

**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 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 properties mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Thirty Five Trust 5 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by DNS Bank vide Assignment Agreement dated 31/12/2020 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 28/03/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 04/07/2023 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

<b>Name of the Borrower(s) &amp; Co-Borrower(s):</b>	a) Avvin Alloys & Steel Pvt. Ltd. (Borrower) b) Mr. Salimullah Abdul Khan (Director / Mortgagor/ Guarantor) c) Mrs. Kaisar Bano Salimullah Khan (Director / Guarantor/ Mortgagor) d) Mr. Akram Khan (Guarantor) e) Mr. Bhagwant Kanchan Singh (Guarantor) f) Mr. Masiullah Salimullah Khan (Guarantor)																													
<b>Outstanding Dues for which the secured assets are being sold:</b>	<b>Rs.5,36,93,742.01</b> (Rupees Five Crore Thirty Six Lakh Ninety Three Thousand Seven Hundred Forty Two and One Paise Only) as on 31/07/2016 as per notice under section 13(2) of SARFAESI Act. <b>(Rs. 14,87,17,665.00</b> (Rupees Fourteen Crore Eighty Seven Lakh Seventeen Thousand Six Hundred Sixty Five Only) as on 20/02/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 21/02/2025 till the date of payment and realization.)																													
<b>Details of Secured Asset being Immovable Property which is being sold:</b>	<b>Mortgaged by:- Avvin Alloys &amp; Steel Pvt. Ltd.</b> <b>Lot 1 -</b> All that piece & parcel of land adm, 1.80 acres (1 acre 32 gunthas) consist of factory land bearing survey no. 20(part) adm.6,000 sq. mtrs. (60 ares) together with factory building, shed and other structures, fixtures, etc. constructed / to be constructed thereon and approached road bearing survey no. 18/3 (part) and survey no. 18 (3) part aggregating 1200 sq. mtrs (12 Ares) situated at Sarsi village, Taluka – Wada, District – Thane and bounded as follow <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Survey No.</th> <th>West</th> <th>East</th> <th>South</th> <th>North</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>20</td> <td>By land bearing survey No. 29 &amp; 22</td> <td>By land bearing survey No.20 (part)</td> <td>By land bearing survey No.20 (part)</td> <td>By land bearing survey No. 18/3 land of the company</td> </tr> <tr> <td>2.</td> <td>18/3 (Part)</td> <td>By land bearing survey No. 18/3 (part) balance land of the company</td> <td>By land bearing survey no.18/5 &amp; 27</td> <td>By land bearing survey no.18/3 (p) land of the company</td> <td>By Kone – Tuse Road</td> </tr> <tr> <td>3.</td> <td>18/3 (Part)</td> <td>By land bearing survey No. 18/3 (part) balance land of the company</td> <td>By land bearing survey no. 18/5</td> <td>By land bearing survey No.20 (part) land of company</td> <td>By land bearing survey no.18/3 (p) land of the company</td> </tr> </tbody> </table>						No.	Survey No.	West	East	South	North	1.	20	By land bearing survey No. 29 & 22	By land bearing survey No.20 (part)	By land bearing survey No.20 (part)	By land bearing survey No. 18/3 land of the company	2.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5 & 27	By land bearing survey no.18/3 (p) land of the company	By Kone – Tuse Road	3.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no. 18/5	By land bearing survey No.20 (part) land of company	By land bearing survey no.18/3 (p) land of the company
No.	Survey No.	West	East	South	North																									
1.	20	By land bearing survey No. 29 & 22	By land bearing survey No.20 (part)	By land bearing survey No.20 (part)	By land bearing survey No. 18/3 land of the company																									
2.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5 & 27	By land bearing survey no.18/3 (p) land of the company	By Kone – Tuse Road																									
3.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no. 18/5	By land bearing survey No.20 (part) land of company	By land bearing survey no.18/3 (p) land of the company																									
<b>CERSAI ID:</b>	<b>Survey No.</b>		<b>Asset ID</b>		<b>Security ID</b>																									
	20		200038981915		400039048414																									
	18 (3) part		200038983995		400039050495																									
	18 (3) part		200038984293		400039050793																									
<b>Reserve Price below which the Secured Asset will not be sold (in Rs.):</b>	<b>Lot No. 1 – Rs.3,15,45,000.00</b> (Rupees Three Crore Fifteen Lakh Forty Five Thousand Only) <b>Lot No. 2 – Rs.40,00,000.00</b> (Rupees Forty Lakh Only)																													
<b>Earnest Money Deposit (EMD):</b>	<b>Lot No. 1 – Rs.31,54,500.00</b> (Rupees Thirty One Lakh Fifty Four Thousand Five Hundred Only) <b>Lot No. 2 – Rs.4,00,000.00</b> (Rupees Four Lakh Only)																													
<b>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value:</b>	Not known																													
<b>Inspection of Properties:</b>	07/03/2025 between 12:00 p.m. to 2:00 p.m.																													
<b>Contact Person and Phone No:</b>	Ms. Prerana Adhav 8879802170 Mr. Vishal Kapse 7875456757 Mr. Gautam Bhalerao 8999569572																													
<b>Last date for submission of Bid:</b>	20/03/2025 till 4:00 pm																													
<b>Time and Venue of Bid Opening:</b>	E-Auction/Bidding through website ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) on 28/03/2025 from 11.00 a.m. to 12.00 p.m.																													
This publication is also a Thirty (30) days' notice to the aforementioned Borrower(s)/ Co-Borrower(s) under Rule 8 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <a href="http://www.pegasus-arc.com/assets-to-auction.html">http://www.pegasus-arc.com/assets-to-auction.html</a> or website <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> 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.																														
<b>Place: Palghar</b>	<b>AUTHORISED OFFICER</b>																													
<b>Date: 25/02/2025</b>	<b>Pegasus Assets Reconstruction Private Limited</b>																													
	<b>(Trustee of Pegasus Group Thirty Five Trust 2)</b>																													



The Brihanmumbai Electric Supply & Transport Undertaking (BEST) TENDER NOTICE. On behalf of The General Manager, BEST Undertaking, online tenders for Civil works are invited in two bid system (i.e. Technical Bid and Financial Bid) from the qualified Contractors having requisite experience / having registration in respective class & category with other Govt. and Semi - Govt. organisations.

झारखण्ड सरकार पथ निर्माण विभाग, पथ प्रमण्डल, हजारीबाग ई-प्रोक्वोरमेंट निविदा सूचना (2nd Call) ई-निविदा प्रसंग सं - RCD/HAZARIBAG/194./2024-25 दिनांक : 24-02-2025. 1. कार्य का नाम: वित्तीय वर्ष 2023-24 में पथ प्रमण्डल, हजारीबाग अन्तर्गत 'बकड़ा-तेरनी पथ के कि.मी. 0.00 से कि.मी. 32.10 (कुल लम्बाई-32.10 कि.मी.) का राईडिंग ब्याडिलिग में सुधार (Improvement of Riding Quality) कार्य'.

IN THE BOMBAY CITY CIVIL COURT at Bombay SUMMARY CIVIL SUIT NO. 209 OF 2023 Under Section O-V, R-20 (1-A) Civil Procedure Code. Plaintiff lodged on: 04/05/2023. Plaintiff admitted on: 21/06/2023. SUMMONS to answer plaintiff Under section O, XXXVII Rule 2 of the Code of Civil Procedure, 1908.

CAUTIONARY NOTICE REGARDING SABARI CASTLE CO-OPERATIVE HOUSING SOCIETY LIMITED, SURVEY NO.193, CTS NO.1714 OF CHEMBUR VILLAGE, KURLA TALUKA, MUMBAI SUBURBAN DISTRICT, OPPOSITE CHEMBUR POLICE STATION, CHARAI, CHEMBUR. This is to inform the Public at large and particularly builders and Developers, that M/s. Adityaraj Viva Associates, a part of Adityaraj group, having registered office at 101, Building No.3, Purinma CHS Ltd., Tagore Nagar, Vikhroli (East), Mumbai-400 083, had executed a Memorandum of Understanding dated 5th August, 2023, with Sabari Castle Co-op. Housing Society Limited and pursuant to the said Memorandum of Understanding deposited with the said Society a sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only).

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

GEMSTONE INVESTMENTS LIMITED. Regd. Off.: Unit No. 1212, 12th Floor of Koshka Commercial Complex Situated at Podar Road, Malad (East), Mumbai, Maharashtra, 400097. Tel No.: 07208992060. Email: gemstoneltd@gmail.com. Website: www.gemstoneltd.com.

NOTICE is hereby given that, pursuant to and in compliance with the provisions of section 110 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act"), Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("Rules"), Regulation 44 and other applicable regulations of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the SEBI Listing Regulations"), including any statutory modification or re-enactment thereof for the time being in force, approval of the members is being sought, to approve and ratify the material related party contracts/arrangements/transactions entered into with Amar Polyfills Private Limited, Promoter Group entity, in which Mr. Rajeshkumar Panjari and Mr. Ramkumar Panjari and their family Members are the Promoters, for the purchase of the Amar Sterilised Fish Meal Unit located at Porbandar, Gujarat, on a 'slump sale' basis (as defined under Section 2(42C) of the Income-tax Act, 1961) as a 'going concern', for the agreed consideration of ₹ 1.550 lakhs, and proposed to be passed as an 'Ordinary Resolution', by way of postal ballot.

Public Notice for Sale by Auction. Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s) and Co-Borrower(s) that the below described secured assets being immovable properties mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Five Trust 5 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by DNS Bank vide Assignment Agreement dated 31/12/2020 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 28/03/2025.

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, MUMBAI BENCH. COMPANY SCHEME PETITION NO. 25 OF 2025 CONNECTED WITH COMPANY SCHEME APPLICATION NO. 104 OF 2024. In the matter of the Companies Act, 2013 (18 of 2013) AND In the matter of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 and Rules framed there under as in force from time to time.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

PUBLIC NOTICE. This is to inform the general public that following share certificate of Ajanta Pharma Limited having its Registered Office at Ajanta House, Charkop, Kandivli (West), Mumbai-400 067 IN registered in the name of the following Shareholder/s have been lost by them.

SEE RULE 8 (1) POSSESSION NOTICE (FOR IMMOVABLE PROPERTY). Whereas: The undersigned, being the Authorized Officer of the Canara Bank, Chalisgaon Branch under Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 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 15/05/2024 calling upon the Borrower M/s. Ambika Trailer and Engineering Works Prop. Mr. Vijay Vana Jadhav to repay the amount mentioned in the notice, being Rs. 91,99,289.42/- (Rupees Ninety One Lakh Ninety Nine Thousand Two Hundred Eighty Nine And Paise Fourty Two Only) Only within 60 days from the date of receipt of the said notice.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

NOTICE ABB INDIA LIMITED. 3rd Floor, Plot No. 5 & 6, 2nd Stage, Peenya Industrial Area IV, Peenya, Bengaluru, Karnataka-560058, Tel. No.080-22949113, Fax No.080-22949148, Email investor.helpdesk@in.abb.com, Internet: http://www.abb.com.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.

Public Notice regarding the mortgaged property details. All that part and parcel of Plot No. A-2-19, Situated at MIDC area Khadki Budaruk, adm. Area 3200 sq. mtrs, Chalisgaon Bounded as under: East: Plot No. A-2/18 and MIDC Boundary West: Nalla Strips and road, North: 20 mtrs Road and Plot No. A-2/18 South: MIDC boundary and Nalla Strips.



**ई-लिवावाद्वारे विक्रीसाठी जाहीर सूचना**

सिक्युरिटायझेशन अॅण्ड रिक्स्ट्रक्शन ऑफ फायनान्शियल अॅसेट्स अॅण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरस्ट अॅक्ट, २००२ सहवाचन सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ च्या तरतुदीअंतर्गत स्थावर मालमतेच्या विक्रीकरिता ई-लिवाव सूचना

तमाम जनतेस व विशेषतः कर्जदार, सहकर्जदार व हमीदारांना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमता ही प्रतिभूत धनको - पेगासस अॅसेट्स रिक्स्ट्रक्शन प्रायव्हेट लिमिटेड पेगासस ग्रुप थर्टी फाइव्ह ट्रस्ट ५ (पेगासस) चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत - खालील निर्देशित कर्जदारांच्या खालील निर्देशित प्रतिभूतीसंदर्भातील थकबाकींचे निहित प्रतिभूत हितासोबत डीएनएस बँक यांच्याद्वारे सरफेसी कायदा, २००२ च्या तरतुदीअंतर्गत अभिहस्तांकन करार ३१/१२/२०२० अन्वये अभिहस्तांकित करण्यात आले आहे, त्याची सरफेसी कायद्याच्या तरतुदी आणि त्यामधील नियमांच्या अंतर्गत "जसे आहे जेथे आहे", "जसे आहे जे आहे" आणि "तेथे जे काही आहे" आधारावर सर्व ज्ञात आणि अज्ञात दायित्वांसह २८/०३/२०२५ रोजी विक्री करण्यात येईल पेगासस अॅसेट्स रिक्स्ट्रक्शन प्रायव्हेट लिमिटेडच्या प्राधिकृत अधिकाऱ्याने सरफेसी कायदा आणि सरफेसी नियमांच्या तरतुदीच्या अंतर्गत ०४/०७/२०२३ रोजी खालील नमूद प्रतिभूत मालमतेचा प्रत्यक्ष ताबा घेतला होता.

विक्री/लिवाव हा लिवावाचा तपशील खालील प्रमाणे आहे :

कर्जदार/सहकर्जदार नाव :	अ) अद्वीन अलॉय अॅण्ड स्टील प्रा. लि. (कर्जदार) ब) श्री. सलिमुल्ला अब्दुल खान (संचालक/गहाणकार/जामीनदार) क) श्रीमती कैसर बानो सलिमुल्ला खान (संचालक/जामीनदार/गहाणकार) ड) श्री. अक्रम खान (जामीनदार) ई) श्री. भगवंत कांचन सिंग (जामीनदार) फ) श्री. मसिउल्ला सलिमुल्ला खान (जामीनदार)
-------------------------	--

विक्री करावयाच्या प्रतिभूत संपत्तीकरिताची थकीत रक्कम :	सरफेसी अॅक्टच्या सेक्शन १३ (२) अंतर्गत सूचनेनुसार दि. ३१/०७/२०१६ रोजीनुसार रक्कम रु. ५,३६,९३,७४२.०१ (रुपये पाच कोटी छत्तीस लाख त्र्याणव हजार सातशे ब्याळीस आणि पैसे एक मात्र) (दि. २०/०२/२०२५ रोजीनुसार रु. १४,८७,१७,६६५.०० (रुपये चौदा कोटी सव्याऐशी लाख सतरा हजार सहाशे पासष्ट मात्र) अधिक दि. २१/०२/२०२५ पासून प्रदान व वसुलीच्या तारखेपर्यंत करारनिविष्ट दराने लागू पुढील व्याज तसेच मूल्य, प्रगार व खर्च रक्कम)
--	---

विक्री करावयाच्या प्रतिभूत स्थावर संपत्तीचा तपशील :	द्वारे तारण : - अद्वीन अलॉय अॅण्ड स्टील प्रा. लि. लॉट १ - सरसी गाव, तालुका - वाडा, जिल्हा - ठाणे येथे स्थित सर्व्हे क्र. १८/३ (भाग) आणि सर्व्हे क्र. १८ (३) भाग, एकूण १२०० चौ. मीटर्स (१२ आर) धारक त्यावर बांधलेल्या/बांधण्यात येणाऱ्या फॅक्टरी इमारत, शेड आणि अन्य संरचना, फिक्चर्स इत्यादीसोबत सर्व्हे क्र. २० (भाग) मोजमापित ६,००० चौ. मीटर्स (६० आर) धारक फॅक्टरी जमीनसामवेत मोजमापित १.८० एकर (१ एकर ३२ गुंठे) जमिनीचे आणि पोहोच मार्गाचे सर्व अंगीकृत भाग
---	--

क्र.	सर्व्हे क्र.	पश्चिम	पूर्व	दक्षिण	उत्तर
१	२०	सर्व्हे क्र. २१ व २२ धारक जमिनीद्वारे	सर्व्हे क्र. २० (भाग) धारक जमिनीद्वारे	सर्व्हे क्र. २० (भाग) धारक जमिनीद्वारे	कंपनीच्या सर्व्हे क्र. १८/३ धारक जमिनीद्वारे
२	१८/३ (भाग)	कंपनीच्या सर्व्हे क्र. १८/३ धारक जमिनीद्वारे	सर्व्हे क्र. १८/५ व २७ धारक जमिनीद्वारे	कंपनीच्या सर्व्हे क्र. १८/३ धारक जमिनीद्वारे	कोन - तुसे रस्त्याद्वारे
३	१८/३ (भाग)	कंपनीच्या सर्व्हे क्र. १८/३ (भाग) धारक जमिनीद्वारे	सर्व्हे क्र. १८/५ धारक जमिनीद्वारे	कंपनीच्या सर्व्हे क्र. २० (भाग) धारक जमिनीद्वारे	कंपनीच्या सर्व्हे क्र. १८/३ (भाग) धारक जमिनीद्वारे

लॉट क्र. २ - प्लांट आणि मशिनरी

सेरसाई आयडी :	सर्व्हे क्र.	अॅसेट आयडी	सिक्युरिटी आयडी
	२०	२०००३८९८९९५	४०००३९०४८४९४
	१८ (३) भाग	२०००३८९८३९९५	४०००३९०५०४९५
	१८ (३) भाग	२०००३८९८४२९३	४०००३९०५०७९३

राखीव मूल्य, ज्याखाली प्रतिभूत संपत्तीची विक्री केली जाणार नाही (रु.) :	लॉट क्र. १ - रु. ३,१५,४५,०००.०० (रुपये तीन कोटी पंधरा लाख पंचेचाळीस हजार मात्र)
इसारा रक्कम ठेव (इस्टे) :	लॉट क्र. २ - रु. ४०,००,०००.०० (रुपये चाळीस लाख मात्र)
	लॉट क्र. १ - रु. ३१,५४,५००.०० (रुपये एकतीस लाख चोपन्न हजार पाचशे मात्र)
	लॉट क्र. २ - रु. ४,००,०००.०० (रुपये चार लाख मात्र)

दावे, काही असल्यास, जे मालमतेकरिता करण्यात आलेले आहेत तसेच प्रतिभूत धनकोंना ज्ञात अन्य देणी व मूल्य :	माहीत नाही
मालमतेचे परीक्षण :	दि. ०७/०३/२०२५ रोजी दु. १२.०० ते दु. २.०० वा. पर्यंत.
संपर्क व्यक्ती दूरध्वनी क्र. :	श्रीमती प्रेरणा आढाव ८८७९८०२१७० श्री. विशाल कापसे ७८७५४५६७५७ श्री. गौतम भालेराव ८९९९५६९५७२

बोली सादरीकरणची अंतिम तारीख :	दि. २०/०३/२०२५ रोजी दु. ०४.०० वा. पर्यंत
बोली उघडण्याची तारीख व ठिकाण :	ई-लिवाव/बोली वेबसाइट ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) च्या माध्यमातून दि. २८/०३/२०२५ रोजी स. ११.०० ते दु. १२.०० वा वेळेत

सदर सूचना ही सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ अंतर्गत वरील निर्देशित कर्जदार/सहकर्जदारांना तीस (३०) दिवसांची सूचनासुद्धा आहे.

ई-लिवावात सहभाग घेण्याकरिता आपल्या बोली सादर करण्यापूर्वी विक्रीच्या विस्तृत अटी व शर्तीकरिता कृपया प्रतिभूत धनकोंची वेबसाइट अर्थात <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाइट <https://sarfaesi.auctiontiger.net> येथे भेट द्यावी किंवा सेवा प्रदाते ई-प्रोक्युरमेंट टेक्नॉलॉजीस लि., ऑक्शन टायगर बोलीदार साहाय्य क्र. मोबा. नं. +९१ ९२६५५६२८२९ आणि ९३७४५९७५४, ई-मेल : support@auctiontiger.net येथे संपर्क साधावा.



देशभक्तीचे खोटे प्रमाणपत्र वाटणाऱ्यांचे खरे चेहरे उघड

आदित्यचा भाजपवर हल्ला
मुंबई : भाजपच्या नेत्यांनी पाकिस्तानच्या क्रिकेटपटूंसोबत सामन्याचा आनंद घेतल्याचा फोटो व्हायरल झाल्यानंतर युवासेना प्रमुख, आमदार आदित्य ठाकरे यांनी 'एक्स'वरून भाजपवर जोरदार हल्ला केला. देशभक्तीचे खोटे प्रमाणपत्र वाटणाऱ्यांचे खरे चेहरे उघडे पडल्याचा टोला त्यांनी लगावला.

माजी केंद्रीय मंत्री अनुराग ठाकूर यांचा उल्लेख न करता त्यांचे छायाचित्र दाखवत आदित्य यांनी म्हटले आहे की, हा तोच माजी मंत्री आहे, ज्याच्या पक्षाचे नेते प्रत्येक विरोधकाला 'पाकिस्तानला जा' असे सांगतात; तोच माजी रस्त्यावर 'देश के गद्दरो को' असे ओरडत आहेत. मग आता खरा गद्दार कोण? हा नेता अन्य कोणत्याही पक्षाचा असता, तर त्याच्यावर गद्दारीचा आरोप झाला असता. त्याला पाकिस्तानला जाण्यास सांगितले गेले असते. पण, भाजपच्या नेत्यांसाठी इथे वेगळे नियम आहेत.

भाजपचे खोटे राष्ट्रप्रेम उघड करा

भाजपला जर पुन्हा देशभक्ती आणि हिंदुत्व शिकवायचे असेल, तर हा फोटो दाखवा आणि त्यांना विचार 'हे योग्य आहे का?' असा सवाल ठाकरे यांनी केला. 'माझी देशभक्ती आणि हिंदुत्व स्पष्ट आहे. माझा आदर करा, मी तुमचा करेन. पण, कोणत्याही प्रकारच्या धैर्याशी तडजोड नाही. कोणाकडूनही नाही', असे म्हणत त्यांनी भाजपवर टीका केली आहे.

भाजपचे खरे धोरण आपल्या देशातच फूट पाडणे, हिंदू-मुसलमानांत दुरावा निर्माण करणे आणि त्याद्वारे सत्तेवर राहाणे हाच आहे, असा आरोप करून आदित्य यांनी म्हटले आहे की, याच भाजपचे नेते आणि त्यांचे कुटुंबीय पाकिस्तानच्या क्रिकेटपटूंसोबत बसून सामन्याचा आनंद घेताना दिसतात. मोहम्मद शमी आणि जावेद अख्तर यांच्या देशभक्तीवर प्रश्नचिन्ह लावणाऱ्या अंध भडकेतीं आता भाजपच्या नेत्याकडोही पाहावे.

बांगलादेशात हिंदूंचे अत्याचार झाल्याचा बातम्या व्हायरल करून भाजपने देशभरतात गोंधळ घातला. पण, बीसीसीआयवर नियंत्रण असलेल्या या पक्षाचा तेथील पदाधिकाऱ्यांनी बांगलादेशासोबत अनौपचारिक क्रिकेट स्पर्धा खेळली. निवडणुका झाल्यावर हिंदूंचे प्रश्न आणि देशभक्ती भाजप विसरतो.

MUTHOOT FINCORP LTD. सौच्याच्या लीलावाणी नोटीस. Regd. Office: Muthoot Centre, TC No 27/2023, Punnan Road, Thiruvananthapuram, Kerala, India - 695001. CIN : U69529KL1997PLC011518, Ph: +91 471 4911400, 2331427

MAHATRANSCO NOTICE INVITING TENDER CPD/139 - 2024-25. Tenders are invited through e-Tendering in SRM Two Bid system from the registered vendors for Supply of following:

निडो होम फायनान्स लिमिटेड. (पूर्वीची एलव्हाउज हाऊसिंग फायनान्स लिमिटेड म्हणून ज्ञात) मुंबई, ठाणे, पुणे, कोल्हापूर, इत्यादी ठिकाणे. ई-लिलाव - वेंदातांक १५ दिवसांपेरीं विक्री सूचना

अ. क्र. कर्जाचे / सहकार्याचे नाव वस्तुची रक्कम साधी मूल्य व इस्ते तिलाव दिनांक व वेळ. १. मोहम्मद यासूब अदुल कादर शेख (कर्जादार) २४/०२/२०२४ रोजी अनुराग कर्ज ख. १.१०.०० ते ३.०० वा. दरम्यान

महाराष्ट्र राज्य दिव्यांग वित्त व विकास महामंडळ. (महाराष्ट्र शासनाचा अंगीकृत उपक्रम) खोली क्र. ७४, तळमजला, महाराष्ट्र गृह निर्माण भवन (म्हाडा) वांद्रे (पूर्व), मुंबई - ४०००५९.

जहाह नोटीस. मातेगाव येथील म. सिबाही जन्म जुनिअर इन्व्हाजिन सो. यांचे कोर्टांत... १) संजय मधुकर गुजरे, वय ४८, धंदा - मधुरी रा. पाटीना नगर, कलेक्टर पदा सत्र १८८, पाल्टे नं. १, मालेगाव ना. मालेगाव जि. नासिक

ई-निविदा सूचना. महाराष्ट्र राज्य दिव्यांग वित्त व विकास महामंडळाच्या मुख्यालयातील तसेच दिव्यांग महामंडळाच्या अधिष्ठायाखालील सर्व जिल्हा कार्यालयातील कर्ज वसुली/लेखा/प्रशासन विभागांमध्ये विविध श्रेणीत काम करण्यासाठी

- १. च स ई. नि २७४ / कोड ३०००५५१७२ :- औ. वि. के. पारस २५० मे वें संच ४ च्या कॅपिटल ओव्हरहॉल्ट दरम्यान CW पंपला प्रोटेक्टिव कोटिंग लावणे आणि पुरवठा करणे. (Esti. :- १८.१४ लाख, EMD :- २२४४०/-)
२. बा स ई. नि २७५ / कोड ३०००५५१६९ :- औ. वि. के. पारस २५० मे वें संच ४ च्या कॅपिटल ओव्हरहॉल्ट मेटल शीट चा पुरवठा करणे. (Esti. :- २२.३० लाख, EMD :- २५८०२/-)
३. बा स ई. नि २७६ / कोड ३०००५५१३४ :- औ. वि. के. पारस २५० मे वें संच ४ च्या वार्षिक देखभालीमध्ये गेट्स आणि डॅम्परची व दुरुस्ती / सर्व्हिसिंग कामाचा कंत्राट. (Esti. :- १.५५ लाख, EMD :- ४६६२/-)
४. च स ई. नि २७७ / कोड ३०००५५१४२ :- औ. वि. के. पारस २५० मे वें संच ४ येथे दुरुस्तीदारमन हायड्रोजेट आणि बुलेट शॉट पध्दतीने कॅन्वेसर ट्यूब क्वीनिंगच्या कामाचा कंत्राट. (Esti. :- २३.४९ लाख, EMD रू :- २६९९३/-)
५. बा स ई. नि २७८ कोड ३०००५५२३६ :- औ. वि. के. पारस २५० मे वें संच ४ येथे COH दरम्यान बॉयलर साइड क्रिटिकल स्टील पाइपलाईनच्या लोड हॉर्सची सेवा आणि दुरुस्तीच्या कामाचा कंत्राट. (Esti. :- ३.५५ लाख, EMD रू :- ७७५०/-)
६. बा स ई. नि २७९ / कोड ३०००५५२४६ :- औ. वि. के. पारस २५० मे वें संच ४ च्या बी बी डी -४७७२ कोल मिलाता लावणाऱ्या पी एफ आजटलेट बोवर्स, क्लॉसीफायर हाउसिंगच्या इंटरनल कोन, ट्रान्सीशन पिप, डायमंड कोनचा पुरवठा करणे. (Esti. :- २५.८५ लाख, EMD :- २९३५७/-)
७. बा स ई. नि २८० / कोड ३०००५५२४३ :- औ. वि. के. पारस २५० मे वें संच ४ च्या बी बी डी -४७७२ कोल मिलाता लावणाऱ्या क्लॉसीफायर पी एफ शट ऑफ गेट आणि स्पेअर्सचा पुरवठा करणे. ( Esti. रू :- २९.६० लाख, EMD रू :- ३३९०९/-)
८. बा स ई. नि २८१ कोड ३०००५५३३५ :- औ. वि. के. पारस २५० मे वें संच ४ येथे कर्नाटक स्कॅकोल्डींग उपाणे आणि फस्टपास मधील बॉयलर ट्यूबचे जेट क्लिनिंग कामाचा कंत्राट. (Esti. :- २१.७६ लाख, EMD रू :- २५२६८/-)
९. च स ई. नि २८२ कोड ३०००५५२०८ :- औ. वि. के. पारस २५० मे वें संच ४ येथे सील ऑईल कुलरच्या डबल ३-वे व्हॉल्व्ह असंब्लीचा पुरवठा करणे. (Esti. :- ३२.७० लाख, EMD रू :- ३६२००/-)
१०. च स ई. नि २८३ / कोड ३०००५५२३८ :- औ. वि. के. पारस येथील चक्रमाला संधारण विभागाचे आजटलीअर वर्कशॉप मध्ये प्रतीपाल तत्वावर मिशनवरील आवश्कता असेल तेव्हा विविध काम करण्याचा कंत्राट (Esti. :- ८.५६ लाख, EMD :- १२०६०/-)
११. एम आय एस ई. नि २८४ / कोड ३०००५५३२३ :- औ. वि. के. पारस २५२५० मे वें येथे पी ए टि योजने अंतर्गत देखरेख आणि पडताळणी (M&V) अभ्यासासाठी कामाचा कंत्राट. (Esti. :- २.२५ लाख, EMD :- ५७५७/-)
१२. बा स ई. नि २८५ / कोड ३०००५५२५१ :- औ. वि. के. पारस २५० मे वें संच ४ येथे बॉयलरमधील बर्नर पॅन्स आणि इतर आवश्यक क्षेत्रावर रासायनिक कंधंन असलेल्या प्लास्टिक रिफ्रिक्टरीच्या वापर्याचा कामाचा कंत्राट (Esti. रू :- २.३३ लाख, EMD रू :- ५८३९/-)
१३. बा स ई. नि २८६ / कोड ३०००५५३३७ :- औ. वि. के. पारस २५० मे वें संच ४ येथे बीबीडी ४७७२ कोल मिला साठी कोळसा पाईपच्या ड्रेसर कम्पलिंग आणि सुटे भागांचा पुरवठा करणे. (Esti. रू :- १.७२ लाख, EMD रू :- १३२२०/-)
१४. स्थापना विभाग ई. नि २८७ / कोड ३०००५५२३२ :- औ. वि. के. पारस येथील चेमरी गेस्ट हॉउसचे मेनटन्स सोबत कॅटरिंग पुरविणे करता दिव्यांकित कामाचा कंत्राट. (Esti. रू :- ५३.३९ लाख, EMD रू :- ५६८१६/-)
१५. को हा वि ई. नि २८८ / कोड ३०००५५२४३ :- औ. वि. के. पारस २५२५० मे वें संच ४ कोळसा हाताळणी विभाग येथे कन्व्हेयर सिस्टमसाठी ड्राइव्ह आणि नॉन-ड्राइव्ह पुलीचा पुरवठा करणे (Esti. रू :- ४०.८९ लाख, EMD रू :- ४४३२०/-)
१) ई निविदा अ. क्र. १ ते १५ विक्रिचा कालावधि दि.२५.०२.२०२५ ते १७.०३.२०२५ सादर करण्याची दि.१८.०३.२०२५ वेळ १६.०० वा. टिप. सविस्तर माहिती करीता कृपया आमची वेबसाईट पहावी https://eprocurement.mahagenco.in मुख्क अधिभयता औ. वि. के.द्वे, पारस

पेगासस असेट्स् रिक्र्स्टरद्वधवा पारवटे लिमिटेड. ५५-५६, ५४ भवन, जरी प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०० ०२१. सुरुवाती: ०२१-९८८८ २७००. ई-मेल: sys@pegasus-arc.com, संपर्क: www.pegasus-arc.com

ई-लिलावाडर विक्रीसाठी जाहीर सूचना. सिस्वुपिदाइडेस अँड रिकन्स्ट्रक्शन ऑफ फायनान्सिअल असेट्स् अँड एफोर्सिटी इन्टेरेट अँड, २००२ ग्हाजवन सिस्वुपिटी इन्टेरेट (एफोर्सिटी) रुस, २००२ च्या निमम व च्या तरतुदीनुसार स्व्यार गारणतेच्या विक्रीकरिता ई-लिलाव सूचना

सही / (अभय करण्टकर) व्यवस्थापकीय संचालक महाराष्ट्र राज्य दिव्यांग वित्त व विकास महामंडळ, मुंबई.

अंगणवाडी मदननीस पदांसाठी जहिरात. बाप विकास प्रकल्प अधिकारी, घाटकोपर (ना), मुंबई उपनगर या प्रकल्पा अंतर्गत कार्यरत अंगणवाडीतील रिक्त पदे असलेल्या अंगणवाडी मदननीस यांची मानधनी पदे भरती करावयाची आहेत. स्थानिक रहोवासी महिला उमेदवारांकडून सर्व मागविण्यात येत आहेत.

पात्रतेचे निकष. तहशील शैक्षणिक पात्रता. शैक्षणिक पात्रता. अंगणवाडी मदननीस. १२ वी पास किंवा अधिक. १८ ते ३५ वर्ष विधवांसाठी ४० वर्ष. एकत्रिक मानधन. शासनामार्फत निश्चित करण्यात आलेले. एकूण रिक्त पदे. नित्यान्त नगर. आझादनगर. कामराज नगर. भिमनगर.

आर्जवा नमुना कार्यालयात कार्यालयीन दिवशी व कार्यालयीन वेळेत उपलब्ध राहिल. अर्ज मिळवण्याचे दिनांक व जमा करण्याचे ठिकाण. आर्जवा नमुना कार्यालयात कार्यालयीन दिवशी व कार्यालयीन वेळेत उपलब्ध राहिल. अर्ज मिळवण्याचे दिनांक व जमा करण्याचे ठिकाण.

ICICI Bank नॉर्णकृत कार्यालय: आयसीआयसीआय बँक टॉवर, चकली सर्कल, पुणा पदरा रोड, बडोदरा - ३९० ०७७. प्रशासकीय कार्यालय: आयसीआयसीआय बँक टॉवर, बांद्रा-गुर्ला कॉम्प्लेक्स, मुंबई-४०० ०५१. सोने लिलाव तथा आमंत्रण सूचना

Table with columns: करंडे वारडे, शहाणेचे नाव, करंडे वारडे, शहाणेचे नाव, करंडे वारडे, शहाणेचे नाव, करंडे वारडे, शहाणेचे नाव. Contains multiple rows of financial and tender-related data.

दिनांक: २५.०२.२०२५. स्वरुड: मुंबई, मुंबई उपनगरे, पालघर, ठाणे, रायगड, पुणे, सोलापूर, छत्रपती संभाजीनगर. प्राधिकृत अधिकारी: पेगासस असेट्स् रिकन्स्ट्रक्शन पारवटे लिमिटेड (पेगासस गृह वीई फाईव्ह ड्टर २).



## **Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **28/03/2025** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 12:00 pm**. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the encumbrances on / issues related to the Schedule Property, if any
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (09) above, will cause forfeiture

of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.

11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5<sup>th</sup> floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **27/03/2025** till 04:00 p.m. Email address: [prerana@pegasus-arc.com](mailto:prerana@pegasus-arc.com)/ [vishal@pegasus-arc.com](mailto:vishal@pegasus-arc.com) [gautam@pegasus-arc.com](mailto:gautam@pegasus-arc.com). In addition to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction property is as follows: -**  
Lot 1 – Rs.3,15,45,000.00 (Rupees Three Crore Fifteen Lakh Forty Five Thousand Only).  
Lot 2 – Rs.40,00,000.00 (Rupees Forty Lakh Only)
17. **The Earnest Money Deposit of the auction property is as follows: -**  
Lot 1 – Rs.31,54,500.00 (Rupees Thirty One Lakh Fifty Four Thousand Five Hundred Only)  
Lot 2 – Rs.4,00,000/- (Rupees Four Lakh Only)
18. Last date for submission of bid is 27/03/2025 before 04:00 PM and the Auction is scheduled on 28/03/2025 from 12:00 pm to 1:00 pm. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
19. **Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty Five Trust 2, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 16011101645657 Account Name: - Pegasus Group Thirty Five Trust 2, Bank Name: Dombivali Nagari Sahakari Bank Ltd., Fort, Mumbai, IFSC Code: DNSB0000016.**

20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs.1,00,000/- (Rupees One Lakh Only)**.
21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
  - Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
  - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAR card, Valid e-mail ID, Landline and Mobile Phone number.
  - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
  - Duly filled, signed and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
  - Other necessary statutory and govt. compliances, if any.
27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sale shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "[www.pegasus-arc.com](http://www.pegasus-arc.com)" and you may contact Ms. Prerana S. Adhav, Mr. Vishal Kapse- 7875456757 and Mr. Gautam Bhalerao - 8999569572.

**Special Instructions:**

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

**Place: Wada**  
**Date: 25/02/2025**

**AUTHORISED OFFICER**  
**Pegasus Assets Reconstruction Private Limited**  
**(Trustee of Pegasus Thirty Five Trust 2)**