

**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 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 **15/01/2025**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on **25/07/2023** 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) Vijyalakshmi Metal Pvt. Ltd. - Formerly Known as Roll Fast Metal Pvt. Ltd (Borrower) b) Dr. Mrs. Shobha Mahesh Chandurkar (Director / Mortgagor/ Guarantor) c) Mr. Mahesh Shripad Chandurkar (Guarantor/ Mortgagor) d) Mr. Bhagwant Kanchan Singh e) Mr. Parshuram Kanchan Singh (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs.10,79,36,817.60 (Rupees Ten Crores Seventy Nine Lakh Thirty Six Thousand Eight Hundred Seventeen and Sixty Paise Only) as on 30/04/2018 as per notice under section 13(2) of SARFAESI Act. (Rs. 21,54,76,000.00 (Rupees Twenty One Crores Fifty Four Lakh Seventy Six Thousand Only) as on 08/07/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 08/08/2024 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by:- Vijyalakshmi Metal Pvt. Ltd. - Formerly Known as Roll Fast Metal Pvt. Ltd. All that piece & parcel of plot no.5 adm. 1156 sq. mtrs., plot no. 6 adm.1245 sq. mtrs., plot no. 14 adm. 658 sq. mtrs., plot no. 15 adm. 658 sq. mtrs., plot no. 16 adm. 658 sq. mtrs. Aggregating to 4375 sq. mtrs. Out of Gat No. 178/1 at Village – Khupari, Taluka – Wada, District – Palghar On or towards East : By the Wada – Bhivandi Road, On or towards West : By the land of CFC, On or towards North : By the internal Road, Plot No. 4 & 13, On or towards South : By the Gat No. 178/ 2.
CERSAI ID:	Security Interest Id – 200087333374 Asset Id - 400085409262
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.1,67,97,000/- (Rupees One Crore Sixty Seven Lakh Ninety Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs. 16,79,700/- (Rupees Sixteen Lakh Seventy Nine Thousand Seven Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not known
Inspection of Properties:	27/12/2024 between 12:00 p.m. to 03:00 p.m.
Contact Person and Phone No:	Ms. Prerana Adhav 8879802170 Mr. Gautam Bhalerao 8999569572 Mr. Vishal Kapse 7875456757
Last date for submission of Bid:	14/01/2025 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 15/01/2025 from 12.00 p.m. to 1.00 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. <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 OFFICERPlace: Mumbai
Date: 07/12/2024Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Five Trust 2)

लिलावाद्वारे विक्रीसाठी सार्वजनिक सूचना

सिव्युरिटी इंटरस्ट (अंमलबजावणी) नियम, २००२च्या नियम ८ सहवाचता सिव्युरिटी आयजेशन अॅण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल अॅसेट्स अॅण्ड एन्फोर्समेंट ऑफ सिव्युरिटी 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 ग्रुप थर्टी फाइव्ह ट्रस्ट ५ (पेगासस)चे विश्वस्त म्हणून त्याच्या क्षमतेनुसार कार्य करणारे पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड यांच्याकडे गहाण ठेवली आहे. असाइनमेंट करार दिनांकित ३१.१२.२०२० यानुसार डीएनएस बँक लिमिटेडद्वारे खाली नमूद केलेल्या कर्जदारांना सिव्युरिटीज व्याजासह अंतर्गत कर्ज नियुक्त केले गेले. ते सरफेसी कायदा, २००२च्या तरतुदींतर्गत, सरफेसी कायदा आणि नियमांच्या तरतुदीनुसार दि. १५.०१.२०२५ रोजी सर्व ज्ञात आणि अज्ञात उत्तरदायित्वांसह “जेथे आहे तसे”, “जसे आहे तसे” आणि “काय होते ते” याअधीन विक्री करण्यात येत आहे.

पेगाससच्या अधिकृत अधिकाऱ्याने दि. २५.०७.२०२३ 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) विजयलक्ष्मी मेटल प्रा. लि.- पूर्वी रोल फास्ट मेटल प्रा. लि. म्हणून ओळखले जाणारे (कर्जदार) ब) डॉ. सौ. शोभा महेश चांदूरकर (संचालक/ तारणकर्ता/ जामीनदार) क) श्री. महेश श्रीपाद चांदूरकर (जामीनदार/ तारणकर्ता) ड) श्री. भगवंत कांचनसिंह ई) श्री. परशुराम कांचन सिंग (जामीनदार)
थकबाकी ज्यासाठी सुरक्षित मालमत्ता विकल्या जात आहेत :	रु. १०,७९,३६,८१७.६० (रुपये दहा कोटी एकोणऐंशी लाख छत्तीस हजार आठशे सतरा आणि साठ पैसे फक्त) दि. ३०.०४.२०१८ रोजी सरफेसी कायद्याच्या कलम १३(२) अंतर्गत सूचनेनुसार. (रु. २१,५४,७६,०००.०० (रु. एकवीस कोटी चोपन्न लाख शहातर हजार फक्त) दि. ०८.०७.२०२४ रोजी अधिक करारानुसार व्याज आणि त्यावरील खर्च, शुल्क आणि खर्च दि. ०८.०८.२०२४ रोजीपासून आजतागायत पेमेंट आणि वसुली.)
सुरक्षित मालमत्तेचा तपशील स्थावर मालमत्ता आहे जी विकली जात आहे :	द्वारे तारण : विजयलक्ष्मी मेटल प्रा. लि.- पूर्वी रोल फास्ट मेटल प्रा. लि. म्हणून ओळखले जाणारे गाव- खुपरी, तालुका- वाडा, जिल्हा- पालघर येथील गट क्र. १७८/१ पैकी एकूण ४३७५ चौ.मी. प्लॉट क्र. ५ मोजमापे ११५६ चौ.मी., प्लॉट क्र. ६ मोजमापे १२४५ चौ.मी., प्लॉट क्र. १४ मोजमापे ६५८ चौ.मी., प्लॉट क्र. १५ मोजमापे ६५८ चौ.मी., प्लॉट क्र. १६ मोजमापे ६५८ चौ.मी.चे ते सर्व तुकडे आणि पार्सल; पूर्वेकडे किंवा दिशेला : वाडा-भिवंडी रोड, पश्चिमेकडे किंवा दिशेने : सीएफसीची जमीन, उत्तरेकडे किंवा दिशेने : अंतर्गत रस्ता, प्लॉट क्र. ४ आणि १३, दक्षिणेकडे किंवा दक्षिण दिशेने : गट क्र. १७८/२.
सीईआरएसएआय क्र. :	सिव्युरिटी इंटरस्ट आयडी - २०००८७३३३७४ अॅसेट्स आयडी - ४०००८५४०९२६२
आरक्षित किंमत ज्याच्या खाली सुरक्षित मालमत्ता विकली जाणार नाही (रु.) :	रु. १,६७,९७,०००/- (रुपये एक कोटी सदुसष्ट लाख सत्त्याणव हजार फक्त)
बयाणा पैसे ठेव (ईएमडी) :	रु. १६,७९,७००/- (रुपये सोळा लाख एकोणऐंशी हजार सातशे फक्त)
दावे, जर असेल तर, जे मालमत्तेवर आणि सुरक्षित धनको आणि मूल्याला ज्ञात असलेल्या इतर कोणत्याही देय रकमेविरुद्ध मांडले गेले आहेत :	माहीत नाही
मालमत्तेची तपासणी :	दि. २७.१२.२०२४ रोजी दु. १२.०० वा. ते दु. ०३.०० वा.दरम्यान
संपर्क व्यक्ती आणि फोन नंबर :	कु. प्रेरणा आढाव - ८८७९८०२१७० श्री. गौतम भालेराव - ८९९९५६९५७२ श्री. विशाल कापसे - ७८७५४५६७५७
बोली सादर करण्याची शेवटची तारीख :	दि. १४.०१.२०२५ रोजी दुपारी ०४.०० वाजेपर्यंत
बोली उघडण्याची वेळ आणि ठिकाण :	दि. १५.०१.२०२५ रोजी दु. १२.०० वा. ते दु. ०१.०० वा.पर्यंत (https://sarfaesi.auctiontiger.net) वेबसाइटद्वारे ई-लिलाव/ बिडिंग

सदर हे प्रकाशन सिव्युरिटी इंटरस्ट (अंमलबजावणी) नियम, २००२च्या नियम ८ अंतर्गत उपरोक्त कर्जदार/ सह-कर्जदारांना तीस (३०) दिवसांची सूचनादेखील आहे.

विक्रीच्या तपशीलवार अटी व शर्तीसाठी, कृपया सुरक्षित धनकोच्या वेबसाइटचा म्हणजे <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> चा संदर्भ घ्या किंवा कोणतीही बोली सादर करण्यापूर्वी किंवा सेवा प्रदाता ई-प्रॉक्योरमेंट टेक्नॉलॉजीज लि. सोबत संपर्क साधा. लिलाव टायगर बिडर समर्थन क्रमांक : मो. +९१९२६५५६२८२१ आणि ९३७४५१९७५४, ई-मेल : support@auctiontiger.net

ठिकाण : मुंबई
दिनांक : ०७.१२.२०२४

प्राधिकृत अधिकारी
पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप थर्टी फाइव्ह ट्रस्ट २चे विश्वस्त)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **15/01/2025** 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, 5th floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **14/01/2025** till 04:00 p.m. Email address: prerana@pegasus-arc.com / vishal@pegasus-arc.com / 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.1,67,97,000/- (Rupees One Crore Sixty Seven Lakh Ninety Seven Thousand Only).**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs.16,79,700/- (Rupees Sixteen Lakh Seventy Nine Thousand Seven Hundred Only).**
18. Last date for submission of bid is 14/01/2025 before 04:00 PM and the Auction is scheduled on 15/01/2025 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.2,00,000/- (Rupees Two 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 Authorized Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sale shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Ms. Prerana S. Adhav, 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: 07/12/2024

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