

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel:-022-61884700

Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION**Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 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), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank limited (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 along with all its known and unknown dues on 31/07/2024.

The Authorized Officer of Pegasus has taken **Physical Possession** of the below described secured assets being immovable property on 17/07/2023 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) and Mortgagor(s):	a) M/s. Ekveera Enterprises (Prop. Mr. Jitendra H. Pawar) (Borrower) b) Mr. Jitendra H. Pawar (Co-borrower & Mortgagor) c) Mrs. Jagruti Jitendra Pawar (Co-borrower & Mortgagor)
Outstanding Dues for which the secured assets are being sold:	Rs. 99,01,052.91/- (Rupees Ninety Nine Lakhs One Thousand Fifty Two and Paise Ninety One Only) as on 10/09/2021 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 11/09/2021 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. [Rs. 1,52,64,665.47/- (Rupees One Crores Fifty Two Lakhs Sixty Four Thousand Six Hundred Sixty Five and Paise Forty Seven Only) as on 10/07/2024 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.]
Details of Secured Asset being Immovable Property which is being sold	Property Owned and Mortgaged by:- Mr. Jitendra H. Pawar and Mrs. Jagruti Jitendra Pawar Flat No.502, 5th Floor, Admeasuring 603. Sq. Ft (Carpet Area) [Including Balcony, Cupboard, Door grills], B Wing, Sumeet Elegance, Bhavani Nagar, Smt. Gladys Alvares Road, Old S.No. 77/3, New Gut No. 60/1 of Village Chitalsar, Manpada, Thane 400607 and having its boundaries as under:- Towards North : Open Space, Towards South : Tiki ji ni Wadi, Towards East : Vally Tower NX, Towards West : Happy Valley
CERSAI ID:	Security Interest ID 400026251539 Asset ID 200026199959
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 81,90,000/- (Rupees Eighty-One Lakhs Ninety Thousand Only)
Earnest Money Deposit (EMD):	Rs. 8,19,000/- (Rupees Eight Lakh Nineteen Thousand Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	17/07/2024 between 3.00 pm to 5.00 pm
Contact Person and Phone No:	Mr. Paresch Karande - 9594313111 Ms. Sanika Wadkar- 8879810733
Last date for submission of Bid:	30/07/2024 till 4.00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 31/07/2024 from 11.00 am to 12.00 noon
This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auction-tiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.	
AUTHORISED OFFICER	
Place: Thane Date: 12/07/2024	Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Thirty Nine Trust 1)

PUBLIC NOTICE
NOTICE is hereby given on behalf of my client that I am investigating the title of M/s. Evergreen Infrastructures, having their place of business at Shop No. 12, Minar Tower, Off. S. V. Road, Jogeshwari (West), Mumbai 400102 (hereinafter referred to as the "Owner") to the property more particularly described in the Schedule hereunder written ("the Property").

Navi Mumbai Municipal Corporation
City Engineering Department
Re-Tender Notice No. NMMC/ City Engineer/13/2024-25
Name of work- concretisation of main chowk in front of Mukand Company in Digha ward.

PUBLIC NOTICE: LOST POA
Branch Office: Aurum Q Parc Q2 Ghansoli, 11th Floor, ICICI Bank, Thane Belapur Road, Mumbai 400710, Work station- 413
I, Satish Mourya, S/o Shri Munnalal, employee number- 458133 currently posted at Ghansoli, Mumbai, in the capacity of Area Relation Ship Manager is hereby giving undertaking that

उरण नगरपरिषद, उरण
जिल्हा: रायगड
प्रथम संक्षिप्त ई-निविदा सूचना क्रमांक
उनप/वावि/०२/२०२४-२५
उरण नगरपरिषद क्षेत्रातील खालील कामाची संपूर्ण तपशिलसह सविस्तर ई-निविदा https://www.mahatenders.gov.in या संकेतस्थळावर उपलब्ध आहे.

Table with 5 columns: Sr. No., Floor, Use, Building No., Room No., Names of Tenant, Name of Occupant. Contains details of redevelopment under DCPR 33(7) of property bearing C. S. No. 360 of Parel-Sewri Division and Cess No. F/S-2635.

APPENDIX IV-A
Sale Notice for sale of Immovable Property
E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

BRIHANMUMBAI MAHANAGARPALIKA
TREE AUTHORITY
-PUBLIC NOTICE-
In accordance with the provision under section 8(3) (c) of the Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975 (As modified up to 24th June 2021), 03 proposal from K/West and 03 proposals from P/North ward in Zone-IV i.e. Total 06 proposals are received requesting approval of Hon. Municipal Commissioner & Chairman, Tree Authority / BMC Tree Authority for removal of trees.

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56 5th Floor Free Press House Nardiman Point, Mumbai-400021 Tel:-022-51834700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com
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Table with 5 columns: Sr. No., Floor, Use, Building No., Room No., Names of Tenant, Name of Occupant. Contains details of redevelopment under DCPR 33(7) of property bearing C. S. No. 360 of Parel-Sewri Division and Cess No. F/S-2635.

SPECIAL RECOVERY AND SALES OFFICER
Attached to The Mumbai District Co-op. Housing Federation Ltd., Vikas Premises 103, 1st Floor, 11 G.N. Vaidya Marg, Fort, Mumbai - 400 001.
Phone No. 022-22660068
POSESSION NOTICE FOR IMMOVABLE PROPERTY
(See sub-rule (11(D)-1) of Rule 107 of MCS Rules 1961)

Objections/suggestions from citizens for above said proposals, if any, are invited in prescribed format within 7 days from the date of publishing of this NOTICE in the office of Supdt of Gardens & Tree Officer. You can also submit your suggestions/objections in the prescribed format on Email - dysg.ta@mcgm.gov.in. Objections/suggestions received after this date will not be entertained which may please be noted.

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ALL persons having any claim, share, right, title, interest or demand in respect of the tenancies and/or occupancies stipulated in the table herein above and/or in respect of the land and/or buildings and/or any part thereof including but not limited to by way of sale, transfer, assignment, mortgage, possession, lien, lease, trust, gift, charge, easement, inheritance, maintenance or otherwise of whatsoever nature are hereby required to make the same known in writing along with the document(s) supporting such claim to the undersigned in their office within 15 days from the date of publication hereof, failing which any such claim or claims shall be deemed to have been waived and given up.

DESCRIPTION OF PROPERTY
Flat No. A-02/C, Nishita Co-op. Hsg. Soc. Ltd., Dahankarwadi, M.G. Road, Kandivali (West), Mumbai - 400 067.
Date: 12/07/2024
Place: Mumbai
Ms. Madhavi B. Jagtap
Special Recovery & Sales Officer
The Mumbai District Co-op. Housing Federation Ltd., 103 Vikas Premises, 11 G.N. Vaidya Marg, Fort, Mumbai - 400 001.

Supdt. Of Gardens & Tree Officer, Office of the Tree Authority, Penguin Building, 2nd floor, Veermata Jijabai Bhosale Udayan, Byculla (E), Mumbai-400027
Tel. No. 022-23742162, E-mail - dysg.ta@mcgm.gov.in
PRO/471/ADV/2024-25
Avoid Self Medication

GOVERNMENT OF MAHARASHTRA
Office of the Executive Engineer
Mahad Public Works Division, Mahad-Raigad
Email :- mahad.ee@mahapwd.gov.in Ph. No. 02145 222167
Online Tender Notice No. 4 for 2024-25
Online percentage rate tenders in C Form are invited by the Executive Engineer, Public Works Division Mahad, District Raigad 402301 for the following works from Contractors registered in appropriate class of the Public Works Department of Maharashtra State.

Indian Bank
Sressed Asset Management Branch, Indian Bank, Mittal Chamber, 7 th Floor, Near Bajaj Bhavan, Nariman Point, Mumbai 21
Mail id: armbombay@indianbank.co.in
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX-IV-A (See proviso to rule 8 (6))
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

PUBLIC NOTICE
Notice is hereby given to the public at large that pursuant to and in accordance with the Development Agreement dated December 12, 2005, executed between Shiv Prema SRA Co-operative Housing Society Limited (Proposed) and M/S PARTH CONSTRUCTION CO., a partnership firm incorporated under the Indian Partnership Act, 1932, having its registered office at Bungaloo No.5, Satsang Complex, Upper Gokul Nagar, Malad (East), Mumbai ("Developers"), the Developers have undertaken the development of the property more particularly described in the First Schedule hereunder ("Property") in accordance with Regulation 33(1) of the DCPR-2034. The Slum Rehabilitation Authority has sanctioned the Slum Rehabilitation Scheme and has issued the Letter of Intent bearing No. SRA/ENG/1270/KE/ML/LOI dated April 7, 2016 and revised LOI dated July 11, 2023 in respect of the said Property and the Developers have commenced the development of the said Property and is constructing thereon a Composite Building No. 1 by utilizing the currently sanctioned free sale FSI as per the approved plans and the Intimation of Approval No. SRA/ENG/3335/KE/ML/AP dated June 27, 2016 duly amended on February 16, 2024, and as may be amended in future.

IN THE HIGH COURT OF JUDICATURE AT BOMBAY TESTAMENTARY AND INTESTATE JURISDICTION PETITION NO. 954 OF 2024
Petition for Probate of the Last Will and Testament of Prathiba Premanand Phadte alias Prathiba W/o Premanand Phadte, Hindu, Indian, Inhabitant of Mumbai, Widow, Occupation: Homemaker, at the time of her death was residing at B-308, Tranquility Phase-2, Shewalewadi, Manjiri Farm, Haveli, Pune - 412 307, having her permanent address at Flat No. 132/4430, Sunil Co.-Operative Housing Society Ltd., situated at Dairy Road, Nehru Nagar, Kurla (East), Mumbai - 400 024.
... Deceased.
Amit Kumar Premanand Phadte Occupation: - Service, Age: 41 Years, Hindu, Indian, Inhabitant of Pune, residing at B- 308, Tranquility, Phase 2, Shewalewadi, Manjiri Farm, Haveli, Pune- 412 307, being the Sole Executor, appointed in the last Will and Testament of the Deceased abovementioned.
..... Petitioner.
To,
1) All concerned
2) Sumit Premanand Phadte; (Whereabouts not known)
If you claim to have any interest in the estate of the abovementioned deceased, you are hereby cited to come and see the proceedings before the grant of Probate. In case you intend to oppose the grant of Probate, you should file in the office of the Prothonotary and Senior Master, a Caveat within 14 days from the service of this Citation upon you.
You are hereby informed that the free legal services from the State Legal Services Authorities, High Court Legal Services Committees, District Legal Services Committees and Taluka Legal Services Committees as per eligibility criteria are available to you and in case, you are eligible and desire to avail the free legal services, you may contact any of the above Legal Services Authorities/ Committees".

TERMS AND CONDITIONS
1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (https://www.ebkray.in) for depositing in bidder's e-Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest. 2. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the confirmation of sale to the Indian Bank's Cheque Demand Draft Account Transfer and/or any other acceptable mode of money transfer. The Nodal Bank Account No. / IFSC Code etc. for online money transfer is as under.
Nodal Bank Account No. and A/C Name Branch name and IFSC Code
465809943, SAM Large Branch Nariman Point, IDIB000N052.

ALL THAT piece and parcel of land admeasuring 10,222.88 sq. metres and having a net plot area of 7423.33 sq. metres or thereabouts and bearing CTS No. 139 (part), 139/1256 (part), 139/548 to 733, 139/736 to 749, 139/750 to 800, 139/804 to 807, 139/818 to 820, 139/923 to 930, 139/995 to 998, 139/1042 to 1055, 139/1107 to 1198 and 139/1242 to 1253 of Village Majas, Taluka Andheri, in the K/East Ward, within the Registration Sub-District of Mumbai City and District of Mumbai Suburban situate, lying and being at Jogeshwari (East), Mumbai - 400 060, fully occupied by slum dwellers, and bounded as follows:
On or towards North : By Existing Nalla;
On or towards South : by Gandhi Nagar Road;
On or towards East : By land bearing CTS No. 139 (part);
On or towards West : By Caves Road.
SECOND SCHEDULE
(Description of the said Property)
The following 234 (two hundred and thirty four) free sale premises (each premises admeasuring 40.35 sq. metres and aggregating to 9441.57 sq. metres sale FSI) comprised of the Composite Building No.1 being constructed on the said Property defined in First Schedule:
Unit Nos Floor Unit Nos Floor Unit Nos Floor Unit Nos Floor
1 to 12 2nd 3 to 12 7th 1 to 12 12th 1 to 12 17th
1 to 12 3rd 1 to 12 8th 1 to 12 13th 1 to 12 18th
1 to 12 4th 1 to 12 9th 5 to 12 14th 1 to 12 19th
1 to 12 5th 1 to 12 10th 1 to 12 15th 1 to 12 20th
1 to 12 6th 1 to 12 11th 1 to 12 16th 1 to 12 21th
Dated: 12-07-2024
Place: Mumbai
Manthan Unadkat
Unadkat & Co.
Law Offices
Shirish P. Mathkar
Swati S. Mathkar
Advocates for the Petitioner.



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट,
मुंबई-४०००२९. फोन क्र. : ०२२-६९८८४७००.

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

ई-लिलाव द्वारे विक्री करिता जाहीर सूचना

सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला सहवाचत सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार आणि गहाणदार यांना याद्वारे सूचना देण्यात येते की, खाली नमूद तारण मत्ता असलेली स्थावर मिळकत ही सरफेसी अँक्ट, २००२ च्या तरतुदीअन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे रत्नाकर बँक लिमिटेड (आरबीएल बँक लि.) द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकवाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोडे गहाण/प्रभारित आहेत, ज्या ३१/०७/२०२४ रोजी सर्व ज्ञात आणि अज्ञात दायित्वांसह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्त्वाने सरफेसी अँक्ट आणि त्यामधील नमूद नियमच्या तरतुदी अन्वये विकण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील उद्धृत तारण मत्ता असलेल्या स्थावर मिळकतीचा सरफेसी अँक्ट आणि त्यामधील नमूद नियमच्या तरतुदीअन्वये १७/०७/२०२३ रोजी प्राथम्य कक्षा घेतला.

लिलावाचा तपशील खालीलप्रमाणे:

कर्जदार, सह-कर्जदार आणि गहाणदारांचे नाव	ए) मे. एकवीरा एन्टरप्रायजेस (प्रॉप्रा. जितेंद्र एच. पवार) (कर्जदार) सी) श्री. जितेंद्र एच. पवार (सह-कर्जदार आणि गहाणदार) सी) सी. जागृती जितेंद्र पवार (सह-कर्जदार आणि गहाणदार)
तारण मत्ता विक्री करण्याकरिता उर्वरित थकीत:	सरफेसी अँक्टच्या कलम १३(२) अंतर्गत १०/०९/२०२१ रोजीस रु. १९,०१,०५२.९१ (रुपये नव्याण्णव लाख एक हजार बावव आणि पैसे एकाण्णव मात्र) अधिक वसुलीच्या तारखेपर्यंत ११/०९/२०२१ पासून त्यावरील कंत्राटी दराने व्याज आणि खर्च, प्रभार आणि परिचय [रु. १,५२,६४,६६५.४७/- (रुपये एक करोड बावन्न लाख चौंसष्ट हजार सहाशे पासष्ट आणि पैसे सत्तेचाळीस मात्र) १०/०७/२०२४ रोजीस अधिक प्रदान आणि वसुलीच्या तारखेपर्यंत त्यावरील कंत्राटी दराने व्याज आणि खर्च, प्रभार आणि परिचय
स्थावर मिळकतीचे वर्णन	मिळकत मालकीचे आणि गहाण द्वारे: श्री. जितेंद्र एच पवार आणि सी. जागृती जितेंद्र पवार प्लॉट क्र. ५०२, ५ वा मजला, मोजमापित ६०३ चौ.फु. (चटई क्षेत्र) (समाविष्ट बालकनी, कपबोर्ड, डोअर ग्रील्स), बी विंग, सुमीत एलिगन्स, भवानी नगर, श्रीम. प्लाडीस अल्वारेस रोड, जुना स क्र. ७७/३, नवीन गट क्र. ६०/१, गाव चितळसर, मानपाडा, ठाणे ४००६०७ आणि ज्यांच्या सीमा खालीलप्रमाणे: उत्तरेला: मोकळी जागा, दक्षिणेला: टिकू जी नौ वाडी, पूर्वेला: वॅली टॉवर एन्फेस, पश्चिमेला: हॅपी व्हॅली
सीईआरएसएआय आयडी	सिक्युरिटी इंटरस्ट आयडी ४०००२६२५१५३९ असेट आयडी २०००२६१९९५९
राखीव किंमत	रु. ८१,९०,०००/- (रुपये एक्याऐंशी लाख नव्वद हजार मात्र)
इसारा अनामत रक्कम (राखीव किंमतीच्या १०%)	रु. ८,१९,०००/- (रुपये आठ लाख एकोणीस हजार मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकांना ज्ञात असलेली अन्य कोणतीही थकवाकी व मूल्य	ज्ञात नाही
मिळकतीचे निरीक्षण	१७/०७/२०२४ रोजी दु. ३.०० ते स. ५.०० दरम्यान
संपर्क व्यक्ती आणि दू. क्र.	श्री. परेश कारंठे ९५९४३१३१११ कु. सानिका वाडकर- ८८७९८९०७३३
बोली सादर करण्यासाठी अंतिम तारीख	३०/०७/२०२४ रोजी सायं. ४.०० वा. पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई-लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत ३१/०७/२०२४ रोजी स. ११.०० वा. पासून दु. १२.०० वा. पर्यंत

सदर प्रकाशन हे सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुद्धा आहे.

विक्रीच्या तपशिलवार अटी आणि शर्तीकरिता तारण धनकांची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> चा संदर्भ घ्यावा किंवा कोणतेही बोली सादर करण्यापूर्वी सेवा पुर्वदादाई-प्रोक्चुरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बोलीदारांसाठी सहाय्य क्र. मो: +९१ ९२६५६२८२१ आणि ९३७४५९९७५४, ईमेल: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, श्री. रामप्रसाद मो. +९१ ८०००२३२९७, ईमेल : support@auctiontiger.net येथे संपर्क साधावा.

प्राधिकृत अधिकारी
टिकाण: ठाणे पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
दिनांक: १२/०७/२०२४ (ट्रस्टी ऑफ पिर्गिसस ग्रुप थर्टी नाईन ट्रस्ट १)

Terms & Conditions
A/c: M/s. Ekveera Enterprises
Pegasus Group Thirty-Nine Trust 1

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **31/07/2024** for the above mentioned mortgaged properties from **11.00 a.m. to 12.00 noon** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload a proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and E Procurement Technologies Ltd. Auction Tiger, Ahmedabad, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement, or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). The bidder cannot withdraw the EMD after submission of the bid. In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submit by the bidder).
7. **The reserve price of the auction property is Rs. 81,90,000/- (Rupees Eighty One Lakhs Ninety Thousand Only) and the Earnest Money Deposit will be Rs. 8,19,000/- (Rupees Eight Lakhs Nineteen Thousand Only).**
8. The mortgaged property will be sold on **"As is where is," "As is what is," and "Whatever there is" with all known and unknown liabilities/encumbrances** on **31/07/2024**.

9. **The last date for submission of bid is 30/07/2024 before 4.00 PM and the date and the Auction is scheduled on 31/07/2024 from 11.00 a.m to 12.00 noon.**
10. **"The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc."**
11. **Sale is subject to condition prescribed in SARFESI Act 2002 and condition mentioned in public notice dated 12/07/2024.**
12. **Intending Bidders shall deposit the aforesaid Earnest Money Deposit (EMD) through RTGS / NEFT / Fund Transfer to the credit of A/c no. 409819116154 A/c. Name: - Pegasus Group Thirty-Nine Trust 1, Bank name: RBL Bank Limited., Branch: Office No.1/A, Ground Floor, Mittal Court, 224 Nariman Point, Mumbai-400021, IFSC Code: RATN0000155 before submitting bids online. EMD can also be paid by way of Pay Order / Demand Draft in favour of: - Pegasus Group Thirty-Nine Trust 1 payable at Mumbai and the same can be deposited/sent to Authorised Officer at the office of Pegasus mentioned hereinabove with a reference of the said E-auction notice.**
13. **The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 50,000 (Rupees Fifty Thousand Only)**.**
14. **The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.**
15. **In default of payment within the said period, the sale will automatically stand revoked, and the entire deposit made by the successful bidder together with the earnest money shall be forfeited. Without any notice the property shall be resold.**
16. **The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.**
17. **The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.**

18. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
19. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
20. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes, and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
21. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.
22. **This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers under Rule 8 and 9 of The Security Interest (Enforcement) Rules, 2002.**
23. Further enquiries may be clarified with the Authorized Officer, Mr. Paresh Karande, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884722, Mobile No.9594313111, email: paresh@pegasus-arc.com and Mr. Siddhesh Pawar, Manager, Pegasus Assets Reconstruction Pvt. Ltd., Ph.No.022-61884700/022-61884728, Mobile No. 9029687504, email: siddhesh@pegasus-arc.com.

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: Thane
Date: 12/07/2024

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

ANNEXURE-II
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____ / ____ / ____

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature: _____

Name: _____

Address: _____

eMail ID: _____

DECLARATION

Re: Source of funds

I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **31/07/2024** in the matter of Ekveera Enterprises are from genuine personal/business sources.

I/we hereby further declare that the said funds do not originate from any unlawful source and are in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.

I hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Yours truly,

Affidavit cum Declaration

We, M/s. _____ through its Authorized representative
_____ R/o _____ do hereby solemnly swear
and _____ affirm:

1. That we are not undischarged insolvent.
2. That we are not a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
3. That none of my account or account of any corporate entity under my management or control is classified as Non-Performing Asset in accordance with guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force.
4. That we have not been convicted for any offence punishable under any law for the time being in force.
5. That we are not disqualified to act as a director under the Companies Act, 2013.
6. That we are not related/associated with Ekveera Enterprises or with its partners in any manner whatsoever.
7. That no insolvency under the Insolvency and Bankruptcy Code, 2016 is contemplated or pending against us before any of the NCLT.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-6 of this affidavit to be true and correct.

Deponent