

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**

55-56,5th Floor Free Press House Nariman Point,  
Mumbai -400021 Tel:-022-61884700  
Email: [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL: [www.pegasus-arc.com](http://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) / Mortgagor(s) and Guarantor(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 Forty Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Shree Warana Sahakari Bank Limited vide Assignment Agreement dated 29/03/2022 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 05/06/2024.

The Authorized Officer of Pegasus has taken over physical possession of the below described secured assets being immovable property on 09/06/2022 from Shree Warana Sahakari Bank under the provisions of the SARFAESI Act and Rules thereunder.

**THE DETAILS OF AUCTION ARE AS FOLLOWS:-**

Name of the Borrower(s), Mortgagor(s), Guarantor(s):	1) M/s. C. M. Traders (Borrower Firm) 2) Shri. Mali Sidram Tukaram (Borrower) 3) Shri. Mali Laxman Sawanta (Borrower) 4) Shri. Khot Manik Shankar (Guarantor) 5) Shri. Mali Tukaram Dhondi (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 18,88,214/- (Rupees Eighteen Lakhs Eighty Eight Thousand Two Hundred Fourteen Only) as on 04/08/2017 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 05/08/2017 till the date of payment and realization. (as per demand notice under section 13(2) of SARFAESI Act.) Rs.51,33,875.91/- (Rupees Fifty One Lakhs Thirty Three Thousand Eight Hundred Seventy Five and Paise Ninety One Only) as on 15/04/2024 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: - M/s. C. M. Traders through its Partners- Shri. Mali Sidram Tukaram, Shri. Mali Laxman Sawanta, All that piece and parcel of the plot of land bearing and known as C.S.No. 734, Plot No. 217, situated at Subhash Nagar within village limits of Malgaon, Tal. Miraj, Dist. Sangli, together within the building constructed thereon & bounded as under: <b>East:</b> Property of Mr. Kamble <b>West:</b> Property of Sharada Balshikshan Mandir <b>South:</b> Road <b>North:</b> Property of Kokane
CERSAI ID:	Security Interest ID      Asset ID 400014490032              200014459265
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 20,00,000/- (Rupees Twenty Lakhs Only)
Earnest Money Deposit (EMD):	Rs. 2,00,000/- (Rupees Two Lakhs 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:	24/05/2024 between 03.00 pm to 05.00 pm
Contact Person and Phone No:	Mr. Rohan Kadam – 9167981607, Ms. Prerna Adhav - 8879802170
Last date for submission of Bid:	04/06/2024 till 4.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website ( <a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a> ) on 05/06/2024 from 11.00 am to 1.00 pm
This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers/Mortgagor(s)/ Guarantors 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. <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.auction-tiger.net">https://sarfaesi.auction-tiger.net</a> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754. Email: <a href="mailto:ramprasad@auctiontiger.net">ramprasad@auctiontiger.net</a> , Mr. Ramprasad Mobile No. +91 8000023297, email: <a href="mailto:support@auctiontiger.net">support@auctiontiger.net</a> before submitting any bid.	
<b>AUTHORISED OFFICER</b>	
Place: Kolhapur	Pegasus Assets Reconstruction Private Limited
Date: 17/05/2024	(Trustee of Pegasus Group Forty Trust 1)



Notice is hereby given that the property bearing Plot No. 234 admeasuring 92.90 Sq. Mts., out of S. No. (351/2B) 7/2B and it is situated at Swami Vivekanand Nagar, Neharu Nagar, Tal. North Solapur, Dist. Solapur and it is within the limits of extended area of SMC, Solapur and bounded as towards East : Road, South : Road, West : Plot No. 258, North : Plot No. 235 which are owned and possessed by Bhimsen Shivraya Dhalu declared that, the Original Sale Deed 12/9/2014 vide it's Reg. No. 7694 along with its Registration Receipt and Index II, has been lost by Bhimsen Shivraya Dhalu and accordingly, the necessary online FIR has been lodged by him for the said missing / lost deeds dated 15 / 5 / 2024 vide its missing Register No.2067 with the Vijapur Police Thane, Solapur. That no person shall enter into any kind of transfer on the basis of above mentioned lost documents which will be illegal transaction. Objection / claim is required to communicate in the writing with the documentary evidence at my office, within 14 days from the date hereof. This Public notice dt. 17 / 5 / 2024 Adv. Vaibhav V. Jadhav, BSL, L.L.B. Office : Flat No. 2, Shah Building, In Front of Rote Complex Lane, Lashkar, Solapur. Mob. No. 9208177855

THE NEW INDIA ASSURANCE COMPANY LIMITED PUNE REGIONAL OFFICE (150000), 2nd Floor, Sharda Centre, Near Nal Stop, Off Karve Rd., PUNE - 411 004. Ph: 020-25439902, 25463852, Website: newindia.co.in, Email ID: cia.150000@newindia.co.in NOTICE OF CLOSURE OF OFFICE This is to inform all our policy holders and members of the public that management has decided to close our Warananagar Branch 152305, situated at C. S. No. 2157, Ground Floor, A/p Kodoli Tal Panhala, Dist Kolhapur 416114, Maharashtra, India. Accordingly, the above Branch Office will stop functioning from the above-mentioned address from 31.05.2024. Our existing policy holders/Claim Beneficiaries/Agents/Brokers can continue to get their services availed at our following office from 01.06.2024. The New India Assurance Co. Ltd. Divisional Office (152300) Plot No. 2, Kamgar Bank Building, Station Road, Ichalkaranji- 416115. Contact No. (0230) 2434564, 2436402. Deputy General Manager The New India Assurance Co Ltd., Pune RO

Form No. 3 [See Regulation-15 (1)(a)/16(3) DEBTS RECOVERY TRIBUNAL AURANGABAD Ground Floor, Jeevan Suman LIC Building, Plot No. 3, N-5, CIDCO, Aurangabad- 431003 Case No.:OA/92/2023 Exh. No.: 08 [Summons under sub-section (4) of section 19 of the Act read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993] ICICI BANK LIMITED VS GANESH S/O DHONDIRAM MAUJAL To, (1) GANESH S/O. DHONDIRAM MAUJAL R/O. AT AVINASH COLONY, WALUJ, GANGAPUR AURANGABAD MAHARASHTRA- 431 109 ALSO AT R/O. BHARATNAGAR, RAMRAI ROAD, WALUJ, AURANGABAD MAHARASHTRA- 431 133 (2) KAVITA GANESH MAUJAL R/O. BHARAT NAGAR, TALUKA GANGAPUR, WALUJ AURANGABAD, MAHARASHTRA- 431 133 SUMMONS WHEREAS, OA/92/2023 was filed before Hon'ble Presiding Officer/Registrar on 18/04/2024. WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 25,78,364/- (application along with copies of documents etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under: (i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted; (ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application; (iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties; (iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal; (v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets. You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Presiding Officer on 26/06/2024 at 10:30 A.M. failing which the application shall be heard and decided in your absence. Given under my hand and the seal of this Tribunal on this date: 30/04/2024. Signature of the Officer Authorised to issue summons.

PUBLIC NOTICE Late Mr. Anant Vitthoba Gawali was owner of commercial Shop, First Floor, CTS No. 497/3, House No. 468/A, South Kasba, Datta Chowk, North Solapur, Maharashtra 1) The said property was purchased by Mr. Anant Gawali from Mr. Raghunath Narayan Mitragotri vide agreement for sale dated 28.04.1977 bearing No. 487 dated 29.07.1977. 2) Mr. Anant Gawali mortgaged the said property with Karur Vysya Bank Ltd, Solapur Branch & the said loan is still in existence. 3) Mr. Anant Gawali died intestate on 12.03.2024 leaving behind Vatsala (Wife), Mr. Shrish & Girish (Son) & Ms. Archana (unmarried daughter) as his only surviving legal heirs leaving behind an unregistered will. 4) As per will Mr. Anant Gawali shared all his movable & immovable property in the name of Mr. Shrish & Girish (Son) equally. 5) Mr. Shrish & Girish are going to apply for transferring the said property in their name before the competent authority. 6) Mr. Anant Gawali died intestate leaving behind unregistered will, hence the Present Paper Notice. Any person/ persons have or claiming any right, claim, title, demand or estate interest in respect of the said property/ Land of the property or to any part thereof in respect of death of owner, should intimate us in writing with conclusive proof within 07 days of this publication. Any intimation done by any individual or any other authority after the notice period will be subject to the charge of the Karur Vysya Bank Ltd, Solapur Branch, Maharashtra. Sd/- Prashant Vishram Gawai Advocate, High Court, Mumbai Mob- 9029493049 Place : Mumbai Date : 17.05.2024

Kotak Mahindra Bank Limited Regd office: 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Corporate office: Kotak Infiniti, Bldg No 21, Infinity Park, General AK Vaidya Marg, Malad (E), Mumbai - 400 097 www.kotak.com AUCTION - NOTICE The below mentioned Borrower/s had availed gold loan facility against security of the gold ornaments/ items, as specified below. The Borrower/s defaulted in due repayment of the instalments and outstanding dues and as a result of which the Bank was constrained to issue notices calling upon the Borrower/s to repay the outstanding amounts. However, the Borrower/s has failed to repay/clear his outstanding dues thereby compelling the Bank to auction the gold ornaments pledged in favour of the Bank. The auction of the below mentioned gold ornaments would be held at: - Respective Branches On / after 27.05.2024 Time: 11.00 AM

Apac	Account No	Borrower Name	State	Location	Branch	Gr. wt (Gms)
GLN3111157	GLN3111157	Krishna Maruti Rakshhe	Karnataka	HUBLI	BELGAUM	9
GLN3136441	GLN3136441	Siddappa Karennavar	Karnataka	HUBLI	BELGAUM	11.2
GLN2580176	GLN2580176	Shrutu Sheetal Savadatti	Karnataka	HUBLI	BELGAUM	13.8
GLN2719903	GLN2719903	Sachin Kallappa Koneri	Karnataka	HUBLI	BELGAUM	28.5
GLN2976196	GLN2976196	Satteppa Lagamma Shirayi	Karnataka	HUBLI	BELGAUM	6.2

Bidders are requested to Submit a copy of their Photo - identity, signature, and address proof along with their original for verification together with two recent photographs on the day of auction. The Bank reserves the right to change the venue/date/time of auction or cancel the auction without any notice to bidders. The cost of the auction process will be debited to the customer account. Bank reserves the right to recover the balance amount from the customer if the bid amount is insufficient to meet the payoff amount of the account. For any further details regarding the terms and conditions of the auction, you are required to contact the below mentioned person/s. Kotak Mahindra Bank Ltd. Ph - 8197072323

SHRIRAM Finance (Earlier known as Shiram City Union Finance Limited). Reg. Off.: 14A, Sri Towers, South Phase, Industrial Estate, Guindy, Chennai-600 032; Branch Off: 2ND FLOOR KAKKE TOWERS, PLOT NO. 87 & 91, SHAHNOORWADI DARGA ROAD, AURANGABAD- 431001 Website: www.shriramfinance.in DEMAND NOTICE Note: "It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022." Whereas the borrowers/co-borrowers/guarantors/ mentioned hereunder had availed the financial assistance from Shirram Finance Ltd (SFL), we state that despite having availed the financial assistance, the borrowers/guarantors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset in accordance with the directives/guidelines issued by Reserve Bank of India, consequent to the Authorized Officer of Shirram Finance Ltd (SFL) under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(2) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers / guarantors / mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc until the date of payment within 60 days from the date of receipt of notices. The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Borrower/Co-Borrower/Name	Outstanding Amount	Loan Amount	Property Address of Secured Assets
1) NARMADA INDUSTRIES, PROPRAJENDRA CHAGAN PARASHAR	Rs. 18743588/- AND Rs. 1017787/- amount Totally Rs. 19761375/- (Rupees One Crore Ninety Seven Lacs Sixty One Thousand Three Hundred Seventy Five Only) as on 09-05-2024 in Loan account No.	Rs. 1,84,04,000/- & 17,80,000/-	1) All part, piece and parcel of plot No. FP-49, admg. 2000 sq.mtr, Shendra Five Star Industrial area, Kumbhphal, Aurangabad bounded as under:East: MIDC Road (20.00 m v)West: plot No.FP-4 South: MIDC Road (20.00 m v) North: plot No. FP-50
2) NARMADA ENTERPRISES, 3)SHIVAM ENTERPRISES, 4)RAJENDRA CHAGAN PARASHAR, 5) SANGEETA RAJESH PARASHAR,	CDAURTF2112280001 & CDAURTF2107040001		2) All part, piece and parcel of plot No. FP-50, admg. 2000 sq.mtr, Shendra Five Star Industrial area, Kumbhphal, Aurangabad bounded as under:East: 20.00 m v Road West: plot No.FP-47South: plot No.FP-49 North: plot No.FP-51

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers and/ or their guarantors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 and the applicable rules there under. Please note that under Section 13 (13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor. Place: AURANGABAD Sd/- Authorised Officer Shiram Finance Ltd Date: 17-05-2024

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 Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described secured asset mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Forty Trust I (Pegasus), having been assigned the dues of the below mentioned borrower along with underlying securities, interest by Shree Warana Sahakari Bank limited vide Assignment Agreement dated 29/03/2022 under the provisions of 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 05/06/2024. The Authorized Officer of Pegasus has taken over the physical possession of the below described secured assets being immovable property on 09/06/2022 under the provisions of the SARFAESI Act and SARFAESI Rules thereunder.

Name of the Borrower/ Co-borrower/ Guarantor/Mortgagor:	Mrs. Asha Bhamru Altagre being Mrs. M/s. Adinath Agro Industries (Borrower) Mr. Bhamru Padmanna Altagre (Guarantor), Mr. Santosh Adinath Kumtale (Guarantor), Mr. Sanjay Devendra Mangave (Guarantor).
Outstanding Dues for which the secured assets are being sold:	Rs. 26,40,793.37/- (Rupees Twenty Six Lakhs Forty Thousand Seven Hundred Ninety Three and Paise Thirty Seven Only) as on 20/02/2023 plus interest at the contractual rate and charges, costs and expenses thereon w.e.f. 21/02/2023 till the date of payment and realization.
Details of Secured Asset being immovable Property which is being sold:	All that piece and parcel of land and building in Gat No. 696, area admeasuring 5000 sq. ft. and M/s. Adinath Agro Industries factory building, situated at village Mouje Chirani, Taluka: Shirur and for Registration within limits of Sub-Registrar Shirur, Dist. Kolhapur is bounded as under: East: Adl. land, West: Remaining land of Gat No. 696, South: Road, North: Property out of Gat No. 696.
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.74,97,000/- (Rupees Seventy Four Lakhs Ninety Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs. 7,49,700/- (Rupees Seven Lakhs Forty 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:	27/05/2024 between 3.00 p.m. to 5.00 p.m.
Contact Details:	Ms. Prerana Adhav - 8879802170 Mr. Vishal Kapse - 7875456757
Last date for submission of Bid:	05/06/2024 till 04.00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 06/06/2024 from 11.00 a.m. to 1.00 p.m.

This publication is also a fifteen days' notice to the aforementioned borrowers/guarantors under Rules 8 and 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@auction-tiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000232397, email: support@auctiontiger.net before submitting any bid. AUTHORISED OFFICER Pegasus Assets Reconstruction Pvt. Ltd. (Trustee of Pegasus Group Forty Trust I) Place: Kolhapur Date: 17/05/2024

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021, Phone No - 022 - 6188 4700 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 Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described secured asset mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Six Trust I (Pegasus), having been assigned the dues of the below mentioned borrower along with underlying securities, interest by Sammati Sahakari Bank Ltd. Ichalkaranji, vide Assignment Agreement dated 04/12/2019 under the provisions of 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 07/06/2024. The Authorized Officer of Pegasus has taken over the physical possession of the below described secured assets being immovable property on 12/01/2023 under the provisions of the SARFAESI Act and SARFAESI Rules thereunder.

Name of the Borrower/ Co-borrower/ Guarantor/Mortgagor:	Shri Shamsundar Kaniyalal Marda Shri Keshavdas Dayaram Chandak Shri Dipak Laxman More
Outstanding Dues for which the secured assets are being sold:	Rs.1,04,60,190.33/- (Rupees One Crore Four Lakh Sixty Thousand One Hundred Ninety and Three Paise) as on 07/02/2020 plus interest at the contractual rate and charges, costs and expenses thereon w.e.f. 08/02/2020 till the date of payment and realization.
Details of Secured Asset being immovable Property which is being sold:	Plot No. 4, 5 & 6 alongwith structures (Grampanchayat Milkat No. 4906) situated on land bearing Off No. 2271, near Matoshree Trust, Single Lane, Off Ghoswad Road, Village Abdul Lat, Taluka - Shirur, District - Kolhapur, Lot 1 - For Land adm. 5,400 sq. ft. Lot 2 - Factory Shed/Store Room adm. 3,407 sq. ft.
CERSAI ID:	Security Interest ID - 400036026376 Asset ID - 200035965360
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Lot 1 - Rs.34,20,000/- (Rupees Thirty Four Lakh Twenty Thousand Only) Lot 2 - Rs.28,80,000/- (Rupees Twenty Eight Lakh Eighty Thousand Only)
Earnest Money Deposit (EMD):	Lot 1 - Rs.3,42,000/- (Rupees Three Lakh Forty Two Thousand Only) Lot 2 - Rs.2,88,000/- (Rupees Two Lakh Eighty Eight 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:	29/05/2024 between 3.00 p.m. to 05.00 p.m.
Contact Details:	Ms. Prerana Adhav - 8879802170 Mr. Devang Khira - 9619422209
Last date for submission of Bid/Bid:	06/06/2024 till 04.00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 07/06/2024 from 11.00 a.m. to 01.00 p.m.

This publication is also a fifteen (15) days' notice to the aforementioned borrowers/guarantors under Rules 8 and 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@auction-tiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000232397, email: support@auctiontiger.net before submitting any bid. AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Thirty Six Trust I) Place: Kolhapur Date: 17/05/2024

KALLAPPANNA AWADE ICHALKARANJI JANATA SAHAKARI BANK LTD., (Multi State Scheduled Bank) Head Office: 'Janata Bank Bhavan', Main Road, Ichalkaranji 416 115, Tal-Hatkanagale, Dist-Kolhapur(Maharashtra State), Phone No.0230 - 2433505 to 508 Branch Office :- Kumar Millennium, W.No. 27, Gala No. 14,15,16, S.No. 120, Plot No. SA-3 & A-5, Modern Colony, Poud Road, Kothrud, Pune - 411 038 (Maharashtra State). DEMAND NOTICE NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002. Kallappanna Awade Ichalkaranji Janata Sahakari Bank Limited, (Multi-State Scheduled Bank) has issued demand notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to its following defaulting Borrower, Guarantors and Mortgagors as per details stated in the following table and called upon them jointly and severally to make payment of dues in full with interest thereon till date of payment to the Bank within notice period of 60 days and informing that on their failure to make payment as requisitioned, the Bank will exercise all or any of its rights under section 13(4) of the said Act including take over possession of its secured properties and put them for sale to recover its dues.

Sr. No.	Name of Borrower/Guarantors and Loan Account No.	Date of demand notice and amount due	Details of Bank's secured properties
1.	(1) Mr. Anil Sudhakar Sutar, R/o. Flat No.11, Yash Classic Society, Third Floor, Sangavi, Pune - 411027 (Borrower), (2) Mrs. Anuradha Anil Sutar, R/o. Flat No.11, Yash Classic Society, Third Floor, Sangavi, Pune- 411027 (Borrower), (3) Mr. Sandeep Sampat Gaiikwad, R/o. H.No. 10, S.No. 04, Sangam Nagar, Near Sangam Oil Depo, Old Sangavi, Pune - 411027 (Guarantor), (4) Mr. Rahul Bhausaheb Vidhate, R/o. 33, Shivprasad Society, Pawar Nagar, Sangavi, Pune- 411 027 (Guarantor), (5) Mr. Pravin Mahadev Dhaske, R/o. S.No. 5/10A, Priyadarshan Nagar, Old Sangavi, Pune-411027 (Guarantor).	Dated 29/02/2024, Rs. 15,58,435/- due as on 29/02/2024 together with further interest at the contractual rate of interest and cost expenses etc. thereon.	"All that part and parcel of the property of Flat No. 11 admeasuring 870 sq.ft. (80.85 Sq.Mtrs) builtup including balcony located on 3 <sup>rd</sup> floor of building known as "Yash Classic" which is constructed on the land bearing S.No. 6/2D/1/1 admeasuring 00 H 01.5 R and land admeasuring 00 H. 02 R carved out of S.No. 6/2D/2 (total admeasuring 00 H. 3.5 R.), Mouje Sangavi, Pune, Taluka Haveli, Dist. Pune which is within jurisdiction of Sub Registrar Haveli, Pune and within limits of Pimpri Chinchwad Municipal Corporation and bounded as under- Common Boundaries of S.No. 6/2D/1/1 and S.No. 6/2D/2, Sangavi, On or Towards East : By S.No.5, property of Mr. Sagalgile, Mr. Tekade, Mr. Ingale, On or Towards South : The property of Smt. Chandrabhaga Rajaram Bavale, On or Towards West: By road, On or Towards North: By property of Mr. Sawant. Boundaries of flat No.11 On or Towards East : By flat No.12 & 13, On or Towards South : By staircase & flat No. 15, On or Towards West: By Road, On or Towards North : By property of Mr. Sawant. The above described property along with all possessory & easementary rights therein which is owned by you No. 1 Mr. Anil Sudhakar Sutar & you No. 2 Mrs. Anuradha Anil Sutar.

The Guarantors have availed the service of the said demand notice and the same is returned to the Bank by Postal Authority with remarks as, Guarantor No.3 with remark as "Unclaimed" endorsed on envelop and The Envelop or acknowledgment of Guarantor Nos. 3 & 5 not received to the Bank. The Borrowers No. 1 & 2 duly served with said demand notice through Reg.Ad. Hence the contents of the said demand notice as above are published by this notice under provisions of Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 as above. The said Borrowers and Guarantors may obtain the demand notice from the undersigned and the said Borrowers, guarantors and mortgagors are hereby once again called upon to make payment of dues mentioned above to the Bank within 60 days from date hereof with interest thereon at contractual rate till date of payment in full to the Bank. Under section 13(13) of the said Act, on publication of this notice the said Borrower, Guarantors and mortgagors are prohibited from transferring the Bank's said secured property in any manner without its prior written consent obtained, and therein attention is invited to provision of section 13(8) of the said Act in respect of time available to redeem the secured assets mentioned above by making payment of dues in full to the Bank. Place: Pune Date: 15/05/2024 Sd/- (C. M. Patil) Chief Manager & Authorized Officer Kallappanna Awade Ichalkaranji Janata Sahakari Bank Ltd.

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) and Guarantor(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 Forty Trust I (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Shree Warana Sahakari Bank Limited vide Assignment Agreement dated 29/03/2022 under the provisions of 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 05/06/2024. The Authorized Officer of Pegasus has taken over physical possession of the below described secured assets being immovable property on 09/06/2022 from Shree Warana Sahakari Bank under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:-

Name of the Borrower(s), Guarantor(s):	1) Ravikumar Ishwarappa Chougule a proprietor of M/s. Ravikumar Ishwarappa Chougule & Company (Borrower) 2) Shri. Subhash Channappa Shirgavi (Guarantor) 3) Shri. Mahesh Dandappa Mali (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 22,29,299.85/- (Rupees Twenty Two Lakhs Twenty Nine Thousand Two Hundred Ninety Nine and Paise Eighty Five Only) as on 31/08/2021 as per notice under section 13(2) of SARFAESI Act. Rs.36,42,478.02/- (Rupees Thirty Six Lakhs Forty Two Thousand Four Hundred Seventy Eight and Paise Two Only) as on 15/04/2024 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 - M/s. Ravikumar Ishwarappa Chougule & Company Prop. Ravikumar Ishwarappa Chougule. All that piece and parcel of Property Municipal House No. 1877 area admeasuring 215 Sq. Mtrs. & building thereon in the Gadhinglaj Krushi Uppanna Bazar Samiti, Gadhinglaj situated at Survey No. 582/28 A+29+30+31A area admeasuring 0 H - 2.15 R Plot No. 45 Mouje Gadhinglaj, Tal. Gadhinglaj, Dist. Kolhapur & bounded as under: East: Road of Krushi Uppanna Bazar Samiti, Gadhinglaj West: Property of Plot No. 44 South: Road of Krushi Uppanna Bazar Samiti, Gadhinglaj North: Road of Krushi Uppanna Bazar Samiti, Gadhinglaj
CERSAI ID:	Security Interest ID 400059785921 Asset ID 200060364343
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 24,96,000/- (Rupees Twenty Four Lakhs Ninety Six Thousand Only)
Earnest Money Deposit (EMD):	Rs. 2,49,600/- (Rupees Two Lakhs Forty Nine Thousand Six 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:	28/05/2024 between 03.00 PM to 05.00 PM
Contact Person and Phone No:	Mr. Rohan Kadam - 9167981607, Ms. Prema Aadhav - 8879802170
Last date for submission of Bid:	04/06/2024 till 4.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 05/06/2024 from 03.00 pm to 05.00 pm

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Guarantors 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: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000232397, email: support@auctiontiger.net before submitting any bid. AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Forty Trust I) Place: Kolhapur Date: 17/05/2024

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) / Mortgagor(s) and Guarantor(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 Forty Trust I (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Shree Warana Sahakari Bank Limited vide Assignment Agreement dated 29/03/2022 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 05/06/2024. The Authorized Officer of Pegasus has taken over physical possession of the below described secured assets being immovable property on 09/06/2022 from Shree Warana Sahakari Bank under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:-

Name of the Borrower(s), Mortgagor(s), Guarantor(s):	1) M/s. C. M. Traders (Borrower Firm) 2) Shri. Mali Sidram Tukaram (Borrower) 3) Shri. Mali Laxman Sawantia (Borrower) 4) Shri. Khot Manik Shankar (Guarantor) 5) Shri. Mali Tukaram Dhondi (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 18,88,214/- (Rupees Eighteen Lakhs Eighty Eight Thousand Two Hundred Fourteen Only) as on 04/08/2017 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 05/08/2017 till the date of payment and realization. (as per demand notice under section 13(2) of SARFAESI Act.) Rs.51,33,875.91/- (Rupees Fifty One Lakhs Thirty Three Thousand Eight Hundred Seventy Five and Paise Ninety One Only) as on 15/04/2024 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 - M/s. C. M. Traders through its Partners- Shri. Mali Sidram Tukaram, Shri. Mali Laxman Sawantia. All that piece and parcel of the plot of land bearing and known as C.S.No. 734, Plot No. 217, situated at Subhash Nagar within village limits of Malgon, Tal. Miraj, Dist. Sangli, together within the building constructed thereon & bounded as under: East: Property of Mr. Kamble West: Property of Sharada Balshikshan Mandir South: Road North: Property of Kokane
CERSAI ID:	Security Interest ID 400014490032 Asset ID 200014459265
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 20,00,000/- (Rupees Twenty Lakhs Only)
Earnest Money Deposit (EMD):	Rs. 2,00,000/- (Rupees Two Lakhs 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:	24/05/2024 between 03.00 pm to 05.00 pm
Contact Person and Phone No:	Mr. Rohan Kadam - 9167981607, Ms. Prema Aadhav - 8879802170
Last date for submission of Bid:	04/06/2024 till 4.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 05/06/2024 from 11.00 a.m. to 1.00 pm

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers/Mortgagor(s)/ Guarantors 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: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000232397, email: support@auctiontiger.net before submitting any bid. AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Forty Trust I) Place: Kolhapur Date: 17/05/2024





५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरियन पॉइंट, मुंबई-४०० ०२१  
दूरध्वनी क्र. : ०२२-६१८८ ४७००

ई-मेल : [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com), यूआरएल : [www.pegasus-arc.com](http://www.pegasus-arc.com)

**ई-सिलावादारे विक्रीची जाहीर सूचना**

सिक्वियुटिटायझेशन अॅण्ड रिफायन्सिअल असेट्स अॅण्ड एफोर्समेंट ऑफ सिक्वियुटिटी इंटरस्ट अॅक्ट, २००२ सहवाचन सिक्वियुटिटी इंटरस्ट (एफोर्समेंट) क्लस, २००२ च्या नियम ८ व ९ अंतर्गत स्थावर मालमत्तांची विक्री

तमाम जन्तसे व विशेषतः कर्जदार, गहाणवटदार व हमीदारांना याद्वारे सूचना देण्यात येत आहे की, प्रतिभूत धनको - पेगासस असेट्स रिफायन्सिअल प्रायव्हेट लिमिटेड-पेगासस युप फोटी ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत यांच्याकडे गहाण/प्रभारित असलेल्या स्थावर मालमत्ता अर्थात खालील निर्देशित प्रतिभूत संपत्तीचे त्यांनी सस्पेन्सी कायदा, २००२ च्या तरतुदीअंतर्गत अभिस्तान्कन करार दि. २९.०३.२०२२ अंतर्गत श्री बाण्णा सहकारी बँक लिमिटेड यांच्याद्वारे खालील निर्देशित प्रतिभूत हितसंबंधांसहित खालील निर्देशित कर्जदारांच्या कर्जांचे अभिस्तान्कन केले आहे, ज्या मालमत्तांची सस्पेन्सी कायदा व त्याअंतर्गत विहित नियमालगत दि. ०५.०६.२०२४ रोजी सर्व ज्ञात व अज्ञात देण्यांसमवेत "जशी आहे जेथे आहे", "जशी आहे जी आहे" व "जी काही आहे तेथे आहे तत्वावर" विक्री करण्यात येत आहे.

पेगाससच्या प्राधिकृत अधिकार्यांनी सस्पेन्सी कायदा व सस्पेन्सी नियमाच्या तरतुदीअंतर्गत दि. ०९.०६.२०२२ रोजी श्री बाण्णा सहकारी बँक यांच्याकडून स्थावर मालमत्ता असलेल्या खालील निर्देशित प्रतिभूत संपत्तीचा प्रत्यक्ष ताबा घेतलेला आहे.

सिलावाचा तपशील खालीलप्रमाणे आहे :

कर्जदार/गहाणवटदार/हमीदार यांचे नाव :	१. मे. सी. एम. ट्रेडर्स (कर्जदार संस्था) २. श्री. माळी सिद्धाम तुकाराम (कर्जदार) ३. श्री. माळी लक्ष्मण सावंता (कर्जदार) ४. श्री. खीत माणिक शंकर (हमीदार) ५. श्री. माळी तुकाराम धोंडी (हमीदार)
धक्काकीचा तपशील, ज्याकरिता प्रतिभूत संपत्तीची विक्री करण्यात येत आहे :	दि. ०४.०८.२०१७ रोजीनुसार रु. १८,८८,२१४/- (रु. अठरा लाख अठ्ठाऐंशी हजार दोनशे चौदा मात्र) अधिक दि. ०५.०८.२०१७ पासून प्रदान व वसुलीच्या तारखेपर्यंतचे कंत्राटी दराने पुढील व्याज तसेच मूल्य, प्रभार व खर्च रक्कम. (सस्पेन्सी कायद्याच्या अनुच्छेद १३(२) अंतर्गत मागणी सूचनेनुसार) दि. १५.०४.२०२४ रोजीनुसार रु. ५१,३३,८७५.९९ (रु. एकावन्न लाख तेहतीस हजार आठशे पंचाहत्तर व एक्याण्णव पैसे मात्र) अधिक प्रदान व वसुलीच्या तारखेपर्यंत त्यावरील कंत्राटी दराने पुढील व्याज तसेच मूल्य, प्रभार व खर्च रक्कम.
विक्री करण्यात येत असलेली प्रतिभूत संपत्ती अर्थात स्थावर मालमत्तेचा तपशील :	मे. सी.एम. ट्रेडर्सद्वारे - त्यांचे भागीदार श्री. माळी सिद्धाम तुकाराम, श्री. माळी लक्ष्मण सावंता यांच्या माध्यमातून मालमत्तेची व गहाण मालमत्ता : पुढील विवरणीत मालमत्तेचा सर्व तो भाग व भूखंड - सी. एम. नं. ७३४, प्लॉट नं. २१७, सुभाषनगर, माळावा गाव हद्दीतील, ता. मिरज, जि. सांगली, त्यावरील निर्मित इमारतीसमवेत व सीमा पुढीलप्रमाणे : पूर्वेत : श्री. कांबळे यांची मालमत्ता, पश्चिमेत : शारदा बालशिक्षण मंदिर यांची मालमत्ता, दक्षिणेस : रस्ता, उत्तरेस : कोकणे यांची मालमत्ता.
सर्साई आयडी :	सिक्वियुटिटी इंटरस्ट आयडी : ४०००१४४९००३२ अॅसेट आयडी : २०००१४४५९२६५
राखीव मूल्य, ज्या खाली प्रतिभूत मालमत्तेची विक्री केली जाणार नाही :	रु. २०,००,०००/- (रु. वीस लाख मात्र)
इसारा रक्कम ठेव (इस्टे) : दावे, काही असल्यास, जे मालमत्तेकरिता करण्यात आलेले आहेत तसेच प्रतिभूत धनकोंना ज्ञात अन्य देणी व मूल्य :	रु. २,००,०००/- (रु. दोन लाख मात्र) माहीत नाही
मालमत्तांचे परीक्षण :	२४.०५.२०२४ रोजी दु. ३.०० ते सायं. ५.०० पर्यंत.
संपर्क व्यक्ती व दूरध्वनी क्र. :	श्री. रोहन कदम - ९९६७९८१६०७ कु. प्रेरणा आढाव - ८८७९८०२१७०
बोली सादरीकरणाची अंतिम तारीख :	०४.०६.२०२४ रोजी सायं. ४.०० वाजेपर्यंत
बोली उघडण्याची तारीख व ठिकाण :	ई-सिलाव/बोली वेबसाइट ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) च्या माध्यमातून दि. ०५.०६.२०२४ रोजी स. ११.०० ते दु. १.०० वा वेळेत.

सदर सूचना ही सिक्वियुटिटी इंटरस्ट (एफोर्समेंट) क्लस, २००२ च्या नियम ८ व ९ अंतर्गत वरील निर्देशित कर्जदार, गहाणवटदार व हमीदारांना पंधरा (१५) दिवसांची सूचनासुद्धा आहे.

ई-सिलावात 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 संपर्क साधावा किंवा सेवा प्रदाते ई-प्रोब्युअरिस्ट टर्नॉलॉजीस लि., ऑक्शन टायगर बोलीदार साहाय्य क्र. + ९१ ९२६५५६२८२९ व ९३७४५९१७५४, ई-मेल : [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), श्री. रामप्रसाद मोबाइल नं. + ९१ ८०००२३२९७, ई-मेल [support@auctiontiger.net](mailto:support@auctiontiger.net) येथे कोणतीही बोली सादर करण्यापूर्वी संपर्क साधावा.

ठिकाण : कोल्हापूर  
दिनांक : १७.०५.२०२४

प्राधिकृत अधिकारी  
पेगासस असेट्स रिफायन्सिअल प्रायव्हेट लिमिटेड  
(पेगासस युप फोटी ट्रस्ट १ चे ट्रस्टी)







## Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **05/06/2024** for the mortgaged properties mentioned in the e-auction sale notice from **11.00 a.m. to 01.00 p.m.** 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. The undersigned shall not be responsible for any claims/charges/encumbrances of whatsoever manner on the property, of/by any authority known or unknown, upon failure to carry out due diligence by the intending bidder.
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 proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. 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.
7. **Intending 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 drawn in favor of Pegasus Group Forty 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. 409001739214, A/c Name: - Pegasus Group Forty Trust I, Bank Name: RBL Bank Limited, IFSC Code: RATN0000155.**
8. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 1,00,000/- (Rupees One Lakhs Only)**.
9. 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.

10. 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 and the property shall be resold.
11. 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 highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
12. The sale is subject to confirmation by Pegasus. If the borrower/ guarantor pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
13. 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.
14. 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.
15. 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.**
16. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.
17. **This publication is also a 30days' notice to the borrowers/ guarantors under Rule 8 and 9 of The Security Interest (Enforcement) Rules, 2002.**
18. Further enquiries may be clarified with the Officer, Mr. Rohan Kadam, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5<sup>th</sup> Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884710/022-61884729, Mobile No. 9167981607, email: rohan@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.

**AUTHORISED OFFICER**

**Place: Sangli**  
**Date: 17/05/2024**

**Pegasus Assets Reconstruction Private Limited**  
**(Trustee of Pegasus Group Forty Trust I)**



**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: \_\_\_\_\_