

**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 Rule 8 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), 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 RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown liabilities on **03/05/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **06/02/2024** under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):	a) M/s. Mad Hatter Productions b) Mr. Suryaprakash Rampal Jain c) Mrs. Shashi Suryaprakash Jain d) Mr. Arvind Suryaprakash Jain
Outstanding Dues for which the secured assets are being sold:	Rs. 3,41,28,632.77 (Rupees Three Crore Forty One Lakhs Twenty Eight Thousand Six Hundred Thirty-Two and Paise Seventy Seven 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. (Rs. 4,91,48,175.48 as on 05/01/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f 06.01.2024 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Property Mortgaged by: Mr. Arvind Jain & Mr. Suryaprakash Jain Flat No. 4008, 40th floor, A wing, Admeasuring 109.16 sq. mtrs., in the building known as "Alta Monte", Tower A, Off W. E. Highway, Kokani Pada, Kurar, Malad (East), Mumbai- 400 097.
CERSAI ID:	Security ID – 400031037978 Asset ID – 200030987531
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 4,04,78,000/- (Rupees Four Crores Four Lakhs Seventy Eight Thousand Only)
Earnest Money Deposit (EMD):	Rs. 40,47,800/- (Rupees Forty Lakhs Forty Seven Thousand Eight Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Society dues pending of approx.. Rs. 2 lakhs as on 06.02.2024
Inspection of Properties:	18/04/2024 between 03.30 PM to 05.30 PM
Contact Person and Phone No:	Mr. Siddhesh Pawar - 9029687504 Mr. Dhimant Shah - 93203 17744
Last date for submission of Bid:	02/05/2024 till 5.00 P.M.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 03/05/2024 from 11.00 AM to 01.00 PM

This publication is also a thirty (30) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider **E Procurement Technologies Ltd. Auction Tiger Bidder Support** Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICERPlace: Mumbai
Date: 27/03/2024**Pegasus Assets Reconstruction Private Limited**
(Trustee of Pegasus Group Thirty Nine Trust 1)

WESTERN RAILWAY CONSTRUCTION WORK Dy. Chief Electrical Engineer (Construction), W. Ry, Rajkot inverts E-Tender Notice No. EL/C/RJT/TRD/01/2023-24

PUBLIC NOTICE My client Mr. Rameshkumar Juharmal Chauhan residing at 104H COURT, Tower, Panel Tank Road, Kalachowki, Tank Road, Mumbai-400033

PUBLIC NOTICE NOTICE is hereby given that NISHA BHANDARI residing at F-21, first floor, Geetanjali Enclave, New Delhi 110017 (India), has agreed to sell and transfer the property more particularly described in the Schedule hereunder written

PUBLIC NOTICE Notice is hereby given on behalf of my client, that I am investigating the title of Mr. Sudhakar Shivshambhu Shastr, resident of Room No. B-9, Sai Krupa Chawl, Opp. Petrol Pump, S.V. Road, Dahisar (East), Mumbai-400068

PUBLIC NOTICE This is to inform the public at large that, My client is willing to purchase the below mentioned Agricultural land lying and situated at VILLAGE HEDVALI, Taluka Karjat, District and Division Raigad, Sub Division Karjat, within the jurisdiction of The Sub Registrar of Assurances at Karjat and within the territorial limits of Talathi Saja Humgaon from the concerned owner particulars thereof as per Revenue Record is as under:

WESTERN RAILWAY - VADODARA DIVISION REPAIR AND MAINTENANCE OF AC UNITS Tender Notice No. EL/RS/BRC/2023-24/11 Dated: 20-03-2024

WESTERN RAILWAY - VADODARA DIVISION ENGINEERING WORK e-TENDER NOTICE No. DRM-BRC 141 OF 2023-24 Sealed Tenders for and on behalf of the President of India are invited by Divisional Railway Manager (W A/C), Western Railway, Pratnagar, Vadodara-390 004

SCHEDULE OF THE PROPERTY 5 (five) fully paid-up shares of the face value of Rs.50/- each bearing Distinctive Nos.76 to 80 (both inclusive) comprised in the Share Certificate bearing No.16 dated 22nd September 1980 issued by the Juhu Paradise Co-operative Housing Society Limited, together with the residential premises being Flat No.44 admeasuring 665 square feet (or thereabout) of built-up area on the fourth floor of the building known as 'Beach Queen No.1' standing on the land being Plot No.35-B of TPS No.II and bearing CTS No.1071/A of Village Juhu, situate, lying and being at Azad Road, Juhu, Mumbai-400 054.

PUBLIC NOTICE Notice is hereby given on behalf of JSK Estate Pvt Ltd (JSK). One Sherisha Powertech Pvt. Ltd. ("Sherisha"), was declared as successful bidder of EMCO Ltd., as a whole, including the legal entity and financial assets thereof on an "as is where is basis" with all liabilities and encumbrances, in the auction held on 22.03.2022.

PUBLIC NOTICE TAKE NOTICE THAT The Vendors are intending to sell and our clients are intending to purchase the Agriculture Land situated at Villages-Bandhpada, Kachepada (Khopet), Pirkon, Tal. Uran, Dist-Raigad described in the Schedule hereto below free from all encumbrances by carrying Verification of Title.

Vide an Order dated 09.09.2022 the sale of EMCO Ltd. was inter-alia confirmed on "clean slate basis". Later, Sherisha was issued a Sale Certificate dated 04.10.2022. It is noted that, the liquidation process is still not closed before the NCLT.

JSK has filed an Interlocutory Application being IA No. 5330 of 2023 in CP (IB) No. 2849 of 2018 challenging the entire liquidation process and inter-alia seeking to set aside the sale of EMCO Ltd.; calling for fresh auction and in the interim seeking injunction against Sherisha from dealing with/disposing of and/or creating any third party right or encumbrance in respect of any assets of EMCO Ltd. etc.

On 19.03.2024 a Public Notice has appeared in the Free Press Journal, Mumbai issued by AZB Partners for investigation of the leasehold rights of EMCO Ltd., to Plot No. F-5 admeasuring 25,016 square meters and to EMCO Ltd's ownership rights in industrial buildings constructed on the aforesaid Plot, situated at Village Panchpakhandi, Wagle Industrial Estate (Thane Industrial Estate), Taluka and District Thane (the said Land and the buildings thereon are collectively referred to as "said Property"). JSK has raised its objection to the aforesaid Public Notice.

PUBLIC NOTICE NOTICE is hereby given to the public at large that we are investigating title of Mr. Kapil P. Dalmia and Mrs. Shilpa K. Dalmia in respect of the property more particularly described in the Schedule hereunder written ("Property") as our Client is desirous of purchasing the same.

INDIAN BANK Exh. No.: 9 For Sunjarrao & Co./ Vikrant Sunjarrao

Canara Bank GOREGAON SME UM BRANCH, Mumbai (Auction Sale Notice for Sale of Immovable Properties) SALE NOTICE E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Table with 5 columns: Sr.No., Survey/Gat No., Hissa No., Area, Assessment Rs=Ps. Village Kachepada (Khopet), Tal. Uran, Dist- Raigad

For LEXICON LAW PARTNERS ADVOCATES & SOLICITORS Mulla House, 4th Floor, 51, M.G. Road, Fort, Mumbai - 400 001 Contact: 022 4507 7777

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) Case No.: OA/680/2023 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.

MRS. SUNITA KASHWANI PROPRIETOR OF MANNAT ENTERPRISES To: (1) Mrs. Sunita Kashwani Proprietor of Mannat Enterprises Flat No. 702, Venus Co. Op. Hsg. Soc. Ltd. O.T. Section, Ulhasnagar, Thane, Maharashtra-421002.

SUMMONS WHEREAS, OA/680/2023 was listed before Hon'ble Presiding Officer/Registrar on 25.02.2023. 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. 1,37,13,091/- (application along with copies of documents etc. annexed).

Crossword #1087 Across 1 Drink very quickly 5 Fairly hot or not so cold? 9 Mischievous gnome 12 "Race" round for maple genus? 13 Operatic song 14 Capt. of industry 15 Bread spread? 16 Unique 18 Insect stage 20 Raikonen: 2007 F1 World Champion 21 Ancient Greek coin 24 Island off Naples 27 Gave support to (6,2) 31 The sun 32 Gap 34 Age or epoch 35 Snippets of information 36 Finds off, rebuffs or repels 38 Conical tent 41 Indian wrestling great 42 Singh 44 Former South African paceman Makahya 48 Absence of light 49 Having digits on foot 53 In short, the Yankee country? 54 Reverse 55 And others, in Latin (2,2) 56 Empty space, interval 57 Egyptian goddess 58 Ex-Indian captain Contractor

YOUR DAY By Vinayak Vishwas Karandikar ARIES: Control your anger to avoid disputes. Today you may pay your loan or insurance premium. Investment in land is indicated. People in fields like medicine, insurance and research will do well. Repairing of house or vehicle is indicated. Mental or physical stress is indicated. LIBRA: Control anger in commercial and family life. Expenditure for spouse or business is expected. People in fields like event management and gyms will benefit. Dispute with spouse is indicated. Some people may suffer from back pain. TAURUS: Conflict in career and married life is indicated. You may spend for business growth. People from travel, maintenance, security or technical fields will do well. Dispute with spouse or dispute over travel is possible. Some of you may suffer from knee pain. GEMINI: Gains are expected after stress or struggle. Expect expenditure for travel/ health /study. People from security / maintenance/ armed forces will be benefited. Dispute with maternal relatives is indicated. Some people may suffer from eye problem or constipation. CANCER: Loss is indicated in personal and commercial life. Expect expenditure for business or children. People from occult/ insurance/ technical/ security will be benefited. You may have a dispute with in-laws or children. Watch out for back pain. LEO: Today is a day to solve problems at work and home. Investment or expenditure for business, education and travel is expected. People in fields like education will get success. Dispute among family members is indicated. Some people may suffer from acidity. VIRGO: Today is a day to gain something after losing something. Expect expenditure for health/premiums/ travel. People in fields like medicine and insurance will benefit. Dispute with parents or in-laws is indicated. Some of you may suffer from constipation. AQUARIUS: Today is a day to concentrate on your work. Health, travel and career will take up expenses. Barbers or those in the technical or armed forces will get success. Domestic life may be disturbed due to workload. You may suffer from knee pain. PISCES: Today is a day to travel with caution. Expect expenditure for children, sports and travel. People in fields like police will do well. Troubles in travelling are indicated. Some people may suffer from toothache or eye problems.

AUTOCOP (INDIA) PRIVATE LIMITED - (IN LIQUIDATION) E-AUCTION SALE NOTICE UNDER IBC, 2016 CIN: U49999MH19170203332 Reg. Office: Plot No. F-14, Additional Industrial, MIDC, Ambad, Nashik-422010(MH) Sale under the provisions of the Insolvency and Bankruptcy Code, 2016

Mr. Amit C. Poddar Autocop (India) Private Limited IBC/19/04/2016-19/17-18/10792 Communication Address: 3rd Floor, Meera Apartments, Above Durva Restaurant, Opp. Yeshwant Stadium, Dhantoli, Nagpur-440012 E-mail: lnc.autocop@gmail.com

MAHALAXMI SEAMLESS LIMITED PIPENAGAR (SUKELI) VIA NAGOTHANE, TALUKA ROHA DIST RAIGAD, Maharashtra-402126 CIN: L33000MH1991PLC061347 Email ID: investors@mahatubes.com NOTICE OF THE Extra-Ordinary General Meeting, Remote E-Voting Notice is hereby given that the Extra-Ordinary General Meeting (EGM) of Mahalaxmi Seamless Limited ("the Company") will be held on Thursday, 18th April, 2024 at 09:00 a.m., at the registered office of the Company situated at Pipenagar (Sukeli), Via- Nagothane, Tal-Roha, Maharashtra- 402 126 to transact the business as set out in the Notice convening the EGM, copy whereof has been sent to the shareholders.

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 55-56, 5th Floor Free Press House Nariman Point, Mumbai-400012 Tel: 022-56847000 Email: sys@pegasus-arc.com URL: www.pegasus-arc.com PUBLIC NOTICE FOR SALE BY AUCTION Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002

FPJ - SUDOKU - 81 Level: Very easy 5 7 9 1 2 6 3 4 2 5 1 9 6 3 3 2 4 7 8 9 1 1 2 7 8 5 9 4 1 8 3 6 9 7 3

WHAT TO DO: Fill in the grid so that every row, every column and every 3x3 box contains the digits 1 to 9. Every puzzle has only one correct solution.



PEGASUS

पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉईंट, मुंबई-४०० ०२१.

दूरध्वनी क्र. : (०२२) ६१८८४७००.

ई-मेल : sys@pegasus-arc.com युआरएल : www.pegasus.arc.com

ई लिलाव करिता जाहीर सूचना

सिक्चुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ ला परंतुकासह वाचत सिक्चुरिटायझेसन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेटस् अँड एन्फोर्समेंट ऑफ सिक्चुरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकर्तीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व जामीनदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफैसी अँक्टच्या तरतुदीन्वये दिनांक ३१.०३.२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे आरबीएल 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 करणाऱ्या पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकर्ताकडे गहाण/प्रभारित आहेत. जे सरफैसी कायदा च्या तरतुदी आणि त्या नियमानुसार ०३.०५.२०२४ 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 ची प्राधिकृत अधिकाऱ्यांनी सरफैसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये ०६.०२.२०२४ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, सहकर्जदार आणि हमीदारांचे नावे	ए) मे. मॅड हॅटर प्रोडक्शन बी) श्री. सुर्यप्रकाश रामपाल जैन सी) श्री. शशी सुर्यप्रकाश जैन डी) श्री. अरविंद सुर्यप्रकाश जैन
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	१०.०९.२०२१ रोजीस रु. ३,४१,२८,६३२.७७/- (रुपये तीन करोड एकेचाळीस लाख अठ्ठावीस हजार सहाशे बत्तीस आणि पैसे सत्त्याहत्तर मात्र) अधिक प्रदान आणि वसुलीच्या तारखेपर्यंत ११.०९.२०२१ रोजीपासून त्यावरील सांपाशिविक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च. (०५.०१.२०२४ रोजीस रु. ४,९१,४८,१७५.४८ अधिक प्रदान आणि वसुलीच्या तारखेपर्यंत त्यावरील सांपाशिविक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	मिळकत गहाणीत द्वारे : श्री. अरविंद जैन आणि श्री. सुर्यप्रकाश जैन रहिवासीत फ्लॅट क्र. ४००८, मोजमापित १०९.१६ चौ.मीटर्स, ४० वा मजला, ए विंग, इमारत नाव अल्टा मॉटे नावे ज्ञात इमारत, टॉवर ए, डब्ल्यु ई हायवे लागत, कोकणी पाडा, कुरुर, मालाड (पूर्व), मुंबई ४०० ०९७
सीईआरएसए आयडी	सिक्चुरिटी आयडी- ४०००३१०३७७७८ असेट आयडी- २०००३०९८७५३१
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	रु. ४,०४,७८,०००/- (रुपये चार करोड चार लाख अठ्ठ्याहत्तर हजार मात्र)
इसारा अनामत रक्कम (इएमडी) :	रु. ४०,४७,८००/- (रुपये चाळीस लाख सत्तेचाळीस हजार आठशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकर्ता ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	०६.०२.२०२४ रोजीस अंदाजे रु. २ लाख सोसायटी थकीत प्रलंबीत
मिळकतीचे निरीक्षण	१८.०४.२०२४ रोजी दु. ०३.३० ते सायं ०५.३० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. सिद्धेश पवार-९०२९६८७५०४ श्री. धिमंत शाह - ९३२०३१७७४४
बोली सादर करण्यासाठी अंतिम तारीख	०२.०५.२०२४ रोजी सं. ५.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत ०३.०५.२०२४ रोजी सं. ११.०० पासून दु. १.०० पर्यंत

सदर प्रकाशन हे सिक्चुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ अंतर्गत वरील नमुद कर्जदार/सह-कर्जदार/गहाणदार यांना तीस (३०) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकर्ताची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार मे. ई-प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडस सपोर्ट: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, श्री. रामप्रसाद मोबाईल क्र. +९१ ८०००२३२९७, ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.

ठिकाण : मुंबई
दिनांक : २७.०३.२०२४

प्राधिकृत अधिकारी
पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप थर्टी नाईन ट्रस्ट | चे ट्रस्टी)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **03/05/2024** for the mortgaged properties mentioned in the e-auction sale notice from **11.00 a.m. to 1.00 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.
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, 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 ARC and Pegasus ARC will not be responsible for any error, misstatement, or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). The bidder cannot withdraw the EMD after submission of the bid. In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the bidder).
7. **The reserve price of the auction property is Rs. 4,04,78,000/- (Rupees Four Crores Four Lakhs Seventy Eight Thousand Only) and the Earnest Money Deposit**

will be Rs. 40,47,800/- (Rupees Forty Lakhs Forty Seven Thousand Eight Hundred Only)

8. The mortgaged property will be sold on **"As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities** on **03/05/2024**.
9. **Last date for submission of bid is 02/05/2024 before 5.00 PM and the date and the Auction is scheduled on 03/05/2024 from 11.00 am to 1.00 pm.**
10. **"The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc".**
11. **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 Thirty Nine 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. 409819116154, A/c name: - Pegasus Group Thirty Nine Trust 1, Bank Name: RBL Bank Limited, Mumbai Nariman Point Branch, IFSC Code: RATN0000155, MICR Code: RATN0000155.**
12. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers in multiples of **Rs. 5,00,000/- (Rupees Five Lakhs Only)**.
13. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (7). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer.
14. 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.

15. The EMD of the unsuccessful bidders will be returned within 7 days after 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.
16. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount dues of the Pegasus ARC in full with all costs, charges and expenses incurred, to Pegasus ARC anytime before sale of the secured assets, no sale will be conducted.
17. 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.
18. 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.
19. 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.**
20. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above and the conditions mentioned in the public notice dated **27/03/2024.**
21. Further enquiries may be clarified with the Authorized Officer– Mr. Siddhesh Pawar- Manager - Mobile No. 9029687504, and Mr. Dhimant Shah- Officer- 9320317744, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884728, email:, siddhesh@pegasus-arc.com, dhimant@pegasus-arc.com.

Special Instructions:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so

that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Mumbai
Date: 27/03/2024

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