

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700**PEGASUS**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(1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s) and Co-Borrower(s) that the below described secured assets being immovable property(ies) mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty-Eight Trust – 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower/Co-Borrowers/Guarantors along with underlying security interests by L&T Financial Services (L&T) vide Assignment Agreement dated 31/12/2020 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on “As is where is”, “As is what is”, and “Whatever there is” basis with all known and unknown liabilities on 06/11/2024.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 23/12/2023 under the provisions of the SARFAESI Act and Rules thereunder.

The details of E-Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	1) M/s SD Motors (Partnership firm – Partners: Mr. Shruta Ramesh Pasalkar and Mr. Devendra Thorat) (Borrower) 2) Mr. Ramesh Pandurang Pasalkar (Co-Borrower and Mortgagor) 3) Mrs. Asha Ramesh Pasalkar (Co-Borrower and Mortgagor), 4) Mrs. Shruta Ramesh Pasalkar (Co-Borrower and Mortgagor) 5) Mrs. Kalpana Avinash Thorat (Co-Borrower and Mortgagor) 6) Mr. Devendra Thorat (Co-Borrower and Mortgagor)
Outstanding Dues for which the secured assets are being sold:	The dues payable in respect of Loan A/c No.PUNHL17001047 as on 08/10/2024 is Rs. 2,00,66,840/- lakhs plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. 09/10/2024 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Property Mortgaged by: Mrs. Kalpana Avinash Thorat. Flat No. 1104, having Carpet area 1145 sq. ft. i.e.106.37 Sq. mtrs., which is inclusive of Carpet Areas, door jam areas. Area of walls of the flat and proportionate share in common areas, passage/s, staircase/s landings/s, lift/s, elevation., arch projections outside the flat adjoining terrace areas, entrance, lobby, duct, etc., (subject to fluctuation of not more than 3%), and saleable attached terrace area 221 sq. ft. (terrace carpet areas are Included in above carpet areas) on ELEVENTH Floor of the building named NEO (Tower - B) of the project styled as “MY WORLD” constructed upon the plot described below and the areas mentioned above are approximate. All the piece and parcel of land and ground situate within limit of Pune Municipal Corporation, totally admeasuring an area of 86.5 Are, 7.5 Are and 77 Are totaling 01 Hectare, 71 Ares and jointly bounded as follows:- Towards East - By S No 128/3, Towards South - By S. No. 119, S. No. 120, Towards West - By S. No. 109, Towards North – Balewadi Border.
CERSAI ID:	Security ID : 400017457870 Asset ID : 200017419328
Reserve Price below which the Secured Asset will not be sold. (in Rs.):	106,65,000/-
Earnest Money Deposit (EMD):	10,66,500/-
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:	24/10/2024 between 12:30 p.m. to 2:30 p.m.
Contact Person and Phone No:	Mr. Gautam Bhalerao- 8999569572 Mr. Nilesh More - 9004722468
Last date for submission of Bid:	04/11/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 05/11/2024 form 2:30 p.m. to 04:30 p.m.

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers/ Mortgagor under Rule 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: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Place: Mumbai
Date: 11/10/2024Pegasus Assets Reconstruction Private Limited
(Pegasus Group Thirty-Eight Trust – 1)

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

PEGASUS

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(1) of the Security Interest (Enforcement) Rules, 2002

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2) Mr. Ramesh Pandurang Pasalkar (Co-Borrower and Mortgagor)
3) Mrs. Asha Ramesh Pasalkar (Co-Borrower and Mortgagor),
4) Mrs. Shruta Ramesh Pasalkar (Co-Borrower and Mortgagor)
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CERSAI ID: Security ID : 200017457870
Asset ID : 200017419328

Reserve Price below which the Secured Asset will not be sold. (in Rs.): 106,65,000/-

Earnest Money Deposit (EMD): 10,66,500/-

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: 24/10/2024 between 12:30 p.m. to 2:30 p.m.

Contact Person and Phone No: Mr. Gautam Bhalekar- 8999569572
Mr. Nilesh More - 9004722468

Last date for submission of Bid: 04/11/2024 till 4:00 pm

Time and Venue of Bid Opening: E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 05/11/2024 form 2:30 p.m. to 04:30 p.m.

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Place: Mumbai Pegasus Assets Reconstruction Private Limited
Date: 11/10/2024 (Pegasus Group Thirty-Eight Trust - 1)

MOTILAL OSWAL
HOME LOANS

Motilal Oswal Home Finance Limited
Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Panel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898 Website: www.motilaloswal.com, Email: hfquery@motilaloswal.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)
(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under Securitisation 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 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder:

Sr No.	Loan Agreement No. / Name of the Borrower/ Co Borrower/ Guarantor	Date of Demand Notice and Outstanding	Date of possession Taken	Description of the Immovable Property
1	LXAHM00416-170024843 Babasaheb Bhagwan Jadhav & Kalpana Babasaheb Jadhav	25-05-2021 for Rs. 1732423/-	08-10-2024	Milkat No. - 19, Malharwadi, At - Malharwadi, Taluka - Rahuri, H No. - 946 /1, Ahmednagar, Near Ganesh Temple, Ahmednagar, Maharashtra - 414001
2	LXSHR00316-170032009 Prashant Bhausaheb Wagh & Bhausaheb Haibati Wagh	09-07-2024 for Rs. 1135132/-	09-10-2024	Gat No 315 Village Ekrukhe Tal Rahata Dist. Ahmednagar 0 0 413719 Ahmednagar Ahmednagar Maharashtra
3	LXNAS00315-160016269 Shaila Anil Khairre & Anil Tanaji Khairre	09-07-2024 for Rs. 1787123/-	08-10-2024	Fiat No. 104 1st Flr. Sai Vijay Park Sai Nagar Shirdi Nigoza Rahata Ahmednagar Gat No. 105(P) 0 0 Nr Sai Nagar Railway Station Nigoza 423109 Ahmednagar Nashik Maharashtra
4	LXSAN00417-180064346 Yogesh Monjhal & Maya Yogesh Monjhal	10-07-2024 for Rs. 643351/-	09-10-2024	Milkat No 675 Gat No 449 A/P Hirapur Daraswadi Chandwad 0 0 Gunjal Wasti 423101 Ahmednagar Maharashtra
5	LXSHR00317-180056728 Laxman Bhaskar Kulthe & Santosh Bhaskar Kulthe	09-07-2024 for Rs. 1578810/-	08-10-2024	M No. 891 Gut No. 64/1/1 64/2 At- Ashvi Budrukth Rahata Ahmednagar 0 0 413714 Sangamer Ahmednagar Maharashtra

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon. 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.

Sd/-
Authorized Officer
(Motilal Oswal Home Finance Limited)
Place : Maharashtra
Date : 11.10.2024

Reputed Name in the Banking Industry Since last 62 Years

RATANCHAND SHAH SAHAKARI BANK LTD.
H.O. : Bazar Chowk, Mangalwedha, Dist.Solapur, Ph : 02188 220355, 221455.
email : ho@rsshbank.in

Established 1962

Possession Notice For Immovable Property (Form 'Z')
[See Sub-rule 11(d-1)] of rule 107]

Whereas the undersigned being the Recovery officer of the Ratanchand Shah Sahakari bank Ltd, Mangalwedha under the Maharashtra Co-operative Societies Rules, 1961 issued a demands notice Mentioned below dated calling upon the judgment debtor. Mentioned below Borrower & Guarantor to repay the amount mentioned in the notice Amount + interest and other charges with date of receipt of the said notice and the judgment debtor having failed to repay the amount, the undersigned has issued a notice for attachment Mentioned below dated and attached the property described herein below. The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him / her under rules 107 [1(d-1)] of the Maharashtra Co-operative Societies Rules, 1961 mentioned below date.

Sr. No.	Branch & Loan A/c No.	Borrower /Defaulter Name	Demand Notice	Japri Notice Date	Outstanding Bal. (Dt. 30/09/2024)	Description of Immovable Property & Boundary	Date of Symbolic Possession
1	Faltan 12/45/01	Sachin Ankush Dhmal & Amol Shamrav Borate	03/10/2022	24/11/2022	Rs.13,34,524/-	All that piece and parcel of property at Situated in Mauje Pimpard , Tal Faltan, Dist. Satara which is owned and possessed by Mr. Sachin Ankush Dhmal & Mr. Amol Shamrav Borate Gat No. 980/1 Total Area 7.45 H.R.Sq.Mtrs Part of Area 0.52 H.R. Sq. Mtrs. Property. Boundaries : East - Gat No.980 property owner, West - Sachin Vishnu Changan & Mr. Tukram Ganpat Adake Property, South - Gat No. 653.649.643 Property, North - Gat No. 980 Aquire distubed Area	05/10/2024
2	Faltan 12/55/13	BORROWER- Ramdas Namdev Ithape 's Defaulter - Avadhoot Janardhan Jagtap	03/10/2022	24/11/2022	Rs.34,13,629/-	All that piece and parcel of property at Situated in Mauje Surwadi , Tal Faltan Dist Satara which is owned and possessed by Avadhoot Janardhan Jagtap Gat No. 453 Total Area 0.29.00H.R.Sq.Mtrs Part of Area 0.14.50 H.R. Sq. Mtrs. Property. Boundaries : East - Road, West - Gurav Property , South - Salave Property, North - Road	05/10/2024
3	Faltan 12/41/04	Bandu Appaso Shinde	03/10/2022	31/10/2022	Rs.14,02,751/-	All that piece and parcel of property at Situated in Mauje Farandwadi , Tal Faltan , Dist Satara which is owned and possessed by Bandu Appaso Shinde, Gat No. 52/6A/1 Area 0.91.00 pottahle land 0.01.00 H.R. Sq. Mtrs.Total Area 0.92.00 H.R. Sq. Mtrs Part of Area 0.45.50 H.R. Sq.Mtrs. & pottahle 0.00.50 HR Sq. Mtrs total Area 0.46.00 H.R. Sq.Mtrs Property. Boundaries : East - Rakesh Shinde, West - Appaso Shinde Property , South- Subhash Shinde Property, North - Sairaj Company	05/10/2024

The judgment debtor 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 Ratanchand Shah Sahakari bank Ltd, Mangalwedha for a mentioned below amount and interest thereon.

Place : Mangalwedha
Date : 11.10.2024

SEAL

Shri.Basaveshwar Mallinath Salgarkar
Special Recovery Officer
(Maharashtra Co-op Soci Act 1960 & Rule 1961 of Rule 107)
Ratanchand shah Sahakari bank Ltd.,Mangalwedha

Chalisingaon Municipal Council, Chalisingaon District - Jalgaon

E-Auction Notice Year 2024-25

Chalisingaon Municipal Council is inviting e-Auction for Scrap CI Pipe from Girna River to Bypass (Hotel Viram) old dia 500 MM. Length is 5.1 K.M. (As is where is basis). However, the detailed tender details for this work are being made available on the website - <https://mahatenders.gov.in> from 11/10/2024. All kinds of Notice or clarifications regarding the said tender will be published on the website if required.

Dated: 10/10/2024
(Sourabh Joshi)
Chief Officer, Chalisingaon Municipal Council

SBI STATE BANK OF INDIA
RBO SOLAPUR

REQUIREMENT OF COMMERCIAL / OFFICE PREMISES FOR BRANCHES UNDER RBO SOLAPUR

State Bank of India, invite offers from owners / power of attorney holders for commercial / office premises on lease rental basis for below mentioned branches.

Sr.No.	Branch Name	Location
1	College Chowk Pandharpur	Pandharpur, Dist: Solapur
2	Korti	A/p -Korti, Tal- Pandharpur, Dist: Solapur

For further details and obtaining tender documents, please visit bank's website <https://bank.sbi/web/sbi-in-the-news/procurement-news> from 11.10.2024 to 31.10.2024. The offers in a sealed cover complete in all respects should be submitted on or before 3:00 p.m. on 31.10.2024 at the address: State Bank of India, Administrative Office Kolhapur, 386/2, Seventh floor, Sharada Chambers, Shankarsheth Road, Pune 411037. Further notice/clarification in this regard will be obtained only at the above mentioned official website.

NO BROKERS PLEASE REGIONAL MANAGER, SOLAPUR.

स्थापना :- १८६७ - नरसेवा दिन ईस्वर सेवा - अध्यक्ष: (०२१८२) २२००९
E-Mail - comckarmala@gmail.com मुख्याधिकारी: (०२१८२) २२०३१५
करमाळा - ४१३३ २०३ जि. सोलापूर (महाराष्ट्र)

कर्ममाळा नगर परिषद

जावक क्रमांक - बा.वि./सा.शा./२३११/२०२४ दिनांक - १०/१०/२०२४

Notice

Declaration of Intention to make Modification in Gat No.239 (P) having public/semi-public zone into Residential Zone of Karmala Municipal Council Development Plan (second revised) as per Section 37 (1) of Maharashtra Regional and Town Planning Act 1966 by Municipal Council, Karmala.

Development Plan (second revised) for karmala has been sanctioned by Government of Urban Development Department vide Notification no TPS 2114/732/C.R 148/D.P Sanction/US-13 dated 9th November 2015 and come into force from 9th November 2015.

The **Gat No. 239** land in the name of **Mahatma Phule Grahaniirman Society Maryadit** karmala (Area 40 arc) is included in **public/semi-public zone in the said development zone** in the said development plan.

Whereas karmala municipal council vide its general body resolution **No.204**, dated 12th July 2024 has given consent to declare its intention to make minor modification in zone as residential use instead of **public/semi-public zone** so as it will be useful Mahatma Phule Grahaniirman Society Maryadit, Karmala for constructing residential buildings for their use As per above, under provisions of the Maharashtra Regional and Town Planning Act, 1966, under sec 37(1) it is necessary to make minor modification in Gat No.239 (part) land as residential use instead of **public/semi-public zone** as stated in Development Plan (second Revised) for the karmala Municipal Council as per section 37(1) of Maharashtra Regional and Town Planning Act, 1966. Accordingly, this notice is being published for inviting suggestions and objections from public as under section 37(1) of the said act.

The plan showing boundary of the area included in the Development Plan (second Revised) of karmala Municipal Council and minor modification part plan is kept open for, inspection by the public on office working days, during office hours at the office of the Municipal Council.

Any suggestion/objection of the public in this regard, may be forwarded in writing to the Chief Officer, karmala Municipal Council within a period of 30(thirty) days from the date of publication of this notice in Maharashtra Government Gazette. The suggestion/objection shall be duly considered while making minor modification in zone change.

Sd/-
(Sachin Tapase)
Chief Officer
Karmala Municipal Council

Place : Karmala
Date : 10/10/2024

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Business Standard

नरेंद्र मोदी प्रधानमंत्री

महाराष्ट्र शासन

एकनाथ शिंदे मुख्यमंत्री

अमृत ज्येष्ठ नागरिक योजना

महाराष्ट्रात एसटी प्रवासाला पैसे नाही लागणार.

राज्यातील ७५ वर्षे व त्यावरील ज्येष्ठ नागरिकांना राज्य परिवहन महामंडळाच्या सर्व बसेसमधून मोफत प्रवास. राज्यात ३१ जुलै २०२४ पर्यंत ३९ कोटी ५९ लाख ५६ हजार १५३ ज्येष्ठ नागरिकांनी घेतला योजनेचा लाभ.

आपलं सरकार लाडकं सरकार

अनित पवार उपमुख्यमंत्री
एकनाथ शिंदे मुख्यमंत्री
देवेंद्र फडणवीस उपमुख्यमंत्री

MahaDGIP mahasamvad.in MAHARASHTRADGIP माहिती व जनसंपर्क महासंचालनालय, महाराष्ट्र शासन



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०० ०२९

दूरध्वनी क्र. : ०२२-६९९८८ ४७००

PEGASUS ई-मेल : sys@pegasus-arc.com, यूआरएल : www.pegasus-arc.com

ई-लिलावाद्वारे विक्रीची जाहीर सूचना

सिक््युरिटाइजेशन अँड रिकन्स्ट्रक्शन ऑफ फायनांशियल असेट्स अँड एन्फोर्समेंट ऑफ सिक््युरिटी इंटरस्ट अँवट, २००२ सहवाचन सिक््युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ (१) च्या तरतुदीअंतर्गत स्थावर मालमतेच्या विक्रीकरिता ई-लिलाव सूचना

तमाम जनतेस व विशेषतः कर्जदार व सहकर्जदारांना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमत्ता ही प्रतिभूत धनको-पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड पेगासस ग्रूप थर्ड-एट ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत - खालील निर्देशित कर्जदारांच्या खालील निर्देशित प्रतिभूतीसंदर्भातील थकबाकीचे एल अँड टी फायनांशियल सर्व्हिसेस (एल अँड टी) यांच्याद्वारे सरफेसी कायदा, २००२च्या तरतुदीअंतर्गत अभिहस्तांकन करार दि. ३१.१२.२०२० अंतर्गत अभिहस्तांकित यांच्याकडे गहाण/प्रभारित आहे, त्या मालमतेची सरफेसी कायदा व नियमांतर्गत दि. ०६.११.२०२४ रोजी "जशी आहे जेथे आहे", "जशी आहे जी आहे" व "जी काही आहे तेथे आहे तत्वावर" सर्व ज्ञात व अज्ञात अशा देण्यांसहित विक्री करण्यात येत आहे.

वरील अभिहस्तांकन कराराच्या अनुषंगाने पेगाससच्या प्राधिकृत अधिकार्यांनी सरफेसी कायदा व सरफेसी नियमाच्या तरतुदीअंतर्गत दि. २३.१२.२०२३ रोजी खालील निर्देशित मालमतांचा प्रत्यक्ष ताबा घेतला आहे.

लिलावाचा तपशील खालीलप्रमाणे आहे :

कर्जदार/सहकर्जदार व हमीदार यांचे नाव :	१. मे. एसडी मोटार्स (भागीदारी संस्था :- भागीदार : श्रीमती श्रुता रमेश पसाळकर व श्री. देवेंद्र थोरात (कर्जदार) २. श्री. रमेश पांडुरंग पसाळकर (सहकर्जदार व गहाणवटदार) ३. श्रीमती आशा रमेश पसाळकर (सहकर्जदार व गहाणवटदार) ४. श्रीमती श्रुता रमेश पसाळकर (सहकर्जदार व गहाणवटदार) ५. श्रीमती कल्पना अविनाश थोरात (सहकर्जदार व गहाणवटदार) ६. श्री. देवेंद्र थोरात (सहकर्जदार व गहाणवटदार)
विक्री करावयाच्या प्रतिभूत संपत्तीकरिताची थकीत रक्कम :	कर्ज खाते क्र. पीयूएनएचएल१७००१०४७ संदर्भातील देय थकबाकी दि. ०८.१०.२०२४ रोजीनुसार रु. २,००,६६,८४०/- अधिक त्यावरील दि. ०९.१०.२०२४ पासून प्रदान व वसुलीच्या तारखेपर्यंत कंत्राटी दराने पुढील व्याज तसेच मूल्य, प्रभार व खर्च रक्कम इतकी आहे.
विक्री करावयाच्या प्रतिभूत संपत्तीचा तपशील :	मालमतेचे गहाणवटदार : श्रीमती कल्पना अविनाश थोरात फ्लॅट क्र. ११०४, ११४५ चौ. फूट चटई क्षेत्रफळ अर्थात १०६.३७ चौ. मी. चटई क्षेत्र, यामध्ये डोअर जॅम एरिया, फ्लॅटच्या भिंतीचे क्षेत्र व तसेच सामायिक क्षेत्र, पॅसेज, जिने, लॉडिंग, लिफ्ट्स, इलेव्हेशन, फ्लॅटच्या बाहेरील आर्च प्रोजेक्शन्स, सलंगन टेरेस क्षेत्र, प्रवेश, लॉबी, डकट आदींचे क्षेत्र समाविष्ट (कमाल ३% बदलाच्या अधीन) तसेच विक्रीयोग्य सलंगन टेरेस क्षेत्र २२१ चौ. फूट (टेरेस चटई क्षेत्रफळात वरील चटई क्षेत्रफळ समाविष्ट), अकरावा मजला, इमारतीचे नाव निओ (टॉवर बी), प्रोजेक्ट स्टाइल "माय वर्ल्ड", खालील विवरणीत भूखंडावर निर्मित व वरील विवरणीत क्षेत्र हे अंदाजे आहे. पुढील विवरणीत जमिनीचा व भूभागाचा सर्व तो भाग व भूखंड - पुणे महानगरपालिका हद्दीतील, एकूण मोजमापित क्षेत्र ८६.५ आर, ७.५ आर व ७७ आर, एकूण ०१ हेक्टर ७१ आर व संयुक्त सीमा पुढीलप्रमाणे : पूर्वेस - सर्व्हे क्र. १२८/३, दक्षिणेस : सर्व्हे क्र. ११९, सर्व्हे क्र. १२०, पश्चिमेस : सर्व्हे क्र. १०९, उत्तरेस : बालेवाडी सीमा.
सेरसाई आयडी :	सिक््युरिटी आयडी : ४०००१७४५७८७० असेट आयडी : २०००१७४१९३२८
राखीव मूल्य, ज्याखाली प्रतिभूत संपत्तीची विक्री केली जाणार नाही (रु.) :	१०६,६५,०००/-
इसारा रक्कम ठेव (इस्टे) :	१०,६६,५००/-
दावे, काही असल्यास, जे मालमतेकरिता करण्यात आलेले आहेत, तसेच प्रतिभूत धनकोंना ज्ञात अन्य देणी व मूल्य :	माहीत नाहीत
मालमतेचे परीक्षण :	२४.१०.२०२४ रोजी स. १२.३० ते दु. २.३०
संपर्क व्यक्ती व दूर. क्र. :	श्री. गौतम भालेराव : ८९९९५६९५७२ श्री. नीलेश मोरे : ९००४७२२४६८
बोली सादरीकरणाची अंतिम तारीख :	०४.११.२०२४ रोजी दु. ४.०० पर्यंत
बोली उघडण्याची तारीख व ठिकाण :	ई-लिलाव/बोली वेबसाइट (https://sarfaesi.auctiontiger.net) च्या माध्यमातून दि. ०५.११.२०२४, दु. ०२.३० ते दु. ०४.३०

सदर सूचना ही सिक््युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील निर्देशित कर्जदार/हमीदारांना पंधरा (१५) दिवसांची सूचनासुद्धा आहे.

ई-लिलावात 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 भेट द्यावी किंवा सेवा प्रदाते ई-प्रोक्युरमेंट टेक्नॉलॉजीस लि., ऑक्शन टायगर बोलीदार साहाय्य क्र. मोबा. नं. + ९१ ९२६५५६२८२१ व ९३७४५१९७५४, ई-मेल : support@auctiontiger.net येथे संपर्क साधावा.

ठिकाण : मुंबई
दिनांक : ११.१०.२०२४

प्राधिकृत अधिकारी
पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रूप थर्ड-एट ट्रस्ट-१)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **05/11/2024 from 02:30 pm to 04:30 pm** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry with regard to 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/her/their sufficient and acceptable proof of his/her/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 fore-bidding.
3. Prospective bidders may avail online training from the website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support Nos.: 079-68136805/68136837 Mob. : +919265562818, +919265562821, +919265562819, +919978591888 & +91 9374519754, 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)**. 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 submitted by the bidder).
- 7. Intending Bidders shall deposit the aforesaid EMD on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of Pegasus Group Thirty Eight Trust 1 payable at Mumbai or EMD can also be paid by way of RTGS / NEFT/Fund Transfer to the credit of A/c no. 201007184353, Trust Name: - Pegasus Group Thirty Eight Trust 1, Bank Name: - Indusind Bank, Mumbai branch, MICR Code 400234002, IFSC Code INDB0000001.**
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 Five Lakhs).
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately (i.e. on the same day or not later than next working day) 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 and 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/(s) 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, the conditions mentioned above, and the conditions mentioned in the public notice dated 11/10/2024.
17. The sale is subject to "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities.
- 18. 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.**

Further enquiries may be clarified with Officer, **Mr. Nilesh More** and the address of the Office:- Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Email: nilesh@pegasus-arc.com, Contact: **Mr. Nilesh More - 9004722468**

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: Pune

Date: 11/10/2024

**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Eight Trust -1)**

ANNEXURE-III
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: _____