

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700Email: 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 Ltd. (RBL) 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 **01/08/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **04/12/2023** 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):	1. Ambika Shipping Agency 2. Tilak Vershi Lodaya 3. Hansa Tilak Lodaya 4. Dhvani Tilak Lodaya 5. Ankita Tilak Lodaya
Outstanding Dues for which the secured assets are being sold:	Rs. 1,24,27,226.30/- (Rupees One Crore Twenty-Four Lakhs Twenty-Seven Thousand Two Hundred Twenty-Six Rupees and Paise Thirty 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. 1,89,88,367.64/- (Rupees One Crore Eighty-Nine Lakhs Eighty-Eight Thousand Three Hundred Sixty-Seven and Paise Sixty-Four Only) as on 17/01/2024 plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. 18/01/2021 till the date of payment and realization.]
Details of Secured Asset being Immovable Property which is being sold	Property Mortgaged by: Tilak Vershi Lodaya Residential Flat No. A-304, 3rd Floor, A wing, Building No. B2, Vishwamitra CHSL, Veena Nagar, Saptarishi Park, Tansa Pipeline/ BR road, Opp. Swapna Nagri, Agarwal Road, Mulund West, Mumbai-400080 Area: 636 sq. ft (SBU)
CERSAI ID:	Security ID – 400017856835 Asset ID –200017817363
Reserve Price below which the Secured Asset will not be sold. (In Rs.):	Rs. 80,10,000/- (Rupees Eighty Lakhs Ten Thousand Only)
Earnest Money Deposit (EMD):	Rs. 8,01,000/- (Rupees Eight Lakhs One 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:	26/07/2024 between 11:00 am to 01:00 pm
Contact Person and Phone No:	Mr. Dhimant Shah – 9320317744 Mr. P.S. Ravendernath – 9821238369 Mr. Devang Khira – 9619422209
Last date for submission of Bid:	31/07/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 01/08/2024 from 11.00 am to 01.00 pm

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors 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.auctiontiger.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 8000023297, email: support@auctiontiger.net before submitting any bid.

Place: Mumbai
Date: 13/07/2024

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

OFFICE OF THE EXECUTIVE ENGINEER IRRIGATION DIVISION, GALUDHI (Email ID: - eeidgal.icha@gmail.com)

E-Procurement Notice (5th call) Table with 15 columns: E-Tender Ref. No., Name of Work, Estimated cost of work, Initial Bid Security, etc.

Above informations are only indicative. Detail NIT and SBD Published on Tender Portal shall be final and mandatory.

Executive Engineer Irrigation Division, Galudhi PR 329419 Water Resource(24-25)#D

Panvel Municipal Corporation NOTICE INVITING PROPOSALS

PMC through the process of e-tendering invites "On-line" E-bids/proposals from well reputed manufacturers or their authorized distributors...

Table with 3 columns: Sr. No., Description, Details. Items include Supply of insecticide, Cost of Tender, EMD, Contract Period, Bid Price.

Sd/ Additional Commissioner Panvel Municipal corporation

सेंट्रल बँक ऑफ इंडिया Central Bank of India

MIRA ROAD BRANCH Sai Riddhi Complex, Opp. Post Office, Mira Road (E.), Dist. Thane-401107

POSSESSION NOTICE

Whereas the Authorised Officer of Central Bank of India, under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002...

The borrower mentioned hereinabove having failed to repay the amount, notice is hereby given to the borrower mentioned hereinabove...

DESCRIPTION OF MOVABLE ASSET Table with 2 columns: Item No., Description. Items include Stock of garment and raw material, Machinery, etc.

Date : 05.07.2024 Place : MIRA ROAD

For CENTRAL BANK OF INDIA Authorised Officer

PNB Housing Finance Limited Andheri Branch Office

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY) Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets...

Table with 5 columns: Sr. No., Loan Account No., Name of the Borrower, Demand Notice Date, Amount Outstanding, Date of Possession, Description of the Property.

PLACE:- MUMBAI, DATE:- 12.07.2024 AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

PUBLIC NOTICE

Notice is hereby given that my client Mrs. Nayana B. Shetty (wife of Mr. Bharath Thimmappa Shetty) the present owner of Unit No. 5/F on first floor of Zakaria Industrial Premises Co-operative Society Ltd. ...

Any person/s having any claim or any interest against into or upon the said Unit by way of sale, Agreement, Contract, Exchange, MOU, gift, tenancy, mortgage, loan, charge, lease, lien, occupation, possession, Easement, inheritance, trust, litigation, right of residence, maintenance and its pendence are hereby required to notify the same in writing with supporting documentary evidence to the undersigned within 15 days from the date hereof.

Sd/ Advocate Mahavir K Ramba Woodland Crest, First Floor, Opp. Vijay Nagar, Near Palloti Church Marol Maroshi Road, Marol, Andheri (E) Mumbai 400 059

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...

Table with 2 columns: Sr. No., Loan Account Number, Outstanding Amounts (in Rs.), as on 08.07.2024.

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

Table with 2 columns: Sr. No., Loan Account Number, Outstanding Amounts (in Rs.), as on 08.07.2024.

The Loan Account No. HHETHN00308470, along with all rights(s), title(s), interest(s), underlying securities(s), pledges(s) and / or guarantee(s) including the Immovable Property, has been assigned by Sammaan Capital Limited ("SCL") (formerly known as Indiabulls Housing Finance Ltd. ("IHFL"))...

The Reserve Price for the Immovable Property will be Rs. 11,00,000/- (Rupees Eleven Lakh only) and the Earnest Money Deposit ("EMD") will be Rs. 1,10,000/- (Rupees One Lakh Ten Thousand only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF FLAT NO. 109 HAVING 359 SQ.FT. CARPET AREA, 1ST FLOOR IN K - WING, IN PHASE EXCELLENCY, IN THE PROJECT KNOWN AS, DHURUV RESIDENCY CHSL, SITUATED AT S. NO. 15/17, 15/14, HISSA NO. 14 (OLD S. NO. 218/14), VILLAGE PASHANE, TALUKA KARJAT, DIST RAIGAD, MAHARASHTRA - 410101.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

Date : 09.07.2024 Place : RAIGAD

For SAMMAAN CAPITAL LIMITED (Formerly INDIABULLS HOUSING FINANCE 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), Co-Borrower(s) and Mortgagee(s) that the below described secured assets being immovable property mortgaged 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 retained by Ratnakar Bank Ltd. (RBL) 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 01/08/2024.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 04/12/2023 under the provisions of the SARFAESI Act and Rules thereunder.

Table with 2 columns: Name of the Borrower(s) and Mortgagee(s), Outstanding Dues for which the secured assets are being sold.

Inspection of Properties: 26/07/2024 between 11:00 am to 01:00 pm

Contact Person and Phone No: Mr. Dhiman Shah - 9320317744, Mr. P.S. Ravendranath - 9821238669, Mr. Devang Khira - 9619422209

Last date for submission of Bid: 31/07/2024 till 4:00 pm

Time and Venue of Bid Opening: E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 01/08/2024 from 11:00 am to 01:00 pm

This publication is also a fifteen (15) days notice to the aforementioned Borrowers/Co-Borrowers/Mortgagees 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.auctiontiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support No: +91 926562821 & 9374519754, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 800023297, email: support@auctiontiger.net before submitting any bid.

Place: Mumbai Date: 13/07/2024

State Bank of India

SARB Thane(11697) Branch : 1st floor, Kerom, Plot no A-112, Circle Road No.22, Wagle Industrial Estate, Thane (W) 400604, Email id : sbi.11697@sbi.co.in

PUBLICATION OF NOTICE REGARDING POSSESSION OF PROPERTY U/S 13(4) OF SARFAESI ACT 2002

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the STATE BANK OF INDIA for an amount and interest thereon.

Table with 5 columns: Name of Account/Borrower/Guarantor & address, Description of the mortgaged Properties, Date of Possession, 1) Date of Demand Notice, 2) Amount Outstanding as per Demand Notice.

Date : 10.07.2024 Place : Dombivli

Sd/ Chandrakumar D. Kamble, Authorised Officer, State Bank of India, SARB Thane Branch

PHYSICAL POSSESSION NOTICE

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned below. The Borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Table with 5 columns: Sr. No., Name of the Borrower(s) and Loan Account Number, Description of Property/ Date of Physical Possession, Date of Demand Notice, Name of Branch.

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002. Date: July 13, 2024 Place: Maharashtra

Sincerely Authorised Signatory For ICICI Bank Ltd.

NASHIK MUNICIPAL CORPORATION, NASHIK Public Works Department

E-Tender Notice No.- 01 (Year 2024-25)

Nashik Municipal Corporation, Nashik Public Works Department vide E-Tender Notice No.01 (Year 2024-25) invites bids for 08 number of works which will be displayed on the website www.mahatenders.gov.in. from dt. 15/07/2024 to 30/07/2024 up to 3.00 pm Last date for acceptance of tender will be dt. 30/07/2024.

Note - All further necessary notices/clarifications will be published on the online website.

Sd xxx City Engineer Commissioner and Administrator Nashik Municipal Corporation Nashik Municipal Corporation

FORM G INVITATION FOR EXPRESSION OF INTEREST FOR WHISKERS INFRACORE PRIVATE LIMITED

OPERATING IN MANPOWER SUPPLY AT MUMBAI (Under Regulation 36A(1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS Table with 2 columns: Sr. No., Details.

CA Subhash Laxminarayana Nathuramka Resolution Professional IBBI/IPA-001/IP-P-00472/2017-2018/10815 AFA Validity-10/09/2024 Address: 401, Ansharan CHS, Raghunath Dadaji Street, Fort, Mumbai 400 001 12th July 2024 Mumbai

AUTOPOP (INDIA PRIVATE LIMITED - IN LIQUIDATION) E-AUCTION SALE NOTICE UNDER IBC, 2016

Reg. Office: Plot No. F-14, Additional Industrial, MIDC, Ambad, Nashik-422010(MH) Sale under the provisions of the Insolvency and Bankruptcy Code, 2016

Notice is hereby given to the public in general that the process of Sale of Autopop (India Private Limited - In Liquidation) (Corporate Debtor/CD) and of its Assets under the provisions of Insolvency and Bankruptcy Code, 2016 and Resolution Process thereunder, is scheduled to take place on 08.08.2024. The E-Auction will be conducted on AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS BASIS AND NO RECOURSE BASIS. The Auction will be conducted by the undersigned through E-Auction service provider, auction tiger via website https://india.auctiontiger.net.

Table with 4 columns: SR NO., DESCRIPTION, RESERVE PRICE, INCREMENTAL BID AMOUNT.

Option A: Sale of the Corporate Debtor as a Going Concern Date and time of E-Auction: 08.08.2024 From 11:00 AM to 12:30 PM

Option B: Sale of Assets of the Corporate Debtor on Stump Sale Basis (In case no bids received for Auction Option A, then bids for Option B will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option C: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option C will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option D: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option D will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option E: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option E will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option F: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option F will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option G: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option G will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option H: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option H will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option I: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option I will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option J: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option J will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option K: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option K will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option L: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option L will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option M: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option M will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option N: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option N will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option O: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option O will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option P: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option P will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option Q: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option Q will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option R: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option R will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option S: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option S will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option T: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option T will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option U: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option U will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)

Option V: Sale of Assets of the Corporate Debtor on Liquidation Basis (In case no bids received for Auction Option A, then bids for Option V will be considered) (Under Regulation 32(b) of IBBI (Liquidation Process) Regulations, 2016)



PEGASUS

पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४००२१.

दूर. : ०२२-६१८८४७००.

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

ई लिलावाद्वारे विक्रीकरिता जाहीर सूचना

सिक्युरिटी इंटेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ ला सहवाचन सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटेस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व गहाणदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफेसी अँक्ट, २००२ च्या तरतुदीन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे रत्नाकर बँक लि. (आरबीएल) द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करण्याच्या पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत. जे सरफेसी कायद्याच्या तरतुदी आणि त्या नियमानुसार ०१/०८/२०२४ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्त्वाने विकण्यात येणार आहे. पेगासस च्या प्राधिकृत अधिकाऱ्यांनी सरफेसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये ०४/१२/२०२३ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मतेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे:

कर्जदार, सहकर्जदार आणि हमीदारांचे नावे	१. अंबिका शिपिंग एजन्सी २. तिलक वेरासी लोदाया ३. हंसा तिलक लोदाया ४. ध्वनी तिलक लोदाया ५. अंकिता तिलक लोदाया
जिच्या करिता तारण मतेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	सरफेसी अँक्टच्या कलम १३(२) अन्वये सूचनेनुसार १०/०९/२०२१ रोजीप्रमाणे रकम रु. १,२४,२७,२२६.३०/- (रुपये एक कोटी चोवीस लाख सत्तावीस हजार दोनशे सव्विस आणि पैसे तीस मात्र) अधिक प्रदान आणि वसुलीच्या तारखेपर्यंत ११/०९/२०२१ रोजीपासून त्यावरील उपाजित सांपाश्विक दराने पुढील व्याज आणि परिव्यय, प्रभार आणि खर्च [१७/०१/२०२४ रोजीस पुढील थकीत रु. १,८९,८८,३६७.६४/- (रुपये एक कोटी एकोणनव्वद लाख अठ्ठाचाएशी हजार तीनशे सदुसष्ट आणि पैसे चौसष्ट मात्र) अधिक प्रदान आणि वसुलीच्या तारखेपर्यंत १८/०१/२०२१ रोजीपासून त्यावरील उपाजित सांपाश्विक दराने पुढील व्याज आणि परिव्यय, प्रभार आणि खर्च.]
जिच्या करिता तारण मतेची विक्री होणार आहे त्या तारण मतेची तपशिल	द्वारे गहाण मिळकत : तिलक वेरासी लोदाया निवासी फ्लॅट क्र. ए-३०४, ३रा मजला, ए.विंग, इमारत क्र. बी२, विश्वमित्र सीएचएसएल, वीणा नगर, सप्तर्षी पार्क, तानसा पाईपलाईन/बीआर रोड, स्वप्न नगरी समोर, अगरवाला रोड, मुलुंड पश्चिम, मुंबई-४०००८०. सु. वि. अ. ६३६ चौ. फू.
सीईआरएसए आयडी	सिक्युरिटी आयडी- ४०००१७८५६८३५ असेट आयडी- २०००१७८१७३६३
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	रु. ८०,१०,०००/- (रुपये ऐंशी लाख दहा हजार मात्र)
इसारा अनामत रकम (इएमडी):	रु. ८,०१,०००/- (रुपये आठ लाख एक हजार मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही
मिळकतीचे निरीक्षण	२६/०७/२०२४ रोजी स. ११.०० ते दु. ०१.०० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. धिमंत शाह-९३२०३१७७४४ श्री. पी.एस. रवेन्द्रनाथ-९८२१२३८३६९ श्री. देवांग खिरा-९६१९४२२२०९
बोली सादर करण्यासाठी अंतिम तारीख	३१/०७/२०२४ रोजी दु. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई-लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत ०१/०८/२०२४ रोजी स. ११.०० पासून दु. ०१.०० वा. पर्यंत

सदर प्रकाशन हे सिक्युरिटी इंटेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/हमीदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार ई-प्रोब्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: मोबा: +९१ ९२६५५६२२२१ व ९३७४५१९७५४, ईमेल: ramprasad@auctiontiger.net, श्री. रामप्रसाद, मोबाईल क्र. +९१ ८०००२३२९७, ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.

प्राधिकृत अधिकारी
पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट
(पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ चे ट्रस्टी)
ठिकाण : मुंबई
दिनांक : १३/०७/२०२४

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **01/08/2024** for the mortgaged properties mentioned in the e-auction sale notice from **11:00 am to 01:00 pm**. 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 Mo.: +91 9265562821 & 9374519754, Email : ramprasad@auctiontiger.net, and 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. 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.
6. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
7. **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.

8. 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.
9. Bids shall be submitted through Offline/Online in the prescribed format with relevant details.
- 10. The reserve price of the auction properties are as follows:- Rs. 80,10,000/- (Rupees Eighty Lakhs Ten Thousand Only)**
- 11. The Earnest Money Deposit of the auction properties are as follows:- Rs. 8,01,000/- (Rupees Eight Lakhs One Thousand Only)**
12. 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/RTGS drawn in favor of Pegasus Group Thirty Nine Trust I, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 409819116154 Account Name: - Pegasus Group Thirty Nine Trust I, Bank Name: M/s RBL Bank Ltd., Nariman Point Branch, IFSC Code: RATN0000155.**
13. 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 Lakh Only).**
14. The successful bidder shall be deemed to purchase the property with full knowledge 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 Competent Authority if required. 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 (12). 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 and 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 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 in the **public notice dated 13/07/2024.**
22. **This publication is also a 15 day's notice to the borrowers/co-borrowers/mortgagors under Rules 8 and 9 of The Security Interest (Enforcement) Rules, 2002.**
23. The sale is subject to "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities.

Further enquiries may be clarified with the Authorized Officer, Mr. Dhimant Shah at the Office:-Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Email: dhimant@pegasus-arc.com, ravendernath@pegasus-arc.com and devang@pegasus-arc.com Contact: 9320317744, 9821238369, 9619422209

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: Mumbai
Date: 15/07/2024

Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus 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 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 **01/08/2024** in the matter of **Ambika Shipping Agency** 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

I/ 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 **Ambika Shipping Agency** 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. 1-7 of this affidavit to be true and correct.

Deponent