders / Beneficial Owners whose names appear in the Register of Unit holders maintained by the Fund / Statements of Beneficial Ownership maintained by the Depositories, as applicable, under the IDCW Option(s) of the aforesaid Schemes on the Record Date (including investors whose valid purchase / switch-in requests are received by the Fund and the funds are available for utilization before cut-off timings in respect of the aforesaid Schemes, on the Record date).

With regard to Unit holders who have opted for Reinvestment facility under the IDCW Option(s), the amount due (net of applicable TDS) will be reinvested, by allotting Units at the applicable NAV per Unit (adjusted for applicable stamp duty).

As mandated under SEBI (Mutual Funds) Regulations and Master circular for Mutual Funds dated June 27, 2024, for redemptions and IDCW declared, payout will be done only through electronic mode(s), even where a Unit holder has opted to receive physical instruments. Thus, payment of such amounts shall be made through physical instruments, only in exceptional circumstances for reasons to be recorded by the AMC. Accordingly, unit holders who have opted for / have earlier received physical instruments are requested to update their bank account details by / sending us a copy of a cancelled cheque of first / sole holder's bank account.

All updations of PAN, KYC, email address, mobile number, nominee details, etc. should immediately be forwarded to the Investor Services Centers of the Fund (for units held in non-demat form) / Depository Participant (for units held in demat form). Unit holders are also advised to link their PAN with Aadhaar Number. Further, Unit holders can view the Investor Charter available on website of the Fund as well as check for any unclaimed redemptions or IDCW payments.

In view of individual nature of tax consequences, each investor should seek appropriate advice.

For HDFC Asset Management Company Limited (Investment Manager to HDFC Mutual Fund)

Place: Mumbai

Date: February 24, 2025 **Authorized Signatory**

MUTUAL FUND INVESTMENTS ARE SUBJECT TO MARKET RISKS, READ ALL SCHEME RELATED DOCUMENTS CAREFULLY.

जाहीर नोटीस

आमचे अशिल, आय सी आय सी आय बँक लि., ("बँक") यांच्या वतीने, याद्वारे सर्व लोकांन ग्राहीरपणे सूचित करण्यात येते की, मूळ शीर्षक डीड आणि इतर संबंधित कागदपत्र (इथून पुढे ज्यांच कत्रित उल्लेख दस्तावेज म्हणून करण्यात येईल) जि अचल मालमतेच्या संदर्भात आहेत. (अधिक वस्ताराने येथे त्यांचा उल्लेख "परिशिष्ट" असा केलेला आहे.) जी **श्री. विपक संतोष अहिरे** यांनी खाली वर्णन केलेले दस्तऐवज सुरक्षेतेच्या हेतूने दिवाण हौसिंग फायनान्स लिमिटेडकडे गृहकर्जाकरिता जमा केले होते व ती गृहकर्जसेवा दिवाण हौसिंग फायनान्स लिमिटेड कडून आमच्या अशीलाने २०१९ साली घेतले होते व त्या दस्तावेजची सध्या शोध लागत नाही आहे.

मूळ दस्त **दि. २८/१२/२०१२** रोजी **दस्त क्रमांक वकम-७१६-२०१२ - मे श्री साई सारथी डेक्टलपर्स** आणि **श्री. दिपक संतोष अहिरे** यांच्यामधील करारनामा + नोंदणी (रेजिस्टेशन) पावती (सदनिका क्रमांक **१०३/ए, यशवंत कॉम्प्लेक्स, ईश्वर आर्केड जवळ, पालघर - ४०१३०५.**) याव्दारे सर्व लोकांना जाहीर इशारा देण्यात येत आहे की या वरील उल्लेखित दस्तावेजाच्या संदर्भात n प्रापताही व्यवहार करु नये व असा कोणताही व्यवहार केल्यास तो त्यांच्या स्वतःच्या जोखमीवर व नबाबदारीवर असेल (गुन्हेगारी देयते सहित). असा कोणत्याही प्रकारचा अवैध व्यवहार झाल्यास त्यातून त्या व्यक्तीस (व्यक्तींस) कोणतेही नुकसान झाल्यास आमचे अशील जबाबदार राहणार नाहीत. आजपास्र्रे १५ दिवसांचे आत कोणतीही माहिती उपलब्ध न झाल्यास आमचे अशिल संबंधित अधिकाऱ्याकडे तावेजाची प्रमाणित प्रती घेण्यासाठी अर्ज करणे यासार खी कार्यवाही सुरु करतील

<u>परिशिष्ट</u> नदिनका क्रमांक **१०३/ए, ५७५** चौ. फूट म्हणजेच **५३.४३** चौ. मीटर (बांधीव क्षेत्र), **पहिला** मजला, **ए**

विक्रमगड, जिल्हा <mark>पालघर - ४०१३०५</mark>. डॉ. सुर्यकांत एस. भोसले,

वेंग, **यशवंत कॉम्प्लेक्स, सर्वे** क्रमांक ४**८ व ४९, प्लॉट क्रमांक ०२,** मौजे **यशवंतनगर**, तालुक

वकील, मोबाइल क्रमांक – ९८९०९४३५५५ पत्ता - ३०१, तिसरा मजला, मातोश्री अपार्टमेंट तलावपाळी. ठाणे- पश्चिम.

माम जनतेस कळविण्यात येते कि, गाव मौजे

डेस्सा नं १४६ हिस्सा नं १/अ/ब क्षेत्र ४ ३३ ०० चै

मी., आणि सर्व्हे नं. ४७ हिस्सा नं. अ/१/अ/११/१ क्षेत्र ०.००.५० या बिनशेती जमिन मिळकर . बिल्डकॉन अरहम यांच्या कब्जेवहीवाटीची असून ते सदर मिळकती बाबत बांधकाम परवानगी मिळणेकरीता वसई विरार राहर महानगरपालिकेस अर्ज करीत आहेत याकामी सदर मिळकतीतील त्यांचे मालर्क क्क. निर्विवाद व बोजारहीत आहेत हया^न माणपत्र देणेची त्यांनी विनंती केली आहे तर्र तदर मिळकतीवर कोणाचाही हक्क, हितसबंध हा्ण, दान, बुक्षिस, तारण, कुळवहिवाट, वारसा गडेपटटा, वहिवाट, किंवा अन्य स्वरूपाचा दाव असल्यास त्यांनी त्यांची लेखी स्वरूपातील माहिर्त गोग्य कागदोपत्री पुराव्यानिशी निम्नस्वाक्षरीकृत यांच्याकडे बी/१०५, एव्हरेस्ट अपार्टमेंट, जैन मंदिराजवळ, अंबाडी रोड, वसुई रोड (पश्चिम्), ता. ासई, जि. पालघर, येथे या सुचर्नेच्य प्रसिध्दीपासुनच्या १४ दिवसाच्या आंत पाठवावी वर दिलेल्या मदतीत जर हरकत पोहचली नार्ह तर मालकी हक्क निर्विवाद व बोजारहीत आहेत असे प्रमाणपत्र देण्याचे काम पुरे केले जाईल याची नोंद घ्यावी ॲड. सर्वेश बी. जोशी

📵 թոь Housing जाग्वा कार्यालय: ५वा मजला. फ्लॅट क. ५०८-५०९, पेसिंपोलिस बिल्डिंग सेक्टर-१७, वाशी, नवी मुंबई-४००७०३ कब्जा सूचना (स्थावर मिळकतीसाठी)

त्याअर्थी, निम्नस्वाक्षरीकारांनी पीएनबी हाऊसिंग फायनान्स लि. चे प्राधिकृत अधिकारी म्हणून सिक्यूरिटायझेशन अँड रिकन्स्टक्शन ऑफ फायनान्शिअल ॲसेटस अन्वये आणि न्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ च्या नियम ८(१) च्या अनुपालनात आणि कलम १३(१२) सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम भन्वये प्राप्त अधिकारांचा वापर करून प्रत्येक खात्यासमोरील तारखेस एक मागणी सुचना जारी करून संबंधित कर्जदारांना प्रत्येक खात्यासमोर दिलेल्या रकमेची परतफेड सदर सुचनेच्ट ग्राप्तीची तारीख/सूचनेच्या तारखेपासून ६० दिवसांत करण्यात सांगितले होते.

रकमेची परतफेड करण्यात कर्जदार असमर्थ ठरल्याने याद्वारे कर्जदार आणि सर्वसामान्य जनतेला सुचना देण्यात येते की, निम्नस्वाक्षरीकारांनी येथे खाली वर्णन केलेल्या मिळकती/तीं कब्बा त्याला /तिला सदर ॲक्टच्या कलम १३(४) सहवाचता सदर रूल्सच्या नियम ८ अन्वये प्राप्त अधिकारांचा वापर करून प्रत्येक खात्यासमीर नमूद तारखेस घेतला. विशेषतः कर्जदार आणि सर्वसामान्य जनतेला याद्वारे इशारा देण्यात येतो की, मिळकतीशी व्यवहार करू नये आणि मिळकतीशी केलेला कोणताही व्यवहार पीएनबी हाऊर्सिंग फायनान् ले. च्या रकमा व कर्ज कराराप्रमाणे त्यावरील व्याज अशा रकमेसाठी भाराअधीन राहील. **कर्जदारांचे लक्ष तारण मत्तांच्या विमोचनाकरिता उपलब्ध वेळेच्या संदर्भात ॲक्टचे** nलम १३ च्या उप-कलम (८) च्या तरतुर्दीकडे वेधण्यात येत आहे.

कर्ज	कर्जदार/सह-कर्जदार /	मागणी	थकवाकी रक्कम	कञ्जा	गहाण मिळकती/तींचे वर्णन
खाते क्र.	जामीनदार यांचे नाव	सूचनेची		घेतल्याची	
		तारीख		तारीख	
एचओय्/एनएव्ही	महेश महादेव पवार	99-09-	रु. २३,४६,००९.६६/-	१९.०२.२०२५	फ्लॅट धारक क्र. १०८, पहिला मजला, विंग के, बिल्डिंग
/0८२१/९०३८७३		२०२४	(रुपये तेवीस लाख सेहेचाळीस हजार नऊ	(सांकेतिक)	क्र. ७, दीप ज्योती सिटी, गाव पाषाणे, ताकर्जत,
शा.का.:			आणि सहासष्ट पैसे मात्र)		जिल्हा-रायगड, महाराष्ट्र-४१०१०१.
नवी मुंबई			०३-०९-२०२४ पर्यंत		

CANARA ROBECO

Canara Robeco Mutual Fund

Investment Manager: Canara Robeco Asset Management Co. Ltd.

Construction House, 4th Floor, 5, Walchand Hirachand Marg, Ballard Estate, Mumbai 400 001. Tel.: 6658 5000 Fax: 6658 5012/13; www.canararobeco.com; CIN No.: U65990MH1993PLC071003

NOTICE NO. 55

Declaration of Income Distribution cum Capital Withdrawal ("IDCW") in Canara Robeco Mutual Fund

Notice is hereby given that the Board of Trustees of Canara Robeco Mutual Fund has declared IDCW in the following schemes, subject to availability of distributable surplus:

Scheme Name	Investment Plan/Option	IDCW (₹ per unit)	Face Value (₹ per unit)	NAV Per Unit as on 21.02.2025 (₹)
Canara Robeco	Regular Plan - IDCW (Payout) Option	1.13	10.00	45.2800
ELSS Tax Saver	Direct Plan - IDCW (Payout) Option	1.82	10.00	73.0000
Canara Robeco	Regular Plan - Monthly IDCW (Payout/Reinvestment) Option	0.06	10.00	15.5106
Short Duration Fund	Direct Plan - Monthly IDCW (Payout/Reinvestment) Option	0.06	10.00	17.8090
Canara Robeco	Regular Plan - Monthly IDCW (Payout/Reinvestment) Option	0.10	10.00	13.0712
Conservative Hybrid Fund	Direct Plan - Monthly IDCW (Payout/Reinvestment) Option	0.10	10.00	16.2517
Canara Robeco	Regular Plan - Monthly IDCW (Payout/Reinvestment) Option	0.68	10.00	92.9800
Equity Hybrid Fund	Direct Plan - Monthly IDCW (Payout/Reinvestment) Option	0.60	10.00	123.9900

Pursuant to payment of dividend/IDCW, the NAV of the IDCW option of the schemes would fall to the extent of payout and statutory levy (if any).

Record Date for the purpose of distribution of dividend/IDCW is February 28, 2025, or the next business day if the record date happens to be a non-business day. All unit holders, under the abovementioned Plan/ Option, whose names appear on the register of unit holders of the Scheme as on the record date, are eligible for the dividend/IDCW.

The Dividend/IDCW declared out of the Distributable Surplus of the abovementioned Schemes will be paid net of tax deducted at source (TDS) as applicable, to those unit holders whose names appear in the register of unit holders as on the Record Date

Declaration of dividend/IDCW is subject to availability of distributable surplus on the record date/ex-

In case the distributable surplus is less than the quantum of dividend/IDCW on the record date/ex-dividend date, the entire available distributable surplus in the Scheme/plan will be declared as dividend/IDCW.

In view of individual nature of tax consequences, each investor is advised to consult his/her own professional

Unit holders are requested to visit www.canararobeco.com to claim their Unclaimed Redemption & Dividend/IDCW amounts and follow the procedure prescribed therein.

For and on behalf of Canara Robeco Asset Management Company Ltd.

(Investment manager for Canara Robeco Mutual Fund) Date: 24-02-2025 **Authorised Signatory** Place: Mumbai

Mutual Fund investments are subject to market risks, read all scheme related documents carefully.

The Mogaveera Co-operative Bank Ltd.

नोंदणीकृत आणि प्रशासकीय कार्यालय :

५वा मजला, मोगावीरा भवन, एम. व्ही. एम. एज्युकेशनल कॅम्पस मार्ग, ऑफ वीरा देसाई रोड, अंधेरी (पश्चिम), मुंबई-४०००५८. संपर्क तपशील : - ९८३३२२०६८०/ ९८१९१३२४४५/९८२१८७२८४६/८४५१९८०१९८/९७०२३६२४५६ (ई-मेल : recovery@mogaveerabank.com)

विक्रीकरिता जाहीर सचना

सिक्युरिटायझेशन ॲण्ड रिकंस्ट्रक्शन ऑफ फायनान्शिअल असेटस् ॲण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अन्वये दिलेली अधिकाराचा वापर करून आणि यामध्ये खाली नमूद कर्जदार/गहाणवटदार यांचे तारण मत्तेच्या कब्जाला अनुसरून, सर्वसामान्य जनता आणि संबंधित कर्जदार/गहाणवटदार, त्यांचे कायदेशीर वारसदार/प्रतिनिधी, जे काही लागू अनुसार, समाविष्टित सर्व संबंधितांना, याद्वारे कळविण्यात येते की, सिक्युरिटायझेशन ॲण्ड रिकस्ट्रक्शन ऑफ फायनान्शिअल असेटस् ॲण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या संदर्भात '<mark>'जे आहे जेथे आहे तत्वावर'' आणि ''जे आहे काही आहे तत्त्वावर'' पुढील स्थावर मिळकतीच्या विक्रीसाठी बँकेद्वारे इसारा अनामत रकमेसाठी डिमांड–ड्राफ्ट किंवा पे–ऑर्डर सह मोहरबंद प्रस्ताव/निविदा मागवित आहे.</mark>

स्थावर मत्ता/ मिळकतीचे	राखीव किंमत	इसारा अनामत	मिळकतीची	निविदा उघडण्याची	कर्जदार/	थकीत कर्ज	तारण धनकोंचे नाव आणि	निविदा/प्रस्ताव
वर्णन	(रु. मध्ये)	रक्कम	तपासणी	तारीख आणि वेळ	गहाणदाराचे नाव	रक्कम	पत्ता	सादर करण्याची तारीख
		(रु. मध्ये)						वेळ आणि ठिकाण
फ्लॅट क्र. ३०२, ३रा मजला, ए-विंग, ओमकार	₹.	₹.	0३.0४.२०२५	04.08.2024	श्री. थिरूवरूल ए. सेलवन	३१/१०/२०१९ रोजीस रु. ३६,४६,६९८/- (रुपये छत्तीस	दी मोगावीरा को- ऑपरेटिव्ह	मोहोरबंद निविदा/डिमांड ड्राफ्ट किंवा
नीलकमल सीएचएस लि., प्लॉट क्र. ३०, सेक्टर-	८१,५८,९२०/-	4,00,000/-	स. ११ ते	स. ११ पासून	सौ. माया थिरूवरूल	लाख सेहेचाळीस हजार सहाशे अठ्ठयाण्णव मात्र) अधिक	बँक लि. ५वा मजला,	इअर पे ऑर्डरसह ऑफर अधिकृत
१२, खारघर, नवी मुंबई-४१०२१०. मोजमापित			सायं. ४		सेलवन,	०१.११.२०१९ पासून पुढील व्याज.	मोगावीरा भवन, एम.व्ही.एम.	अधिकाऱ्याकडे ०४.०४.२०२५ रोजी
८४० चौ.फूट (बिल्टअप क्षेत्र).					श्री. पीटर थिरूवरूल सेलवन			किंवा पूर्वी सायं. ४ पर्यंत प्रशासकीय
					–कर्जदार			कार्यालय ५वा मजला, मोगावीरा
					श्री. महेंद्र सावळाराम बोराडे,			भवन, एम. व्ही. एम. एज्युकेशनल
					श्री. चेतन पुंडलिक आहेर		संपर्क क्र :	कॅम्पस् मार्ग, वीरा देसाई रोडलगत,
					-हमीदार		९८३३२२०६८०/	अंधेरी (पश्चिम), मुंबई-४०० ०५८
							९८१९१३२४४५/	येथे सादर करावे.
							९८२१८७२८४६/	
[८४५१९८०१९८/	
							९७०२३६२४५६.	

१. खरेदीदाराने मुद्रांक शुल्क/अतिरिक्त मुद्रांक शुल्क, नोंदणी प्रभार, हस्तांतर प्रभार दर इ. आणि मिळकतीशी संबंधित विद्यमान आणि भविष्यातील दोन्ही सर्व सांविधिक/ असांविधानिक थकबाकी, कर, असेसमेंट प्रभार, दर आणि देणी भरायची आहेत. विक्री प्रमाणपत्र फक्त यशस्वी बोलीदाराच्या नावे

२. प्राधिकृत अधिकाऱ्यांनी कोणतेही पूर्वसूचना न देता आणि कोणतेही कारण न देता कोणत्याही बोली स्विकारण्याचे किंवा नाकारण्याचे आणि /िकंवा विक्री तहकुब करणे / एढं ढकलणे / रद्द करण्याचे आणि विक्रीची अटी आणि शर्ती मध्ये बदल करण्याचे अधिकार राखून ठेवला आहे. ३. गहाणदार/कर्जदार संभाव्य बोलीदार/प्रस्तावकर्त्यांना आणु शकतात आणि वरील नमुद तारखेस प्रस्ताव उघडण्याच्यावेळी हजर देखील राह शकतात

४. इच्छुक बोलीदारांनी त्यांचे बोली सादर करण्यापूर्वी निरिक्षणासाठी विहित तारखेरोजीस मिळकतीचे निरिक्षण करावा. बोलीदारांनी लिलाव मेध्ये भाग घेण्यापूर्वी सदर मिळकतीच्या संदर्भात मिळकतीच्या नामाधिकार तसेच कोणत्याही देय बाबत स्वतःला खात्री घेण्याची सल्ला देण्यात आहे.

५. यशस्वी बोलीदार/प्रस्तावकर्त्यांनी २५% बोली रक्कम ताबडतोब म्हणजेच त्याच दिवशी किंवा नंतर पुढील कामकाजाच्या दिवशी आणि उर्वरित ७५% रक्कम निविदा उघडण्याच्या तारखेपासून १५ दिवसांत जमा करावी. ६. जर यशस्वी बोलीदारांनी प्रस्ताव उघडण्याच्या तारखेपासून १५ दिवसांत उर्वरित ७५% बोली रक्कम प्रदान करण्यात कसूर केली तर जमा केलेली रक्कम जप्त केली जाईल.

७. 'राखीव किंमत' च्या खालील निविदा विचारात घेतल्या जाणार नाहीत.

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८(६) अंतर्गत वैधानिक सूचना: सदर प्रसिद्धी वरील नमूद तारखेवर तारण मत्तेची विक्रीसाठी सर्वसामान्य जनतेकडून मोहोरबंद निविदा मागवून लिलाव/विक्री साठी अधिनियम आणि सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८(६) मध्ये सूचित केल्यानुसार कर्जदार/हमीदार/गहाणदारांना सुद्धा ही अनिवार्य सूचना आणि माहिती आहे आणि विक्री होण्यापूर्वी कोणत्याही वेळी थिकत देय/खर्च/प्रभार आणि परिव्यय भरणा करून केलम १३(८) अंतर्गत तरतुर्दी नुसार तारणमतेच्या विमोचनासाठी ते हककदार आहेत. कसूर केल्यास् मिळकतीचे लिलाव/विक्री केली जाईल आणि उर्वरित देय (काही असल्यास) व्याज आणि खर्चासह वसुली करण्यात येईल

<u>टीप:</u> वरील सदर गहाण मिळकती या प्राधिकृत अधिकारी यांच्या ताब्यात आहेत, जे की फक्त तेच सदरची लिलाव/विक्री करीता व्यवहार करीता अधिकृत व्यक्ती आहेत. नागरिकांना/इच्छुक खरेदीदारांना याद्वारे सूचीत करण्यात थेते की, त्यांनी इतर कोणत्याही अनधिकृत व्यक्ती/

दिनांक : २४/०२/२०२५ स्थळ : मुंबई

देवाणमान, ता. वसई, जि. पालघर येथा सर्व्हे नं. ृ/

कर्नाटका बँक लिमिटेड

अंग्रेट रिकट्टरी मॅनेजमेंट शास्त्र

बांद्रा (पूर्व), मुंबई - ४०० ०५१.

असट ारकव्हरा मनजमट शाखा २रा मजला, ई-ब्लॉक, ''दी मेट्रोपॉलिटन'', प्लॉट क्र. सी २६ आणि २७, बांद्रा कुर्ला कॉम्प्लेक्स,

दूरध्वनी: ०२२-३५००८०१७/३५१२८४८२/३५०८२५५८ ई-मेल: mumbaiarm@ktkbank.com वेबसाईट: www.karnatakabank.com सीआयएन: एल८५११०केए१९२४पीएलसी००११२८

कब्जा सूचना

न्याअर्थी, कर्नाटका बँक लि. चे प्राधिकृत अधिकारी या नात्याने सिक्युरिटायझेशन अँड रिकन्स्टक्शन ऑफ फायनान्शिअल ॲसेट्स अँ एन्फोसोमेंट ऑफ सिक्युरिटी इंटोरट अंक्ट, २००२ (ह्यापुढे उद्घेख ''सदर अंक्ट'') अन्यये आणि कराम १३(१२) सहवाचता सिक्युरिट इंटोस्ट (एन्फोसेमेंट) रूल्स, २००२ च्या नियम ३ अन्यये प्राप्त अधिकारांचा वापर करून सदर अंक्टच्या कलम १३(२) अन्य २३.१०.२०२४ रोजी एक मागणी सचना जारी करून कर्जदार (१) मे. केझी एनएक्स प्रस्तावित दारे प्रोप. श्री. महेण रामजी २३.२०.२०१४ धना एक माणा पूचना जारा करून कन्नतर (१) मे. क्रझा एमएक्स अस्तावत द्वार प्राप. आ. महुश साजा राविया, या विशे शर्माण्ड क. इर, एचाँट क्र. ७८, ९६, बिग स्टर्किंग, सेक्टर-१७, वाशी, नवी मुंबई, ठाणे – ४००७०३, महाराष्ट्र, (२) औ. महेश रामजी राविया, औ. रामजी गोकर राविया यांचा मुलगा, पत्ता येथे: फ्लॅट क्र. बी–४०२, बेवर्ली पार्क, लाटेंट क्र. २०, पाम बीच रोड, वाशी, नवी मुंबई, ठाणे – ४००७०३, महाराष्ट्र, ३) औ. मुस्ती राणछोड राविया, औ. आर जे पटेल यांचा मुलगा आणि १०) सी. पटेल कविताबे मुख्ती, औ. एम. पुत्रणी पटेल यांची पत्ती, क्र. ३ आणि ४ यांचा पत्ता योथे: खोली क्र. १०, प्लॉट क्र. १६४/१६५, आयसीएल स्कुलच्या जवळ, सेक्टर २२, तुर्भे माव, नवी मुंबई, ठाणे – ४००७०३, महाराष्ट्र थाता सुचनेत नमूट केलेली रक्कम म्हणजेब रु. १९,७८,०१०, ७० रुपये एकवीस लाख अट्ट्याल रहनार नीय आणि प्रचार येथे था भी प्रचारेड स्वर महण्येक पार्थिया वार्थियक रिक्ट क्रिक्ट स्वर्थक प्रचार कार्य

वीस आणि पन्नास पैसे मात्र) ची पत्तफेड सदर सूचनेच्या प्राप्तीच्या तारखेपासून ६० दिवसांत करण्यास सांगितले होते. रकमेची परतफेड करण्यात कर्जदार असमर्थ ठरल्याने, कर्जदार आणि सर्वसामान्य जनतेला सूचना याद्वारे देण्यात येते की, तिम्नस्वाक्षरीकारांनी प्राधिकृत अधिकारी या नात्याने येथे खालील वर्णन केलेल्या मिळकतीचा कब्जा सदर ॲक्टच्या कलम १३(४) सहवाचता सदर रुल्सच्या नियम ८ अन्वये त्यांना प्राप्त अधिकारांचा वापर करून ह्या **२१ फेब्रुवारी, २०२५** रोजीस घेतला. तारण मत्तेच्य तरावाचा। वदा रुत्तरक्ष आनाचन ट अन्यव प्याना जान आवकाराचा पात्र रुक्त क्षा पद **फ्लूबारा, र**प्तर राजान वाराया। गण्णाकरीता उपलब्ध बेळेच्या संदर्भाष्यचे अँकटच्या कलम १३ च्या उपलब्धा ८० च्या तत्तुर्तिकडे कर्जदानी बक्ष बेचून घेतेल जाता आहे. विशेषतः कर्जदार आणि सर्वसामान्य जनतेला याद्वारे इशारा देण्यात येतो की, ह्या मिळकर्ताशी व्यवहार करू नये व ह्या मिळकर्तीशी केलेला कोणताही व्यवहार हा **कर्नाटका बँक लि., नवी मुंबई सीवुडस् (नेरुळ) शाखेच्या** रक्कम म्हणजेच ३१.०१.२०२५ रोजीप्रमाणे पीएसओडी खाते क्र. ५१७७०००६००००६६०१ मधील **रु. २२.५१.५१७.०९ (रुपये बावीस लाख** न<mark>व्यान्नव हजार पाचशे सतरा आणि नऊ पैसे मात्र)</mark> अधिक ०१.०२.२०२५ पासून पुढील व्याज आणि परिव्यय या रकमेच्य

स्विधित मध्यक्षात्री स्वयः १५, घणसोली, नवी मुंबई १४००७०१, तालुका आणि बिल्हा ठाणे वेथे स्थित स्कायलार्क अपार्टमेंट को-ऑपोर्टिव्ह हार्कार्क्षम सोसायटी लि. अशी ज्ञात नॉरणीकृत सोसायटी आणि इमारतीमधील ५०वा मजल्यावरील मोजमापित ९७६ ची. फू. सुपर बिल्ट अप क्षेत्र, फर्ट क. ५०१ घाफ निवासी मिळकतीचे ते सर्व भाग आणि विभाग आणि सीमाबद्धताः पूर्वः मोकळ्या प्लॉटद्वारे, परिचामः आतील रस्त्याद्वारे, उत्तरः मोकळा प्लॉट आणि साईगणेश सीएचपसएलद्वारे, दिनांकः २१.०२.२०२५, ठिकाणः घणसोली, नवी मुंबई

HDFC BANK We understand your world

एचडीएफसी बँक लिमिटेड

नोंदणीकृत कार्यालय : एचडीएफसी बैंक हाऊस. सेनापती बापट मार्ग, लोअर परळ (प), मुंबई – ४०० ०१३. [कॉरपोरेट ओळख क्रमांक - L65920MH1994PLC080618] [ई-मेलः shareholder.grievances@hdfcbank.com] [वेबसाईटः www.hdfcbank.com]

[दूरध्वनी क्र. - 022 39760001 / 0012]

--याद्वारे ही सूचना देण्यात येते की, खालील समन्याय शेअर प्रमाणपत्र हरवले / गहाळ झाले आहेत / सापडण्याजोग् नाहीत असे सूचीत करण्यात आलेले आहे आणि नोंदणीकृत भागधारकांनी प्रतिलिपी शेअर प्रमाणपत्र निर्गमित करण्यासा

11. 1.0		-114.			
अनु. क्र	एल/एफ क्र	भागधारकांची नावे	विभिन्न क्रमांक पासून पर्यंत	प्रमाणपत्र क्रमांक	शेअर्सची संख्या
१	০१४३३७४	नंदीनी सदाशिव पाडलीकर एकत्रित सदाशिव विष्णु पाडलीकर आणि सनिता सौमित्र दास	५८०५९६१–५८०७९६०	3385	2000

०१२७६१८ शैलजा ५२११९७१-५२१२१७० ३०२८ १००० क्षेणत्याही व्यक्तीस अशा शेअर प्रमाणपत्र / प्रमाणपत्रे यांच्याशी संबधित क्षेणतेही दावे असलेल्या कोणत्याही व्यक्तीनी सव आधारीत कागदपत्रे आमच्या हस्तांतरण एजन्टस आणि प्रबंधकांकडे कार्यालयात म्हणजेच डेटामॅटीक्स बिझनेस सोल्यशन जायारा, यगप्पत्र जानच्या हरतारात्य एण्यन्त् जााज अवयययक्ष ययारायात् स्वाजय इटानाच्यास ।बक्रान्स तारपुरार तिमिटेड प्लॉट नं बी – ५ पार्ट बी. क्रॅस लेन एमआयडीसी, मरोळ, अधेरी (पूर्व), मुबर्ड ४०० ०९३, लिखित स्वरुपार सदरहू दावे या सूचनेच्या जाहीराती पासून १५ दिवसामध्ये दाखल केले पाहीजेत, त्यानंतर अशा प्रकारचे दार .. रात घेतले जाणार नाहीत आणि प्रबंधक जानेवारी २५, २०२२ रोजीच्या सेबी सर्क्युलर क्र SEBI/HO/MIRSD/ MIRSD RTAMB/P/CIR/2022/8 च्या अनुसार निश्चितीपत्र जारी करतील. निश्चितीपत्र हे आमचे प्रबंधक म्हणजेर डेटामॅटीक्स बिझनेस सोल्युशन्स लिमिटेडद्वारे पाठवले. यानुसार, मूळ शेअर प्रमाणपत्रे रदद् करण्यात येईल. प्रतिलिपी

शेअर प्रमाणपत्र जारी केल्यानंतर, क्रेणत्याही व्यक्तिने मुळ शेअर प्रमाणपत्राशी व्यवहार केल्यास त्यांनी तो स्वतःच्य

अजय अगरवाव कंपनी सचिव आणि प्रमुख-गट देखरेख

TMB Tamilnad Mercantile Bank Ltd

युनिट क्र. २५, २६ आणि २७, लक्ष्मी प्लाझा, लक्ष्मी

इंडस्ट्रीअल इस्टेट, न्यु लिंक रोड, अंधेरी पश्चिम, मुंबई ४०००५३ र्दमेल: mumbai andheriwest@tmbank.in

जोखिमीवर करावा आणि बँक क्षेणत्याही मार्गे त्याकरीता जबाबदार राहणार नाही.

फोन: ०२२ २६३६६२४०/२६३६६२६० सीआयएन: एल६५११०टीएन१९२१पीएलसी००१९०८

(नियम ८(६) ची तरतूद पहा)

स्थावर मिळकतीच्या विक्रीसाठी विक्री सूचना सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ (६) च्या तातुर्दीसह वाचत सिक्युरिटायझेशन ॲण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् ॲण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२

अंतर्गत स्थावर मिळकतींच्या विक्रीसाठी लिलाव विक्री सूचना. सर्वसामान्य जनता आणि विशेषत: कर्जदार आणि हमीदार यांना सूचना याद्वारे देण्यात येते की, खालील वर्णिलेली स्थावर मिळकत तारण धनकोंकडे गहाण/प्रभारित आहे. जिचा अन्वयीक कब्जा तामिळनाड मर्कंटाईल बँक लिमिटेड, अंधेरी पश्चिम शाखेच्या (तारण धनको) प्राधिकृत अधिकाऱ्यांनी घेतला आहे, ती त्यानंतरचे व्याज आणि खर्चासह तामिळनाड मर्कंटाईल बँक लिमिटेड, अधेरी पश्चिम शाखेला (तारण धनको) २९.०१.२०२५ रोजीसची रु. २०.०६.२९९.८५ (रुपये वीस लाख सहा हजार दोनशे नव्याण्णव आणि पंच्याऐंशी पैसे मात्र) च्या वसुलीकरिता सौ. परजना हाजीमलंग केलागिनामनी

आणि हाजी मलंग केलागिनामनी यांच्या कडुन २४.०३.२०२५ रोजी ''जे आहे जेथे आहे'', ''जे आहे जसे आहे'' आणि ''जे काहि आहे तेथे आहे'' तत्त्वाने विकण्यात येणार आहे. **राखीय किंमत** रु.१०,३१,०००/- आणि इसारा अनामत रक्कम रु. १,०३,१००/- राहील तामिळनाड मकँटाईल बँक लि अंधेरी पश्चिम शाखा युनिट क्र. २५, २६ आणि २७, लक्ष्मी प्लाझा, लक्ष्मी इंडस्ट्रीअल इस्टेट, न्यु लिंक रोड, अंधेरी पश्चिम, मुंबई ४०००५३. ईमेल: mumbai_andheriwest@tmbank.in फोन: ०२२ २६३६६२४०/२६३६६२६०

सौ. परजना हाजीमलंग केलागिनामनी आणि हाजी मलंग केलागिनामनी यांच्या नावे गाव बेटागाव

तालूका आणि जिल्हा पालघर ४०१५०१ येथे स्थित सेक्टर IV, धारक गट क्र. ११५, ११६ आणि ११८ चे पार्वती होम्स नावे ज्ञात इमारतीमध्ये बी विंग म्हणजेच टाईप सी-९ मध्ये इमारत क्र. ०१ मध्ये ३ रा मजल्यावर रहिवासीत फ्लॅट क्र. ३०३, मोजमापित ३०.८३ चौ.मीटर्स चटई क्षेत्र + ५.०० चौ.मीटर्स बाल्कनी क्षेत्र, बिल्टअप क्षेत्र ४५२ चौ.फू. चे समतुल्य गहाण. सिमाबद्ध-

पूर्व: भिंत -दक्षिण: फ्लॅट क्र. ३०२ पश्चिम: पॅसेज

लिलाव विक्रीची दिनांक आणि वेळ: २४.०३.२०२५ रोजीस दु.३.०० वा

www.tmb.in वर देण्यात आलेल्या लिंकचा संदर्भ घ्या. सही/-

दिनांक : १७.०२.२०२५ ठिकाण : अंधेरी पश्चिम

अंधेरी पश्चिम शाखा पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

तामिळनाड मकंटाईल बँक लि.



५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉईंट, मंबई-४०००२१, फोन क. : ०२२-६१८८४७००

ई-लिलाव द्वारे विक्री करिता जाहीर सूचना सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९(१) ला सहवाचत सिक्युरिटा

अँड रिकन्स्टक्शन ऑफ फायनान्शिअल ॲसेटस अँड एन्फोर्समेंट ऑफ सिक्यरिटी इंटरेस्ट ॲक्ट, २००२ अंतर्गत स्थावर मिळकतींची विक्री. सर्वसामान्य जनता आणि विशेषकरून खालील नमुद कर्जदार, सह-कर्जदार आणि गहाणदार यांना याद्वारे सूचना देण्यात येते की, खाली नमूद तारण मत्ता असलेली स्थावर मिळकत ही सरफैसी ॲक्ट, २००२ च्या तरतुदीअन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे 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 करणाऱ्य **पेगासस ॲसेटस रिकन्स्टक्शन प्रायव्हेट लिमिटेड** अशा तारण धनकोंकडे गहाण/प्रभारित आहेत, ज्या १८/०३/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्वांसह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्त्वाने सरफैसी ॲक्ट आणि त्यामधील नमुद नियमच्या तरतुदी अन्वये विकण्यात येणार आहे. सच्या प्राधिकृत अधिकाऱ्यांनी खालील उल्लेखित तारण मत्ता असलेल्या स्थावर मिळकतीचा सरफैसी ॲक्ट आणि

त्यामधील नमूद नियमच्या तरतुदीअन्वये २१/१२/२०२२ रोजी प्रत्यक्ष कब्जा घेतला. लिलावाचा तपशील खालीलप्रमाणे कर्जदार / हमीदारांचे नाव ए) श्री. समीर जोतीराम लटके

कर्जदार/ हमोदाराचे नाव	ए) श्रा. समार जाताराम लटक बी) श्रीम. अनुश्री समीर लटके सी) श्री. जोतीराम लक्ष्मण लटके
उर्वरीत थकीत	सर्फसी ॲक्टच्या कलम १३(२) नुसार १०/०९/२०२१ रोजीस ह. १,७०,३१,३२०.५१/- (रुपये एक कोटी सत्तर लाख एकतीस हजार तीनशे वीस आणि पैसे एकावन मात्र) २३/०९/२०२४ रोजीस (रु.२,७९,००,१०९.९४/- (रुपये दोन कोटी एकोणऍशी लाख एकशे नऊ आणि पैसे चौऱ्याण्णव मात्र) अधिक सांपारिर्वक दराने व्याज आणि प्रदान आणि वस्तीच्या तारखेपर्यंत २४/०९/२०२४ पासून त्यावरील परिव्यय, प्रभार आणि खर्च
स्थावर मिळकतीचे वर्णन	द्वारे गहाण: श्री. समीर जोतीराम लटके संच क्र. १:- पर्लट क्र. १०३, १ला मजता, इमारत क्र. १२, टाईप सी, फेझ ।, प्रकृती हाईट्स सीएचएसएल, हावर्स सिटी, कासासवडवली, घोडबंदर रोड, ठाणे (पश्चिम) ४००६१५ (मोज. ५६४ ची.फू. चटई क्षेत्र)(७६१ ची.फूट बीयुए). संच क्र. २:- शॉप क्र. १४, तळमजला, इमारत क्र. १२, टाईप सी, फेझ ।, प्रकृती हाईट्स सीएचएसएल, हावरे सिटी, कासासवडवली, घोडबंदर रोड, ठाणे (पश्चिम) ४००६१५ (मोज. १०५ ची.फू. चटई क्षेत्र).
सीईआरएसएआय	संच क्र. १:- सिक्युरीटी आयडी- ४०००२६२६१३६५ ॲसेट आयडी- २०००२६२०९७९७ संच क्र. २:- सिक्युरीटी आयडी- ४०००२६२६२९०२ ॲसेट आयडी- २०००२६२१०५३३
ज्या राखीव किंमतीखालील तारण मत्ते विकल्या जाणार नाही (रू. मध्ये):	संच क्र. १:- रु. ४९,१४,०००/- (रूपये एकोणपत्रास लाख चौऱ्याण्णव हजार मात्र) संच क्र. २:- रु. १९,१८,०००/- (रुपये एकोणीस लाख अठरा हजार मात्र)
इसारा अनामत रक्कम	संच क्र. १:- रु. ४,९९,४००/- (रुपये चार लाख नव्याण्णव हजार चारशे मात्र) संच क्र. २:- रु. १,९१,८००/- (रुपये एक लाख एक्क्याण्णव हजार आठशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	संच क्र. १:- २५/०६/२०२४ रोजीस निर्वाह प्रभार रू. २,७६,४३२/- संच क्र. २:- २५/०६/२०२४ रोजीस सोसायटी थकीत क. १८,४८३.००
मिळकतीचे निरीक्षण	०७/०३/२०२५ संचक्र. १:− दु. २.३० ते दु. ०४.०० वा. संचक्र. २:− दु. ४.०० ते साथं. ०५.३० वा.
संपर्क व्यक्ती आणि दूर क्र:	श्री. नवीन शर्मा –७०४५३०३७४४, श्री. प्रेरणा आढाव–८८७९८०२१७०, गौतम भालेराव ८९९९५६९५७२.
बोली सादर करण्यासाठी अंतिम तारीख	१७/०३/२०२५ रोजी सायं. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत

सदर प्रकाशन हे सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९(१) अंतर्गत वरील नमुद

कर्जदार/सह-कर्जदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे. विक्रीच्या तपशिलवार अटी आणि शर्तीकरिता तारण धनकोंची वेबसाईट म्हणजेच <u>http://www.peg</u>asusarc.com/assets-to-auction.html किंवा वेबसाईट https://sarfaesi.auctiontiger.net चा संदर्भ घ्यावा किंवा कोणतेही बोली सादर कप्ण्यापूर्वी सेवा पुरवठादार ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बोलीदारांसाठी सहाय्य क्र. मो: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल

ठिकाणः ठाणे दिनांकः २५/०२/२०२५ पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (ट्रस्टी ऑफ पिगॅसस ग्रुप थर्टी नाईन ट्रस्ट १)

Account: Mr. Sameer Jotiram Latke Trust: Pegasus Group Thirty Nine Trust 1 PROPERTY DESCRIPTION

Lot No 1: - Flat No. 103, 1st Floor, Building No. 12, Type C, Phase I, Prakruti Heights CHSL, Haware Citi, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm. 564 sq. ft. carpet area) (761 sq ft BUA).

Lot No 2: - Shop No. 14, Ground Floor, Building No. 12, Type C, Phase I,Prakruti Heights CHSL, Haware City, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm.105 sq. ft. carpet area).

Terms & Conditions

- 1. The E-auction sale will be online E-auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 18/03/2025 for the mortgaged property/ies mentioned in the e-auction sale notice ("Schedule Property/ies") 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/ies/ Sale shall be sole responsibility of the prospective bidder.
- 3. The Schedule Property/ies are being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property/ies 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. Following are the known claims/dues which have been put forward against the property/ies by the Secured Creditor:-

Lot No 1: Maintenance charges Rs.2,76,432/- as on 25/06/2024

Lot No 2: Society Dues Rs.18,483.00 as on 25/06/2023

- 5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property/ies, of / by any authority known or unknown.
- 6. <u>Due Diligence:</u> 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: Not Known
- 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 madeas 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/ies shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property/ies 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 formduly 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/ies 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 17/03/2025 till 4:00 p.m. Email address: navin@pegasus-arc.com and prerana@pegasus-arc.com to the above, the copy of Pan card, Aadharcard, 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/guarantors/mortgagors 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: -

Lot No 1:- Rs. 49,94,000/- (Rupees Forty Nine Lakhs Ninety Four Thousand Only)

Lot No 2:- Rs.19,18,000/- (Rupees Nineteen Lakhs Eighteen Thousand Only)

17. The Earnest Money Deposit of the auction property is as follows: -

Lot No 1:- Rs 4,99,400/- (Rupees Four Lakhs Ninety Nine Thousand Four Hundred Only)

Lot No 2:- Rs.1,91,800/- (Rupees One Lakhs Ninety One Thousand Eight Hundred Only)

- **18.** Last date for submission of bid is 17/03/2025 till 4:00 p.m. and the Auction is scheduled on 18/03/2025 from 11:00 a.m. to 01:00 p.m. 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 Account Name: Pegasus Group Thirty Nine Trust 1, Bank Name: RBL Bank Ltd Address: Nariman Point Branch, 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. 50,000/-.**
- 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/ies.
- 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.
 - Notarized copy on Rs. 500 stamp paper to be provided for 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 & stampedon each page).
 - Other necessary statutory and govt. compliances, if any.

- Notarized copy of Annexture III – Declaration by Bidders on Rs. 500 Stamp Paper.

27. It should be noted that at any stage of the sale process, Pegasus may ask for any furtherdocuments

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. 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 Adhav

cell:-8879802170 email:- prerana@pegasus-arc.com

31. This publication is also fifteen days' notice to the aforementioned borrowers/co-

borrowers/guarantors/mortgagors under Rule 8 and/or 9 of The Security Interest (Enforcement)

Rules, 2002.

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.

Date: 25/02/2025

AUTHORISED OFFICER

Place: Mumbai Pegasus Assets Reconstruction Private Limited

(Trustee of Pegasus Group Thirty Nine Trust 1)

ANNEXURE-II

DETAILS OF BIDDER – FILL All IN CAPITAL LETTER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

	II Cap	ital)																			
Father's/Husband's	Name	دِ																			
Postal Address of Bi	dder(s)																			
				\perp																	
eMail ID						\perp															
Phone/Cell Number	:																				
Bank Account deta	ils to	whic	:h EN	1D a	mou	ınt t	o be	ret	urn	ed											
Bank A/c No.			\perp	\perp	\perp	\perp	_				_									\perp	 \perp
IFSC Code No.						1	_												Ш	\perp	
Branch Name																					
Date of Submission	Bid	_	_/	_/_			P	AN I	Num	ber									Ш		
Property Item No.																					
Whether EMD remit	d			Vac			Na		-	_+_	of Re		+				,	,			
whether EMD remit	iea			Yes			No)	U	ate	JI KE	emil	lanc	е		-	_/_	/	 	_	
Name of Bank																					
Name of Bank Branch Name							<u></u>													<u> </u>	
Branch Name																					
Branch Name Account No.																					
Branch Name																					
Branch Name Account No. IFSC Code No.	nd .																				
Branch Name Account No. IFSC Code No. Bid Amount Quote	nd																				
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure	ed .																				
Branch Name Account No. IFSC Code No. Bid Amount Quote	ed .																				
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure	ed																				
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word		Vumb	er (E)IN):																	
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word Director Identifica	tion N					nnoi	nter	d ac	a Di	recte											
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word	tion N					ppoi	ntec	d as	a Di	recto	or										
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word Director Identifica	tion N					ppoi	ntec	d as	a Di	recto					_						
Branch Name Account No. IFSC Code No. Bid Amount Quote Amount In Figure Amount in Word Director Identifica	tion N					ppoi	inted	d as	a Di	recte	or										

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: a) Mr. Sameer Jotiram Latke, b) Ms. Anusree Sameer Latke, c) Mr. Jotiram Laxman Latke

Property Description:

Flat No. 103, 1st Floor, Building No. 12, Type C, Phase I, Prakruti Heights CHSL, Haware Citi, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm. 564 sq. ft. carpet area) (761 sq ft BUA).

To,

Authorized Officer

Bank Name: 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 offerer/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.	inc	so undertake to abide by the additional conditions if announced during the auction luding the announcement of correcting and/or additions or deletions of times being ered for sale.			
9.		I/we hereby declare that the funds remitted by us for the bid in the e-auction held on in the matter of 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 an unlawful source and are / shall be in no way connected to terrorist financing, mone laundering or any other criminal activity or activity of suspicious nature.				
	d. I/we hereby agree to indemnify Pegasus Assets Reconstruction Pvt. respect to any loss or damage (including third party claims or litigation continuous).				
	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

Property for which bid submitted ("Property"):

Flat No. 103, 1st Floor, Building No. 12, Type C, Phase I, Prakruti Heights CHSL, Haware Citi, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm. 564 sq. ft. carpet area) (761 sq ft BUA)

Mortgagor of the Property ("Mortgagor"): Mr. Sameer Jotiram Latke

Name of the borrower / co-borrower a) Mr. Sameer Jotiram Latke, b) Ms	, , , , ,	
I/We,submitted bid for the Property be Reconstruction Private Limited acting	eing sold by way of public e-au	ction by Pegasus Assets
I/We,,, and affirm:	R/o c	lo hereby solemnly swear

- 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 lawfor 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 notinclude 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 osubstitution 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 madeby 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 lawin 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 partyof 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 scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities marketregulator 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 Indiaunder section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);

	(e) an Alternate Investigationf India;	tment Fund registered with Securities and Exchange Board o
	(f) such categories of	persons as may be notified by the Central Government.
1	mentioned property being	are not disqualified from submitting bid for the above sold by way of public e-auction by Pegasus Assets ed acting in its capacity as trustee of
	That no insolvency under the the NCLT/NCLAT or any other	IBC is contemplated or pending against me/us before any of court.
		Deponent
The ab	•	Verification cms contents of para no. 1-3 of this affidavit to be true and
		Denonent

ANNEXURE-III DECLARATION BY BIDDER(S)

Date:	 /	/

Borrower: a) Mr. Sameer Jotiram Latke, b) Ms. Anusree Sameer Latke, c) Mr. Jotiram Laxman Latke

Property Description:

Shop No. 14, Ground Floor, Building No. 12, Type C, Phase I,Prakruti Heights CHSL, Haware City, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm.105 sq. ft. carpet area).

To, Authorized Officer Bank Name: 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 offerer/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.

	so undertake to abide by the additional conditions if announced during the auction luding the announcement of correcting and/or additions or deletions of times being ered for sale.				
Source of Funds					
a.	I/we hereby declare that the funds remitted by us for the bid in the e-auction held on in the matter of 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. respect to any loss or damage (including third party claims or litigation costs) Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers may sufficur by reason of this declaration or any part thereof being false, incorrespondent. 					
	Signature:				
	Name:				
	Address:				
	E-Mail ID:				
	Sou a. b.				

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Shop No. 14, Ground Floor, Building No. 12, Type C, Phase I,Prakruti Heights CHSL, Haware City, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm.105 sq. ft. carpet area).

Mortgagor of the Property ("Mortgagor"): Mr. Sameer Jotiram Latke

	-	borrower / co-borro	, 0	,	•	•	
subm	itted b	id for the Property	being sold	by way of pu	blic e-auctio	n by Pegasus Asset	S
Recor	ıstructi	on Private Limited ac	ting in its cap	acity as truste	e of	("Pegasus").	
	 ffirm:	,,		R/o	do h	ereby solemnly swea	r
1.	I/We u	inderstand that the fo	ollowing pers	sons are ineligi	ble to partici	pate in the auction o	f
	the Pro	operty (Ref. Section 2	9A of IBC):				
	(1)	if such person, or an	y other perso	on acting jointly	y or in concer	t with such person -	
	(a)	is an undischarged	insolvent;				
	(b)	is a wilful defaulter	in accordan	ce with the guid	delines of the	Reserve Bank of Indi	a

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 lawfor the time being in force, and at least a period of one

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:

year has lapsed from the date of such classification till the date of submission of 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 notinclude 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 os ubstitution 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 madeby 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 lawin 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 partyof 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 scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities marketregulator 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 Indiaunder section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (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 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
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 a	above deponent solemnly affirms contents of para no. 1-3 of this affidavit to be true and ect.

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:	_	