

**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 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 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 **20/12/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on **08/03/2024** 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):	a) <b>Sigma Techinfra Solutions (India) Pvt. Ltd. (Borrower)</b> b) <b>Mr. Sanjay Shesherao Gaikwad (Co-Borrower)</b> c) <b>Mrs. Sujata Sanjay Gaikwad (Co-Borrower)</b>
Outstanding Dues for which the secured assets are being sold:	<b>Rs.6,39,54,682.48/-</b> (Rupees Six Crores Thirty Nine Lakhs Fifty Four Thousand Six Hundred Eighty Two And Paise Forty Eight Only) <b>as on 10/09/2021</b> as per notice under section 13(2) of SARFAESI Act.  <b>(Rs. 8,98,17,000</b> (Rs. Eight Crores Ninety Eight Lakhs Seventeen Thousand Only) <b>as on 21/02/2024</b> plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 22/02/2024 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	<b>Mortgaged by:- Sigma Techinfra Solutions (India) Pvt. Ltd.</b> Combined Office premises bearing no. <b>E-204</b> adm. 1122 sq. ft. along with 2 (two) car parking spaces bearing nos. 69 and 70 in the P4 level, <b>E-205</b> adm. 804 sq. ft. along with 2 (two) car parking spaces bearing nos. 71 and 72 in the P4 level, <b>E-206</b> adm. 805 sq. ft. or thereabouts along with 2 (two) car parking spaces bearing nos. 73 and 74 in the P4 level on the second floor of the building known as "Eastern Business District" (formerly known as Magnet Mall.) standing on the plot of land bearing CTS no. 372 (part), and CTS no. 372/1 to 372/65 (part) of the plot of the City Survey Kanjur situate, lying and being at Lal Bahadur Shastri Marg, Bhandup (west), Mumbai 400078
CERSAI ID:	<b>Security Interest Id - 400029275559</b> <b>Asset Id - 200029226865</b>
Reserve Price below which the Secured Asset will not be sold (in Rs.):	<b>Rs.4,18,08,000/-</b> <b>(Rupees Four Crore Eighteen Lakhs Eight Thousand Only)</b>
Earnest Money Deposit (EMD):	<b>Rs. 41,80,800/-</b> <b>(Rupees Forty Six Lakh Forty Five Thousand Four Hundred Only)</b>
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	<b>Society Dues: Rs.8,67,587/- as on 31.03.2024</b> <b>Property Tax : Rs.63,73,948/- as on 31/08/2024</b>
Inspection of Properties:	<b>12/12/2024 between 03:00 p.m. to 05:00 p.m.</b>
Contact Person and Phone No:	<b>Ms. Prerana Adhav 8879802170</b> <b>Mr. Gautam Bhalerao 8999569572</b>
Last date for submission of Bid:	<b>23/12/2024 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 24/12/2024 from 12.00 p.m. to 1.00 p.m.</b>

This publication is also a fifteen (15) 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. <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: Mumbai  
Date: 04/12/2024

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



**INDOCO REMEDIES LIMITED** Registered Office: 166 Indoco House, C.S.T Road, Santacruz (E), Mumbai, Maharashtra, 400098.

NOTICE is hereby given that the certificates for the under mentioned securities of the Company have been lost/misplaced and the holder of the said securities has applied to the Company to issue duplicate certificates.

Any person who has claim in respect of the said securities should lodge such claim with the Company at its Registered Office within 15 days from this date else the Company will proceed to issue duplicate certificates without further intimation.

Name of the holders	Folio No.	No. of Securities	Certificate No.	Distinctive numbers	Kind of Securities and face value
ANANT GOVIND KULKARNI, SHAILA ANANT KULKARNI	000273	7,500	12095	61910996-61918495	Equity shares of face value Rs. 2/- each
ANANT KULKARNI		15,000	58	954851-969850	

Place: Mumbai, Date: 04.12.2024 Anant Govind Kulkarni, Shaila Anant Kulkarni

**Canara Bank**

Parent Branch: Shishu Mandir 12, Gokhale Society Lane, Parel, Mumbai-400 012; E-mail id: c01110@canarabank.com Website: www.canarabank.com

Ref. No. MSRD/REC/REDM/DILIP B VAREKAR/31.OCT.2024-25 Date: 30.11.2024 Regd. Post with Ack. Due

**REDEMPTION NOTICE (SECTION 13(B)) TO BORROWER / GUARANTOR / MORTGAGOR**

The Borrower / Guarantors / Mortgagor,

- Sri. Dilip Bihikaji Varekar, Flat No. 102, 'Sai Leela Apartment', A' Wing I Floor, Plot No. 42, 42 and 44, Titwala Village, Taluka Kalyan, District Kalyan-421 301
- Smt. Pratibha Dilip Varekar, Flat No. 102, 'Sai Leela Apartment', A' Wing I Floor, Plot No. 42, 42 and 44, Titwala Village, Taluka Kalyan, District Kalyan-421 301
- Sri. Dilip Bihikaji Varekar, Nav Panchak Co-Op Housing Society, Bombaywala Chawl, Jirmani Nagar, Koleswad, Kalyan (E)-421 306
- Smt. Pratibha Dilip Varekar, Nav Panchak Co-Op Housing Society, Bombaywala Chawl, Jirmani Nagar, Koleswad, Kalyan (E)-421 306
- Sri. Dipak Sitaram Sawant, 2/32, Itani Chawls, Dr. Ambedkar Road, Kalachowki, Mumbai-400 032.

SUBJECT: Notice for exercising the right of redemption under Section 13 (B) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").

The undersigned being the Authorized Officer of Canara Bank, PAREL Branch, Mumbai, Maharashtra (hereinafter referred to as "the secured creditor"), appointed under the Act do hereby issue this notice, under Section 13(B) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:

As you all are aware that the secured creditor had issued the Demand Notices, under Section 13(2) of the Act, on 08.02.2023 to the Borrower / firm MR. DILIP BIHIKAJI VAREKAR & SMT. PRATIBHA DILIP VAREKAR the mortgagor and the guarantors (above mentioned names), demanding to pay an amount of ₹ 5,88,491.00 (Rs. Five Lakhs Eighty Eight Thousand Four Hundred Ninety One Only) as on 31.07.2023, plus subsequent interest, costs and expenses in full, failing which the sale notice under the Act will be published in the newspaper specifying one of the following modes mentioned below, to sell the secured assets:

i. By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying assets; OR ii. By inviting tenders from the public; OR

iii. By holding public auction including through e-auction mode; OR

iv. By private treaty.

As per Section 13(8) of the Act, you are entitled to redeem the secured Assets at any time before the date of publication of sale notice in Newspapers, failing which your Right to redeem the mortgaged property as per Section 13(8) of the Act shall stand extinguished.

This is without prejudice to any other rights available to the secured creditor under the subject Act / or any other law in force.

Thanking You, Sd/- Authorized Officer CANARA BANK

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i. By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying assets; OR ii. By inviting tenders from the public; OR

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Ref. No. MSRD/REC/REDM/DINESH R TIWARI/33.DEC.2024-25 Date: 28.11.2024 Regd. Post with Ack. Due

**REDEMPTION NOTICE (SECTION 13(B)) TO BORROWER / GUARANTOR / MORTGAGOR**

The Borrower / Guarantors / Mortgagor,

- Mr. Dinesh R. Tiwari, Flat No. 301, Krishna Apartment, Plot No. 47/16, Sector 20B, Opp. Krishna Square, Navi Mumbai-400 708.
- Mr. Dinesh R. Tiwari, Flat No. 204, 2<sup>nd</sup> Floor, 'Sunrise Apartment', Near HP Petrol Pump, Karjat Badapur Road, Taluka Ambernath, Badapur (East), Dist. Thane-421 503.
- Mr. Ashok R. Singh, Flat No. 301, 3<sup>rd</sup> Floor, C Wing, Vastu Hills Co-Op. Hsg. Soc. Ltd., Badapur Village, Shirgaon, Taluka / Ambernath, Dist. Thane-421 503.
- Mr. Ashok R. Singh, Flat No. 101, Krishna Apartment, Plot No. 47/16, Sector 20B, Opp. Krishna Square, Navi Mumbai-400 708.

SUBJECT: Notice for exercising the right of redemption under Section 13 (B) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").

The undersigned being the Authorized Officer of Canara Bank, PAREL Branch, Mumbai, Maharashtra (hereinafter referred to as "the secured creditor"), appointed under the Act do hereby issue this notice, under Section 13(B) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:

As you all are aware that the secured creditor had issued the Demand Notices, under Section 13(2) of the Act, on 09.17.2019 to the Borrower / firm MR. ASHOK R. SINGH, the mortgagor and the guarantors (above mentioned names), demanding to pay an amount of ₹ 18,34,385/- (Rs. Eighteen Lakhs Thirty Four Thousand Three Hundred Eighty Five Only) as on 08.07.2019 and interest stated thereon within 60 days from the date of receipt of the said notices.

Since, the Borrowers / Firm, the mortgagors and the Guarantor (above mentioned names) having failed to repay the amount mentioned in the above said demand notices, the Authorized Officer under Section 13(4) of the Act had taken Symbolic Possession of the secured assets described in the Possession Notice dated 14.11.2019. Further, the said Symbolic Possession notice was duly published in Business Standard and Tarun Bharath news papers on 16.11.2019.

To comply with the proposition laid down by the Hon'ble High Court of Judicature at Hyderabad for the State of Telangana and the State of Andhra Pradesh, in Writ Petition No. 8155 of 2018, you all are hereby given a last and final opportunity to redeem and reclaim the secured assets, which are in possession of the secured creditor, within 30 days from the receipt of this notice, by discharging the liability of ₹ 18,34,385/- (Rs. Eighteen Lakhs Thirty Four Thousand Three Hundred Eighty Five Only) as on 08.07.2019, plus subsequent interest, costs and expenses in full, failing which the sale notice under the Act will be published in the newspaper specifying one of the following modes mentioned below, to sell the secured assets:

i. By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying assets; OR ii. By inviting tenders from the public; OR

iii. By holding public auction including through e-auction mode; OR

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As per Section 13(8) of the Act, you are entitled to redeem the secured Assets at any time before the date of publication of sale notice in Newspapers, failing which your Right to redeem the mortgaged property as per Section 13(8) of the Act shall stand extinguished.

This is without prejudice to any other rights available to the secured creditor under the subject Act / or any other law in force.

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Ref. No. MSRD/REC/REDM/DINESH R TIWARI/33.DEC.2024-25 Date: 28.11.2024 Regd. Post with Ack. Due

**REDEMPTION NOTICE (SECTION 13(B)) TO BORROWER / GUARANTOR / MORTGAGOR**

The Borrower / Guarantors / Mortgagor,

- Mr. Dinesh R. Tiwari, Flat No. 301, Krishna Apartment, Plot No. 47/16, Sector 20B, Opp. Krishna Square, Navi Mumbai-400 708.
- Mr. Dinesh R. Tiwari, Flat No. 204, 2<sup>nd</sup> Floor, 'Sunrise Apartment', Near HP Petrol Pump, Karjat Badapur Road, Taluka Ambernath, Badapur (East), Dist. Thane-421 503.
- Mr. Ashok R. Singh, Flat No. 301, 3<sup>rd</sup> Floor, C Wing, Vastu Hills Co-Op. Hsg. Soc. Ltd., Badapur Village, Shirgaon, Taluka / Ambernath, Dist. Thane-421 503.
- Mr. Ashok R. Singh, Flat No. 101, Krishna Apartment, Plot No. 47/16, Sector 20B, Opp. Krishna Square, Navi Mumbai-400 708.

SUBJECT: Notice for exercising the right of redemption under Section 13 (B) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").

The undersigned being the Authorized Officer of Canara Bank, PAREL Branch, Mumbai, Maharashtra (hereinafter referred to as "the secured creditor"), appointed under the Act do hereby issue this notice, under Section 13(B) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:

As you all are aware that the secured creditor had issued the Demand Notices, under Section 13(2) of the Act, on 09.17.2019 to the Borrower / firm MR. ASHOK R. SINGH, the mortgagor and the guarantors (above mentioned names), demanding to pay an amount of ₹ 18,34,385/- (Rs. Eighteen Lakhs Thirty Four Thousand Three Hundred Eighty Five Only) as on 08.07.2019, plus subsequent interest, costs and expenses in full, failing which the sale notice under the Act will be published in the newspaper specifying one of the following modes mentioned below, to sell the secured assets:

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The Borrower / Guarantors / Mortgagor,

- Mr. Dinesh R. Tiwari, Flat No. 301, Krishna Apartment, Plot No. 47/16, Sector 20B, Opp. Krishna Square, Navi Mumbai-400 708.
- Mr. Dinesh R. Tiwari, Flat No. 204, 2<sup>nd</sup> Floor, 'Sunrise Apartment', Near HP Petrol Pump, Karjat Badapur Road, Taluka Ambernath, Badapur (East), Dist. Thane-421 503.
- Mr. Ashok R. Singh, Flat No. 301, 3<sup>rd</sup> Floor, C Wing, Vastu Hills Co-Op. Hsg. Soc. Ltd., Badapur Village, Shirgaon, Taluka / Ambernath, Dist. Thane-421 503.
- Mr. Ashok R. Singh, Flat No. 101, Krishna Apartment, Plot No. 47/16, Sector 20B, Opp. Krishna Square, Navi Mumbai-400 708.

SUBJECT: Notice for exercising the right of redemption under Section 13 (B) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").

The undersigned being the Authorized Officer of Canara Bank, PAREL Branch, Mumbai, Maharashtra (hereinafter referred to as "the secured creditor"), appointed under the Act do hereby issue this notice, under Section 13(B) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:

As you all are aware that the secured creditor had issued the Demand Notices, under Section 13(2) of the Act, on 09.17.2019 to the Borrower / firm MR. ASHOK R. SINGH, the mortgagor and the guarantors (above mentioned names), demanding to pay an amount of ₹ 18,34,385/- (Rs. Eighteen Lakhs Thirty Four Thousand Three Hundred Eighty Five Only) as on 08.07.2019, plus subsequent interest, costs and expenses in full, failing which the sale notice under the Act will be published in the newspaper specifying one of the following modes mentioned below, to sell the secured assets:

i. By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying assets; OR ii. By inviting tenders from the public; OR

iii. By holding public auction including through e-auction mode; OR

iv. By private treaty.

As per Section 13(8) of the Act, you are entitled to redeem the secured Assets at any time before the date of publication of sale notice in Newspapers, failing which your Right to redeem the mortgaged property as per Section 13(8) of the Act shall stand extinguished.

This is without prejudice to any other rights available to the secured creditor under the subject Act / or any other law in force.

Thanking You, Sd/- Authorized Officer CANARA BANK

**PUBLIC NOTICE**  
(Under Section 102 of the Insolvency and Bankruptcy Code, 2016)  
FOR THE ATTENTION OF THE CREDITORS OF MRS. SUNITA PANDURANG SHINDE, PERSONAL GUARANTOR OF ANUDAN PROPERTIES PRIVATE LIMITED

RELEVANT PARTICULARS	
1. Name of the Personal Guarantor	Mrs Sunita Pandurang Shinde
2. Address of the Personal Guarantor (last known)	Mrs Sunita Pandurang Shinde 1, Flat No. 144, Rohini, Building-8, Tarangan CHS-2, Near Korum Mall, Thane West-400604 2, Flat No. 202, 42nd Floor, A-Wing, Building No.02, Greshma Residency-II, Mental Hospital Road, Opp. Dnyansadhana Vidyalaya, Thane West-400604 3. Sushant Bungalow, Ground Floor, Opp. RBL Bank, Ram Ganesh Gokadi Path, Thane, Maharashtra-400604.
3. Insolvency Commencement Date in respect of the Personal Guarantor	28th November, 2024
4. Details of Adjudicating Authority	National Company Law Tribunal, Mumbai Bench, Court-II
5. Name and Registration Number of the Insolvency Professional acting as Resolution Professional	Name: Abhijit S. Gokhale Reg. No.: IBI/PA-002/PA-N00964/2020-2021/13092
6. Address and e-mail of the Resolution Professional, as registered with the Board	Registered Address: A/1903, 19th Floor, N L Aryavarta, N L Complex, Dahisar East, Op. Anand Nagar, Mumbai - 400068. Registered Email-id: abhijitgokhale07@gmail.com
7. Address and e-mail to be used for correspondence with the Resolution Professional	Correspondence Address: Orion Resolution and Tumaround Private Limited, 811 8th Floor, Meadows, Sahar Plaza Complex, Off. J B Nagar/Chakale Metro Station, Andheri Kurla Road, Andheri East, Mumbai - 400093. Correspondence Email-id: pgsunitashinde.lchf@gmail.com
8. Last date for submission of claims	25th December, 2024
9. Relevant Forms	Form B as prescribed under Regulation 7 of the Insolvency and Bankruptcy Code of India (Insolvency Resolution Process for Personal Guarantors to Corporate Debtors) Regulations, 2019, in Form B, at the address mentioned against Entry No. 7. Web link for downloading the forms: https://ibi.gov.in/en/home/downloads

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench Court-II, has ordered the commencement of Insolvency Resolution Process of Mrs Sunita Pandurang Shinde, vide order no. CP (IB) No. 29/MB/2022 dated 28th November, 2024.

The creditors of Mrs Sunita Pandurang Shinde, are hereby called upon to submit their claims with proof on or before 25th December, 2024 to the Resolution Professional as prescribed under Regulation 7 of the Insolvency and Bankruptcy Code of India (Insolvency Resolution Process for Personal Guarantors to Corporate Debtors) Regulations, 2019, in Form B, at the address mentioned against Entry No. 7.

The Creditors shall submit their claims with proof by electronic means or through courier, speed post or registered letter.

Submission of false or misleading proofs of claim shall attract penalties.

Sd/- Abhijit Gokhale  
Resolution Professional  
In the matter of Mrs Sunita Pandurang Shinde  
Personal Guarantor of Anudan Properties Private Limited  
Registration Number: IBI/PA-002/PA-N00964/2020-2021/13092  
Registered Address: A/1903, 19th Floor, N L Aryavarta, N L Complex, Dahisar East, Op. Anand Nagar, Mumbai - 400068.  
Registered Email- abhijitgokhale07@gmail.com  
Date: 4th December, 2024  
Place: Mumbai  
Process specific email id: pgsunitashinde.lchf@gmail.com  
AFA Validity Date- 30th June, 2025

**इंडियन बैंक Indian Bank**

इलाहाबाद ALLAHABAD

Andheri East Branch : Shop No. 1, 2 & 3, Shiv Krupa H Bldg, Old Nagardas Road, Andheri (E), Mumbai - 400 069 Email: andheriest@indianbank.co.in

**BREAK OPEN OF LOCKERS**

The following lockers will be break open, if rent is not paid within 15 days from this advertisement at the convenience of branch. If any articles found in the locker, will be sold in public auction at banks extant guidelines. Sale proceeds will be adjusted towards the cost, rent arrears and any surplus will be payable to customer

Sr. No.	Physical Locker Number	CBS Locker Number	Name/s of Customer
1	70	4000582001	Mr. Sravanti Nagindas Parikh
2	420	4000858276	Mr. Kirit Jethalal Shah

Date: 04.12.2024  
Place: Mumbai  
Sd/- Authorized Officer Indian Bank

**FORM G**  
INVITATION FOR EXPRESSION OF INTEREST FOR  
M/S LIBRA FABRIC DESIGNS PRIVATE LIMITED  
OPERATING IN BUSINESS OF TRADING OF FABRICS AT MUMBAI  
(Under sub-regulation (1) of regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

**RELEVANT PARTICULARS**

1. Name of the corporate debtor along with PAN & CIN/ LLP No.	M/S Libra Fabric Designs Private Limited PAN: AACDL32420 CIN: U17209MH2012PTC225834
2. Address of the registered office	A/2, 309/349, Shah & Nahar Ind. Estate Dhanraj Mill Compound, Sitarajm Jadhav Marg, Lower Parel, Mumbai-400013, Maharashtra
3. URL of website	-
4. Details of place where majority of fixed assets are located	A/2, 309/349, Shah & Nahar Ind. Estate Dhanraj Mill Compound, Sitarajm Jadhav Marg, Lower Parel, Mumbai-400013, Maharashtra
5. Installed capacity of main products/ services	The Corporate Debtor is not in operation
6. Quantity and value of main products/ services sold in last financial year	No such detail available
7. Number of employees/ workmen	NIL
8. Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL	Can be obtained from RP through the following email id: lbc.librafabric@gmail.com
9. Eligibility for resolution applicants under section 25(2)(h) of the Act is available at URL	Eligibility Criteria is mentioned in the detailed invitation of EOI and can be obtained from RP through the following email id: lbc.librafabric@gmail.com
10. Last date for receipt of expression of interest	19 December 2024
11. Date of issue of provisional list of prospective resolution applicants	29 December 2024
12. Last date for submission of objections to provisional list	03 January 2025
13. Date of issue of final list of prospective resolution applicants	13 January 2025
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	18 January 2025
15. Last date for submission of resolution plans	17 February 2025
16. Process email id to submit Expression of Interest	lbc.librafabric@gmail.com

Sd/- Anshul Gupta  
For and on behalf of Mis Truvisory Insolvency Professionals Pvt. Ltd.  
Resolution Professional  
Registration No. IBI/PIE-0103/PA/2/2022/23/50020  
AFA valid upto: 27.12.2024  
Registered Address: 1501, Tower No. 4, Spring Grove Towers, Lokhandwala Township, Kandivali East, Mumbai-400011  
Email id: lbc.librafabric@gmail.com

**Canara Bank**

Parent Branch: Shishu Mandir 12, Gokhale Society Lane, Parel, Mumbai-400 012; E-mail id: c01110@canarabank.com Website: www.canarabank.com

Ref. No. MSRD/REC/REDM/CINSHARMA SINGH/33.DEC.2024-25 Date: 02.12.2024 Regd. Post with Ack. Due

**REDEMPTION NOTICE (SECTION 13(B)) TO BORROWER / GUARANTOR / MORTGAGOR**

The Borrower / Guarantors / Mortgagor,

- MR. CHHOTELAL NIRAHU SHARMA, Flat No. 203, 2<sup>nd</sup> Floor Plot No. 6, Gate No. 114, Shrangia Co-Operative Housing Society Limited, Village Ursoli, Panvel, Raigad-410 206.
- MR. CHHOTELAL N. SHARMA, R/B 15/3 Central Railway, Vashi Naka, Chembur, Mumbai-400 074.
- MR CHHOTELAL N. SHARMA, Shiv Sai Electronics & Traders Opp. R K Studio, RD Moti Bagh ST Road, Chembur, Mumbai-400 071.

SUBJECT: Notice for exercising the right of redemption under Section 13 (B) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").

The undersigned being the Authorized Officer of Canara Bank, PAREL Branch, Mumbai, Maharashtra (hereinafter referred to as "the secured creditor"), appointed under the Act do hereby issue this notice, under Section 13(B) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:

As you all are aware that the secured creditor had issued the Demand Notices, under Section 13(2) of the Act, on 09.10.2014 to the Borrower / firm MR. CHHOTELAL NIRAHU SHARMA the mort





## पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६,५वा मजला फ्री प्रेस हाऊस नरिमन पॉइंट,  
मुंबई-४०००२१ टेलि.: - ०२२-६१८८४७००

ईमेल : sys@pegasus-arc.com यूआरएल : www.pegasus-arc.com

### लिलावाद्वारे विक्रीसाठी सार्वजनिक सूचना

सिक्चुरिटी इंटरस्ट (अंमलबजावणी) नियम, २००२ च्या नियम ८ सहवाचता सिक्चुरिटायझेशन अॅण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल अॅसेट्स अॅण्ड इन्फोर्समेंट ऑफ सिक्चुरिटी इंटरस्ट अॅक्ट, २००२ अंतर्गत स्थावर मालमत्तेची विक्री

याद्वारे सामान्यतः जनतेला आणि विशेषतः खाली नमूद केलेल्या कर्जदार आणि सह-कर्जदारांना सूचना देण्यात आली आहे की, खाली वर्णन केलेली सुरक्षित मालमत्ता ही स्थावर मालमत्ता म्हणून सुरक्षित धनको, पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड यांच्याकडे गहाण ठेवली आहे, पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ (पेगासस) चे विश्वस्त म्हणून त्याच्या क्षमतेनुसार कार्य करत आहे, दिनांकित ३१.०३.२०२१ रोजीच्या असाइनमेंट करारानुसार आरबीएल बँक लिमिटेडद्वारे खाली नमूद केलेल्या कर्जदारांना सिक्चुरिटीज व्याजासह अंतर्गत कर्जे नियुक्त केले गेले, ते सरफेसी कायदा, २००२ च्या तरतुदी अंतर्गत, सरफेसी कायदा आणि नियमांच्या तरतुदीनुसार दि. २०/१२/२०२४ रोजी सर्व ज्ञात आणि अज्ञात उत्तरदायित्वांसह 'जेथे आहे तसे', 'जसे आहे तसे', आणि 'काय होते ते' या अधीन विक्री करण्यात येत आहे.

पेगाससच्या अधिकृत अधिकाऱ्याने दि. ०८.०३.२०२४ रोजी सरफेसी कायदा आणि त्याखालील नियमांच्या तरतुदीनुसार खाली वर्णन केलेल्या सुरक्षित मालमत्तेचा प्रत्यक्ष ताबा घेतला.

#### लिलावाचे तपशील खालीलप्रमाणे आहेत :

कर्जदार आणि सह-कर्जदाराचे नाव :	अ) सिग्मा टेकइन्फ्रा सोल्युशन्स (इंडिया) प्रा.लि. (कर्जदार) ब) श्री.संजय शेषराव गायकवाड (सहकर्जदार) क) सी. सुजाता संजय गायकवाड (सह-कर्जदार)
थकबाकी ज्यासाठी सुरक्षित मालमत्ता विकल्या जात आहेत:	रु. ६,३९,५४,६८२.४८/- (रुपये सहा कोटी एकोणचाळीस लाख चोपन्न हजार सहाशे ब्याएँशी आणि अठ्ठेचाळीस पैसे फक्त) दि. १०.०९.२०२१ रोजी सरफेसी कायद्याच्या कलम १३(२) अंतर्गत सूचनेनुसार.  (रु. ८,९८,१७,००० (रु. आठ कोटी अठ्ठ्याण्णव लाख सतरा हजार फक्त) दि. २१.०२.२०२४ रोजी अधिक करारानुसार व्याज आणि २२.०२.२०२४ रोजीपासून पेमेंट आणि वसुलीच्या तारखेपर्यंत खर्च, शुल्क आणि खर्च.)
सुरक्षित मालमत्तेचा तपशील स्थावर मालमत्ता आहे जी विकली जात आहे	द्वारे तारण:- सिग्मा टेकइन्फ्रा सोल्युशन्स (इंडिया) प्रा.लि. संयुक्त कार्यालय परिसर क्रमांक ई-२०४ मोजमापे ११२२ चौ. फूट सोबत २ (दोन) कार पार्किंगच्या जागा क्र. ९६ आणि ७० पी४ स्तरावर, ई-२०५ मोजमापे ८०४ चौ. फूट पी४ स्तरावर २ (दोन) कार पार्किंगच्या जागांसह क्र.७१ आणि ७२, ई-२०६ मोजमापे ८०५ चौ. फूट किंवा लालबहादूर शास्त्री मार्ग, भांडुप (पश्चिम), मुंबई ४०००७८ येथील 'इस्टर्न बिझनेस डिस्ट्रिक्ट' (पूर्वी मॅनेट मॉल म्हणून ओळखले जाणारे) इमारतीच्या दुसऱ्या मजल्यावरील पी४ स्तरावर २(दोन) कार पार्किंगच्या जागांसह ७३ आणि ७४ सीटीएस क्र. ३७२ (भाग), आणि सीटीएस क्र. ३७२/१ ते ३७२/६५ (भाग) सिटी सर्व्हे कांजूर येथील प्लॉट.
सीईआरएसएआय क्र.	सिक्चुरिटी इंटरस्ट आयडी - ४०००२९२७५५५९ अॅसेट्स आयडी - २०००२९२२६८६५
आरक्षित किंमत ज्याच्या खाली सुरक्षित मालमत्ता विकली जाणार नाही (रु.)	रु. ४,१८,०८,०००/- (रुपये चार कोटी अठरा लाख आठ हजार फक्त)
बायाणा पैसे ठेव (ईएमडी):	रु. ४१,८०,८००/- (रुपये एककेचाळीस लाख ऐंशी हजार आठशे फक्त)
दावे, जर असेल तर, जे मालमत्तेवर आणि सुरक्षित धनको आणि मूल्याला ज्ञात असलेल्या इतर कोणत्याही देय रकमेविरुद्ध मांडले गेले आहेत	सोसायटीची देय रक्कम : दि. ३१.०३.२०२४ रोजी रु. ८,६७,५८७/- मालमत्ता कर : दि. ३१.०८.२०२४ रोजी रु. ६३,७३,९४८/-
मालमत्तेची तपासणी :	दि. १२.१२.२०२४ दुपारी ०३.०० वा. ते ०५.०० वा. दरम्यान
संपर्क व्यक्ती आणि फोन नंबर :	कु. प्रेरणा आढाव ८८७९८०२१७० श्री. गौतम भालेराव ८९९९५६९५७२
बोली सादर करण्याची शेवटची तारीख:	दि. २३.१२.२०२४ रोजी दुपारी ४.०० वाजेपर्यंत
बोली उघडण्याची वेळ आणि ठिकाण :	दि. २४.१२.२०२४ रोजी दुपारी १२.०० वा. ते दुपारी १.०० वा.पर्यंत ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) वेबसाइटद्वारे ई-लिलाव/बिडिंग

सदर हे प्रकाशन सिक्चुरिटी इंटरस्ट (अंमलबजावणी) नियम, २००२ च्या नियम ८ अंतर्गत उपरोक्त कर्जदार/सह-कर्जदारांना पंधरा (१५) दिवसांची सूचनादेखील आहे.

किंवा कोणतीही बोली सादर करण्यापूर्वी किंवा सेवा प्रदाता ई प्रोक्योरमेंट टेकॉलॉजीज लि. सोबत संपर्क साधा. लिलाव टायगर बिडर समर्थन क्रमांक : मो. +९१९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल : support@auctiontiger.net

प्राधिकृत अधिकारी

ठिकाण : मुंबई  
दिनांक : ०४.१२.२०२४

पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ चे विश्वस्त





## **Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **24/12/2024** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **12:00 pm to 1:00 pm**. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the encumbrances on / issues related to the Schedule Property, if any
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (09) above, will cause forfeiture

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

11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5<sup>th</sup> floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **23/12/2024** till 04:00 p.m. Email address: [prerana@pegasus-arc.com](mailto:prerana@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: - Rs.4,18,08,000/- (Rupees Four Crore Eighteen Lakh Eight Thousand Only).**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs.41,80,800/- (Rupees Forty One Lakh Eighty Thousand Eight Hundred Only).**
18. Last date for submission of bid is 23/12/2024 before 04:00 PM and the Auction is scheduled on 24/12/2024 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 Nine Trust I, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 409819116154 Account Name: - Pegasus Group Thirty Nine Trust I, Bank Name: M/s RBL Bank Ltd., 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.1,00,000/- (Rupees One Lakhs Only).**

21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
  - Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
  - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAR card, Valid e-mail ID, Landline and Mobile Phone number.
  - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
  - Duly filled, signed and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
  - Other necessary statutory and govt. compliances, if any.
27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sale shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Siddhesh Pawar- 9029687504 and Mr. Vishal Kapse- 7875456757.

**Special Instructions:**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary

arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

**Place: Mumbai**  
**Date: 04/12/2024**

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