

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED55-56,5th 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 Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank limited (RBL Bank Ltd.) vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown liabilities on 31/12/2024.

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 – Prop. Mr. Arvind Jain (Borrower) b) Mr. Suryaprakash Rampal Jain (Co-Borrower & Mortgagor) c) Mrs. Shashi Suryaprakash Jain (Co-Borrower) d) Mr. Arvind Suryaprakash Jain (Co-Borrower & Mortgagor)
Outstanding Dues for which the secured assets are being sold:	Rs. 3,41,28,632.77 (Rupees Three Crores 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. 5,52,38,862.13 as on 30/08/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f 31/08/2024 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 Residential Flat No. 4008, admeasuring 109.16 sq. mtrs., 40th floor, A wing, in the building known as "Alta Monte", Tower A, Off W. E. Highway, Kokani Pada, Kurar, Malad (East), Mumbai- 400 097 along with 2 car parking.
CERSAI ID:	Security ID – 400031037978 Asset ID – 200030987531
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 3,27,87,000/- (Rupees Three Crores Twenty Seven Lakhs Eighty Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs. 32,78,700/- (Rupees Thirty Two Lakhs Seventy Eight Thousand Seven Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	1) Society dues pending of approx. Rs. 2 lakhs 2) SA filed by third party alleging to be a purchaser Note- a) Pegasus has filed S.C. Suit No. (L) 7599/2024 filed before City Civil Court at Dindoshi for cancelling/terminating the third party rights.
Inspection of Properties:	20/12/2024 between 11.00 am to 01.00 pm
Contact Person and Phone No:	Mr. Siddhesh Pawar- 9029687504 Mr. Vishal Kapse- 7875456757 ; Mr. Gautam Bhalerao- 8999569572
Last date for submission of Bid:	30/12/2024 till 5.00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 31/12/2024 from 11.00 AM to 12.00 Noon

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.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.

AUTHORISED OFFICERPlace: Mumbai
Date: 13/12/2024**Pegasus Assets Reconstruction Private Limited**
(Trustee of Pegasus Group Thirty Nine Trust 1)

SYMBOLIC POSSESSION NOTICE

ICICI Bank Branch Office: ICICI Bank Limited Plot No.-23, Shal Tower, 3rd Floor, New Rohtak Road, Karol Bagh, New Delhi-110005

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 symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 9 of the said rules on the below-mentioned dates. 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.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand (Rs)	Name of Branch
1.	Tarun Lalwani/ Anita Lalwani/ Jawaharlal Mahender Kumar Lalwani/ Premalata Lalwani/ Neatxcess Communications Ltd/ Telexcel Information Systems Ltd/ LBDEL0002438189	Unit No.3, Level No 16, Tower B, Gurgaon Gateway, Situated At Sector 112-113, Village Bajghera, Gurgaon-122001/ December 10, 2024	June 19, 2024/ Rs. 2,68,84,881/-	Delhi NCR/ Mumbai

The above-mentioned borrower(s)/guarantor(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: December 13, 2024
Place: Mumbai

Sincerely Authorised Signatory For ICICI Bank Ltd.

MADHYA PRADESH POWER TRANSMISSION COMPANY LIMITED

Block No. 3, Shakti Bhawan, Rampur, Jabalpur-482 008
Ph. : (0761) 270-2164, 2154, 2171, Fax : 0761 2665593, E-mail : mptransco@nic.in

Online Tenders are invited against TR-47/2024 for Printing & Supply of Wall Calendar for year 2025 & TR-54/2024 for Procurement of 33 KV C&R Panels for Two feeder, further details please visit our website www.mstcecommerce.com/eproc & <http://www.mptenders.gov.in> & www.mptransco.in

M.P. M./117775/2024 //Save Energy// CHIEF ENGINEER (PROCUREMENT)

PUBLIC NOTICE

Notice is hereby Given That **WEBTECH REALTY LLP ("the Promoter")** are the owner of and/or seized and possessed of and/or otherwise well and sufficiently entitled to the under mentioned Commercial Premises.

The Promoter have agreed to sell, transfer and assign the under mentioned Commercial Premises and all the rights, title, interests, benefits, shares etc. in respect thereof to my clients.

Any person/entity having any claim/objection in respect of the under mentioned Commercial Premises or any portion or part thereof including claim/objection as and by way of sale, exchange, mortgage, gift, lien, trust, lease, possession, inheritance, easement, license or otherwise whatsoever are hereby required to make the same known in writing along with certified true copy of supporting documents to the undersigned at the address mentioned below within **15 days** from the publication hereof, otherwise, the same, if any, will be considered as waived and the transaction between the Owner/ Promoter and my clients in respect of the under mentioned Commercial Premises shall be completed.

The Schedule of Property:
Unit no. 1201, 1202, 1203 & 1204 on the 12th floor in building known as The Presidential standing, lying and being on Plot No. 287 of T.P.S. III, C.T.S. No. F7737 and Plot No. 286, C.T.S. No. F7736 of Village Bandra F, Taluka Andheri situated at Swami Vivekanand Road, Bandra (West), Mumbai-400050 in the Registration district of Mumbai Suburban District, Mumbai.

Dated this 13th day of December, 2024

For KJ Legal & Associates
Sd/-
Proprietor
Advocates and Advisors
Plot no. 569, Nina Vihar C.H.S.L., Unit no. 5, 1st Floor, 5th Road, Khar (West), Mumbai-400052
M : 9892990294

FORM No.14 (See Regulation 33(2))

Through Regd.AD /Speed Post, Affixation, Dasti DEBITS RECOVERY TRIBUNAL NO.2 AT MUMBAI
Ministry of Finance, Government of India, 3rd Floor, MTNL Bhavan, Strand Road, Colaba Market, Colaba, Mumbai - 400 005

DEMAND NOTICE
NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961

R.P.No. 54/22 Exhibit No. - 3
Next Date: 03/01/2025
.... Certificate Holder

Bank of India V/S
Mr. Manoj Kanji Mange & Anr.
.... Certificate Debtors

To,
1. **MR. MANOJ KANJI MANGE**, Bunglow No. 1, Eastern Express Highway Road, Near Kilbi, Mulund (E), Mumbai - 400081.
2. **MR. SURESH POPATLAL TRIBHUVAN**, 261/561, Ground Floor, Topsy Topsy Apartment, Ulhasnagar - 421004.

This is to notify that a sum of Rs. **10,11,906/- (Rupees Ten Lakhs Eleven Thousand Nine Hundred and Six only)** has become due from you as per ibid Recovery Certificate drawn up in O.A. No. 1054 of 2016 by the Hon'ble Presiding Officer/Debt Recovery Tribunal-II, Mumbai. The Applicant is entitled to recover the sum of Rs. **10,11,906/- (Rupees Ten Lakhs Eleven Thousand Nine Hundred and Six only)** with cost of Rs. 31,500/- (Rupees Thirty One Thousand and Five Hundred only) alongwith pendente lite and future interest @10.40% per annum w.e.f. 01.10.2015 till payment/realization in full jointly and severally from the Certificate Debtor No. 18.2.

You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts and Bankruptcy Act, 1993 and Rules there under.

In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

You are hereby directed to appear before the undersigned on **03.01.2025 at 2.30 p.m.** for further proceedings.
Given under my hand and the seal of this Tribunal on **14th day of August, 2023.**

Sd/-
S. K. SHARMA
Recovery Officer
DRT-II, Mumbai

BRIHANMUMBAI MUNICIPAL CORPORATION

Chief Engineer (Mechanical & Electrical's Department)
No. E.E.MECH/2782/REF Dt. 11.12.2024

E-TENDER NOTICE

Department	Ch. Eng. (M&E)
Sub Department	Dy. Ch. Eng.(M&E) City / Ex. Eng. Mech.(Refrigeration)
Bid Numbers	1) 2024_MCGM_1116712_1 2) 2024_MCGM_1104550_1 3) 2024_MCGM_1122627_1 4) 2024_MCGM_1123059_1
Subjects	1) The work of providing of new Medical Refrigerators-2 nos. at Deonar Maternity Home, Govandi. E.E. Mech./Ref./T-44 dated 11.12.2024 2) The work of repairs to Ductable type Split AC units and Packaged AC units and thereafter CSMC of these HVAC systems at various locations of Eastern Suburb area. E.E. Mech./Ref./T-45 dated 11.12.2024 3) Comprehensive Servicing and Maintenance Contract of Split AC units at various departments in Eastern Suburb area for a period of one year from the date of issue of Letter of Acceptance. E.E. Mech./Ref./T-46 dated 11.12.2024 4) Comprehensive Servicing and Maintenance Contract of Split AC units at various departments under the jurisdiction of H.E. for a period of five years from the date of issue of Letter of Acceptance. E.E. Mech./Ref./T-47 dated 11.12.2024
Bid Start Date & time	13.12.2024 at 11:00 a.m.
Pre Bid Meeting	--
Bid End Date & time	19.12.2024 at 16.00 p.m.
Website	http://portal.www.mcgm.gov.in
Contact Officer Name	Shri. A. K. Jambhore
Land line No.	-
Mobile No.	9930128387
Email	eemehref.me@mcgm.gov.in
	Sd/- PRO/1955/ADV/2024-25 E.E. Mech. (Refrigeration)

Keep the terraces clean, remove odd articles/junk/scrap

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56, 5th Floor Free Press House Nariman Point, Mumbai-400021 Tel: -022-61884700
Email: svs@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 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank Limited (RBL Bank Ltd.) vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown liabilities on 13/12/2024.

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):	Outstanding Dues for which the secured assets are being sold:	Details of Secured Asset being Immovable Property which is being sold	CERSAI ID:	Reserve Price below which the Secured Asset will not be sold (in Rs.):	Earnest Money Deposit (EMD):	Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Inspection of Properties:	Contact Person and Phone No.:	Last date for submission of Bid:	Time and Venue of Bid Opening:
a) M/s. Mad Hatter Productions - Prop. Mr. Arvind Jain (Borrower) b) Mr. Suryaprakash Rampal Jain (Co-Borrower & Mortgagor) c) Mrs. Shashi Suryaprakash Jain (Co-Borrower) d) Mr. Arvind Suryaprakash Jain (Co-Borrower & Mortgagor)	Rs. 3,41,28,632.77 (Rupees Three Crores 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. 5,52,38,862.13 as on 30/08/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 31/08/2024 till the date of payment and realization)	Property Mortgaged by: Mr. Arvind Jain & Mr. Suryaprakash Jain Residential Flat No. 4008, admeasuring 109.16 sq. mtrs., 40th floor, A wing, in the building known as "Alta Monte", Tower A, Off W. E. Highway, Kokani Pada, Kurla, Malad (East), Mumbai-400 097 along with 2 car parking.	Security ID - 400031037978 Asset ID - 200030987531	Rs. 3,27,87,000/- (Rupees Three Crores Twenty Seven Lakhs Eighty Seven Thousand Only)	Rs. 32,78,700/- (Rupees Thirty Two Lakhs Seventy Eight Thousand Seven Hundred Only)	1) Society dues pending of approx. Rs. 2 lakhs 2) SA filed by third party alleging to be a purchaser Note- a) Pegasus has filed S.C. Suit No. (L) 7599/2024 filed before City Civil Court at Dindoshi for cancelling/terminating the third party rights.	20/12/2024 between 11.00 am to 01.00 pm	Mr. Siddhesh Pawar- 9029687504 Mr. Vishal Kapse- 7875456757 ; Mr. Gautam Bhalaria- 8999595972	30/12/2024 till 5.00 p.m.	E-Auction/Bidding through website (https://sarfaesi.auctiontender.net) on 31/12/2024 from 11.00 AM to 12.00 Noon

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontender.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo: +91 926556282 & 9374519754, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

Place: Mumbai Date: 13/12/2024

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED (Trustee of Pegasus Group Thirty Nine Trust 1)

PUBLIC NOTICE

NOTICE is hereby given that, **MR. SUNIL SUDHIR KOTHARI** Indian inhabitant resident of having his address 21, Spring Field, 2nd Floor, Gamdevi, Mumbai - 400 007 intend to sell and transfer to my client the premises described herein below free from all encumbrances, claims and demands and with vacant and peaceful possession thereof.

He has represented that by Agreement For Sale dated 8th May, 1990, he has acquired the premises described herein below from Prime Downtown Estate Private Limited, Industrial Unit no. 604 admeasuring carpet area 31.9 sq. meters situated at 6th floor of the building known as "Plaza Panchshil" situated at 55, Gamdevi Hughes Road, Mumbai - 400 007 (hereinafter referred to as said premises).

Any person or persons having any claim against or in respect of the said premises described herein below, either by way of agreement, memorandum, writing, sale, exchange, mortgage, charge, lien, gift, trust, maintenance, bequest, possession, occupation, tenancy, lease, inheritance, leave and license, easement, right of refusal or otherwise, whatsoever are hereby requested to make the same known in writing to the undersigned at office at 506/ Lotus House, 33-A New Marine Lines, Mumbai - 400 020 within a period of 14 days from the date of publication of this notice together with supporting documents duly notarized as true copy, failing which claims, if any shall be deemed to have been waived and abandoned and the sale shall be completed without any further reference.

SCHEDULE OF THE PROPERTY HEREIN ABOVE REFERRED TO:
All that premises being Industrial Unit no. 604 admeasuring 31.9 sq. meters (Carpet area) on 6th Floor of the building known as "Plaza Panchshil" situated at 55, Gamdevi, Hughes Road, Mumbai - 400 007 alongwith right to park one car in the compound of the building building on plot bearing no CS No. 1551 lying in the Girgaon Div. in the Sub Registration District of Mumbai. Date: 13/12/2024.

Sd/-
Dhirendra Shah (Mangaldas D. Shah & Co.)
Advocates for Purchaser

REDEMPTION NOTICE (SECTION 13(8)) TO BORROWER/GUARANTOR/MORTGAGOR

To the Borrower/Guarantor/Mortgagor:
M/s. Shreejee Foods 405 B Wing, Cello Triumph, 1 B Patel Road, Goregaon East, Mumbai, Maharashtra 400063
Sh Arjun C Vidyarthi, 501, Bhagwati Heights, Above Farmers Café, 14th Road, Khar West, Mumbai 400050
Alka C Vidyarthi, Flat No G-1 & G-2, Ground Floor, Smita Niwas Building, Plot No 110, Ward No 75, Swawilambi Sahakari Gruh Nirman Sastha Limited, NMCH House No 4188/110, Ram Mandir road, Swawilambi Nagar, Nagpur 440022
Alka C Vidyarthi, 1802 B Wing Lodha Florenza Near Hub Mall Off Western Express Highway, Goregaon East Mumbai 400063
Chandrakant T Vidyarthi (Guarantor), 1802 B Wing Lodha Florenza Near Hub Mall Off Western Express Highway, Goregaon East Mumbai 400063
Chandrakant T Vidyarthi (Guarantor), 601/701 A Wing Leela Sterling Off Film City Road Near Dindoshi Bus Depot Off Yashodham School Goregaon East Mumbai 400063
Sh Arjun C Vidyarthi, 201, Mitrajuni, N.I.T Plot No 81-A, West Precinct Layout, Municipal H No 353, Ward No 35, Gandhibagh, Central Avenue Road, Nagpur-440018

SUBJECT: Notice for exercising the right of redemption under Section 13 (8) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").

The undersigned being the Authorized Officer of Canara Bank, **BANDRA WEST BRANCH, MUMBAI, MAHARASHTRA** (hereinafter referred to as "the secured creditor"), appointed under the Act do hereby give this notice, under Section 13(8) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:
As you all are aware that the secured creditor had issued the Demand Notices, under Section 13(2) of the Act, on **29.09.2023**, to the borrower/ firm **Mr Arjun C Vidyarthi**, the mortgagor and the guarantors (above mentioned names), demanding to pay an amount of **Rs. 16,81,205.02 (Rupees Sixteen Lakhs Eighteen Thousand Two Hundred Five and Paise Two Only)** as on **21.09.2023** and interest stated thereon within 60 days from the date of receipt of the said notices. Since, the Borrowers / Firm, the mortgagors and the Guarantor (above mentioned names) having failed to repay the amount mentioned in the above said demand notices, the Authorized Officer under Section 13(4) of the Act had taken symbolic possession of the secured assets described in the **Possession Notice dated 05/03/2024**. Further, the said symbolic possession notice was duly published in **Financial Express and Pratnaakhil in Mumbai Edition and Indian Express and Loksaata in Nagpur Edition newspapers on 06/03/2024**. To comply with the proposition laid down by the Hon'ble High Court of Judicature at Hyderabad for the State of Telangana and the State of Andhra Pradesh, in Writ Petition No. 8155 of 2018, you all are hereby given a last and final opportunity to redeem and reclaim the secured assets, which are in possession of the secured creditor, within 30 days from the receipt of this notice, by discharging the liability of **Rs. 16,81,205.02 (Rupees Sixteen Lakhs Eighteen Thousand Two Hundred Five and Paise Two Only)** as on **21.09.2023**, plus subsequent interest, costs and expenses in full, failing which the sale notice under the Act will be published in the newspaper specifying one of the following modes mentioned below, to sell the secured assets:

- By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying assets; or
- By inviting tenders from the public; or
- By holding public auction including through e-auction mode; or
- By private treaty.

As per Section 13(8) of the Act, you are entitled to redeem the secured Assets at any time before the date of publication of sale notice in Newspapers, failing which your Right to redeem the mortgaged property as per Section 13(8) of the Act shall stand extinguished.

This is without prejudice to any other rights available to the secured creditor under the subject Act or any other law in force.

Thanking You,
CANARA BANK
AUTHORIZED OFFICER

AXIS BANK LIMITED

Registered Office:- Axis Bank Limited, "Trishul", 3rd Floor, OppSamartheshwar Temple, Near Law Garden Ellisbridge, Ahmedabad – 380006.
Branch Address :- Axis Bank Ltd, 5th Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property is mortgaged / charged to the secured creditor, the Physical Possession (as detailed below) of which has been taken by the Authorised Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" and "No recourse basis" for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column;

Sr. No.	Name of Borrower / Mortgager	DESCRIPTION OF PROPERTY	RESERVE PRICE	EMD Price	Last Date & Time for Bid Submission	Outstanding Dues (in Rs.)	Auction Date & Time	Contact Person
1.	GHULAM MOHIDEEN SHAIKH, AAREFA GULAM MOHIDEEN SHAIKH, PLOT NO. 104, GARDEN VIEW BLDG, BEHIND BOMBAY HIGH RESTAURANT, SECTOR NO. 44A, SEAWOODS, NERUL WEST, NAVI MUMBAI MAHARASHTRA -400706.	All the piece and parcel of FLAT NO. 104, 1ST FLOOR, GARDEN VIEW BLDG, PLOT NO. 47, BEHIND BOMBAY HIGH RESTAURANT, SECTOR NO. 44A, SEAWOODS, NERUL WEST, NAVI MUMBAI MAHARASHTRA -400706. AREA ADMEASURING:- 925 SQ. FT BUILD UP AREA	Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only)	Rs. 7,80,000/- (Rupees Seven Lakh Eighty Thousand Only)	Till 27.12.2024 up to 05:00 P.M.	Rs. 98,76,629 /- as on 25.11.2024.	On 30.12.2024, between 11.00 A.M and 12.00 P.M	Authorized Officer: Mr. Ashish Kamble E-mail id: ashish.kamble@axisbank.com or Contact 919773366257

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. <https://www.axisbank.com/auction-retail> and the Bank's approved service provider M/S C1 India Private Limited at their web portal <https://www.bankeuctions.com>

The auction will be conducted online through the Bank's approved service provider M/s. C1 India Private Limited at their web portal <https://www.bankeuctions.com>. Also note that the said sale is subject to outcome of Securitization Application filed before Debt Recovery Tribunal, if any.

For any other assistance, the intending bidders may contact authorized officers between 11:30 a.m. to 3:00 p.m. The bid is not transferable.

This Notice should be considered as 15 Days' Notice to the Borrowers under Rule 8(6) of the Security Interest (Enforcement) rule, 2002.

Bid Incremental Amount are Rs. 10,000/- (Rupees Ten Thousand Only) For each Account,
VENUE For Bid Submission : Axis Bank Ltd., 5th Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708

Date: 13.12.2024
Place: Mumbai

Sd/-
Authorised Officer Axis Bank Ltd.

PUBLIC NOTICE

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank Limited (RBL Bank Ltd.) vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown liabilities on 13/12/2024.

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):	Outstanding Dues for which the secured assets are being sold:	Details of Secured Asset being Immovable Property which is being sold	CERSAI ID:	Reserve Price below which the Secured Asset will not be sold (in Rs.):	Earnest Money Deposit (EMD):	Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Inspection of Properties:	Contact Person and Phone No.:	Last date for submission of Bid:	Time and Venue of Bid Opening:
a) M/s. Mad Hatter Productions - Prop. Mr. Arvind Jain (Borrower) b) Mr. Suryaprakash Rampal Jain (Co-Borrower & Mortgagor) c) Mrs. Shashi Suryaprakash Jain (Co-Borrower) d) Mr. Arvind Suryaprakash Jain (Co-Borrower & Mortgagor)	Rs. 3,41,28,632.77 (Rupees Three Crores 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. 5,52,38,862.13 as on 30/08/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 31/08/2024 till the date of payment and realization)	Property Mortgaged by: Mr. Arvind Jain & Mr. Suryaprakash Jain Residential Flat No. 4008, admeasuring 109.16 sq. mtrs., 40th floor, A wing, in the building known as "Alta Monte", Tower A, Off W. E. Highway, Kokani Pada, Kurla, Malad (East), Mumbai-400 097 along with 2 car parking.	Security ID - 400031037978 Asset ID - 200030987531	Rs. 3,27,87,000/- (Rupees Three Crores Twenty Seven Lakhs Eighty Seven Thousand Only)	Rs. 32,78,700/- (Rupees Thirty Two Lakhs Seventy Eight Thousand Seven Hundred Only)	1) Society dues pending of approx. Rs. 2 lakhs 2) SA filed by third party alleging to be a purchaser Note- a) Pegasus has filed S.C. Suit No. (L) 7599/2024 filed before City Civil Court at Dindoshi for cancelling/terminating the third party rights.	20/12/2024 between 11.00 am to 01.00 pm	Mr. Siddhesh Pawar- 9029687504 Mr. Vishal Kapse- 7875456757 ; Mr. Gautam Bhalaria- 8999595972	30/12/2024 till 5.00 p.m.	E-Auction/Bidding through website (https://sarfaesi.auctiontender.net) on 31/12/2024 from 11.00 AM to 12.00 Noon

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontender.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo: +91 926556282 & 9374519754, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

Place: Mumbai Date: 13/12/2024

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED (Trustee of Pegasus Group Thirty Nine Trust 1)

REDEMPTION NOTICE (SECTION 13(8)) TO BORROWER/GUARANTOR/MORTGAGOR

To the Borrower/Guarantor/Mortgagor:
M/s. Shreejee Foods 405 B Wing, Cello Triumph, 1 B Patel Road, Goregaon East, Mumbai, Maharashtra 400063
Sh Arjun C Vidyarthi, 501, Bhagwati Heights, Above Farmers Café, 14th Road, Khar West, Mumbai 400050
Alka C Vidyarthi, Flat No G-1 & G-2, Ground Floor, Smita Niwas Building, Plot No 110, Ward No 75, Swawilambi Sahakari Gruh Nirman Sastha Limited, NMCH House No 4188/110, Ram Mandir road, Swawilambi Nagar, Nagpur 440022
Alka C Vidyarthi, 1802 B Wing Lodha Florenza Near Hub Mall Off Western Express Highway, Goregaon East Mumbai 400063
Chandrakant T Vidyarthi (Guarantor), 1802 B Wing Lodha Florenza Near Hub Mall Off Western Express Highway, Goregaon East Mumbai 400063
Chandrakant T Vidyarthi (Guarantor), 601/701 A Wing Leela Sterling Off Film City Road Near Dindoshi Bus Depot Off Yashodham School Goregaon East Mumbai 400063
Sh Arjun C Vidyarthi, 201, Mitrajuni, N.I.T Plot No 81-A, West Precinct Layout, Municipal H No 353, Ward No 35, Gandhibagh, Central Avenue Road, Nagpur-440018

SUBJECT: Notice for exercising the right of redemption under Section 13 (8) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").

The undersigned being the Authorized Officer of Canara Bank, **BANDRA WEST BRANCH, MUMBAI, MAHARASHTRA** (hereinafter referred to as "the secured creditor"), appointed under the Act do hereby give this notice, under Section 13(8) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:
As you all are aware that the secured creditor had issued the Demand Notices, under Section 13(2) of the Act, on **29.09.2023**, to the borrower/ firm **Mr Arjun C Vidyarthi**, the mortgagor and the guarantors (above mentioned names), demanding to pay an amount of **Rs. 16,81,205.02 (Rupees Sixteen Lakhs Eighteen Thousand Two Hundred Five and Paise Two Only)** as on **21.09.2023** and interest stated thereon within 60 days from the date of receipt of the said notices. Since, the Borrowers / Firm, the mortgagors and the Guarantor (above mentioned names) having failed to repay the amount mentioned in the above said demand notices, the Authorized Officer under Section 13(4) of the Act had taken symbolic possession of the secured assets described in the **Possession Notice dated 05/03/2024**. Further, the said symbolic possession notice was duly published in **Financial Express and Pratnaakhil in Mumbai Edition and Indian Express and Loksaata in Nagpur Edition newspapers on 06/03/2024**. To comply with the proposition laid down by the Hon'ble High Court of Judicature at Hyderabad for the State of Telangana and the State of Andhra Pradesh, in Writ Petition No. 8155 of 2018, you all are hereby given a last and final opportunity to redeem and reclaim the secured assets, which are in possession of the secured creditor, within 30 days from the receipt of this notice, by discharging the liability of **Rs. 16,81,205.02 (Rupees Sixteen Lakhs Eighteen Thousand Two Hundred Five and Paise Two Only)** as on **21.09.2023**, plus subsequent interest, costs and expenses in full, failing which the sale notice under the Act will be published in the newspaper specifying one of the following modes mentioned below, to sell the secured assets:

- By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying assets; or
- By inviting tenders from the public; or
- By holding public auction including through e-auction mode; or
- By private treaty.

As per Section 13(8) of the Act, you are entitled to redeem the secured Assets at any time before the date of publication of sale notice in Newspapers, failing which your Right to redeem the mortgaged property as per Section 13(8) of the Act shall stand extinguished.

This is without prejudice to any other rights available to the secured creditor under the subject Act or any other law in force.

Thanking You,
CANARA BANK
AUTHORIZED OFFICER

Bank of Baroda

R. C. Marg Chembur Branch, Kumkum Bldg., Opp. Fine Arts, R. C. Marg, Chembur, Mumbai - 400071
Tel: 022-25283999 e-mail: vjchem@bankofbaroda.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES "APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s Secured Assets/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr. Lot No.	Name & Address of Borrower/s / Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2.Time of E-auction (Start Time to End Time)	1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of possession (Constructive / Physical)	Property Inspection Date and Time
1.	1. Shree Sadguru Logistics 2. Shree Sadguru Tours And Travels 3. Shri Ram Enterprises Address: 1. Bharat Nagar Chs Ltd, 205/2 Senapati Bapat Marg, Near Hdfc Bank House Mumbai 400013 2. 203, 2nd Floor, Narayan Palace, Plot No 19, Survey No 78, Tal Ambernath, Kulgaoan, Badlapur W, Mumbai 421503	2 BHK residential Flat no 704, 7th Floor, admeasuring 624 sq.ft. (Carpet Area), B - Wing, Siddharth Apartment, Siddharth Co-op. Hsg. Soc. Ltd, Katrap, Badlapur (East), District Thane - 421503. Boundary of the Property are as under-East: Railway Track West: Sidh Swayambhu Shiv Mandir Road, North: A Wing, South: Sidh Swayambhu Shiv Mandir Road/Under construction building Encumbrance known to Bank: Nil Mortgaged by: 1. Mr. Sandip Bhikaji Pawar (Proprietor)	Rs. 35.00 Lakhs + unapplied interest from 12.02.21 + other charges as on 19-11-2024	1.Date of e-Auction: 30-12-2024 2.Time of E-auction: Start Time: 2.00 p.m. to End Time: 6.00 p.m.	1. Reserve Price: Rs.		



पेगासस अॅसेट्स् 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

सिक्विरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ ला परंतुकासह वाचत सिक्विरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल अॅसेट्स् अँड एन्फोर्समेंट ऑफ सिक्विरिटी इंटरस्ट अॅक्ट, २००२ अंतर्गत स्थावर मिळकतींची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व जामीनदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफैसी अॅक्टच्या तरतुदींन्वये 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 अॅसेट्स् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोकडे गहाण/प्रभारित आहेत. जे सरफैसी कायदा च्या तरतुदी आणि त्या नियमानुसार ३१.१२.२०२४ 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 तरतुदींन्वये 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- प्रोप्रा. श्री. अरविंद जैन (कर्जदार) बी) श्री. सुर्यप्रकाश रामपाल जैन (सह-कर्जदार व गहाणदार) सी) सौ. शशी सुर्यप्रकाश जैन (सह-कर्जदार) डी) श्री. अरविंद सुर्यप्रकाश जैन (सह-कर्जदार व गहाणदार)
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 सांपाश्विक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च. (३०.०८.२०२४ रोजीस रु. ५,५२,३८,८६२.१३ अधिक प्रदान आणि वसुलीची तारिख पर्यंत त्यावरील सांपाश्विक दराने व्याज आणि ३१.०८.२०२४ पासून 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 लगत, कोकणी पाडा, कुरु, मालाड (पूर्व), मुंबई ४०० ०९७ त्यासह २ कार पार्किंग.
सीईआरएसए आयडी	सिक्विरिटी आयडी- ४०००३१०३७९७८ अॅसेट आयडी- २०००३०९८७५३१
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	रु. ३,२७,८७,०००/- (रुपये तीन करोड सत्तावीस लाख सत्त्याऐंशी हजार मात्र)
इसारा अनामत रकम (इएमडी) :	रु. ३२,७८,७००/- (रुपये बत्तीस लाख अठ्ठ्याहत्तर हजार सातशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	१) अंदाजे रु. २ लाखचे सोसायटी थकीत २) खरेदीदारावर त्रयस्थ पक्ष आरोपाद्वारे एस दाखल टीप: ए) पेगासस यांनी त्रयस्थ पक्ष अधिकार रद्द/हद्दपार करिता दिंडोशी येथे शहर दिवाणी न्यायालय समक्ष एस.सी. सुट क्र. (एल) ७५९९/२०२४ दाखल केला.
मिळकतीचे निरीक्षण	२०.१२.२०२४ रोजी स. ११.०० ते ०१.०० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. सिद्धेश पवार-९०२९६८७५०४ श्री. विशाल कापसे - ७८७५४५६७५७, श्री. गौतम भालेराव ८९९९५६९५७२
बोली सादर करण्यासाठी अंतिम तारीख	३०.१२.२०२४ रोजी सं. ५.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत ३१.१२.२०२४ रोजी स. ११.०० पासून दु. १२.०० पर्यंत

सदर प्रकाशन हे सिक्विरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील नमुद कर्जदार/सह-कर्जदार/ गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोची 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, बिडर्स सपोर्ट: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: ramprasad@auctiontiger.net, श्री. रामप्रसाद मोबाईल क्र. +९१ ८००००२३२९७, ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.

ठिकाण : मुंबई

दिनांक : १३.१२.२०२४

प्राधिकृत अधिकारी
पेगासस अॅसेट्स् 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 **31/12/2024** for the mortgaged properties mentioned in the e-auction sale notice from **11.00 a.m. to 12.00 noon** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload 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. 3,27,87,000/- (Rupees Three Crores Twenty Seven Lakhs Eighty Seven Thousand Only) and the Earnest Money**

Deposit will be Rs. 32,78,700/- (Rupees Thirty Two Lakhs Seventy Eight Thousand Seven 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 **31/12/2024**.
9. **Last date for submission of bid is 30/12/2024 before 5.00 PM and the date and the Auction is scheduled on 31/12/2024 from 11.00 am to 12.00 noon.**
10. **"The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc".**
11. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property:
 - SA No.09 of 2024 filed by third party before Hon'ble DRT-1, Mumbai alleging to be purchaser;
(Pegasus has filed S.C. Suit No. (L) 7599 of 2024 before City Civil Court, Dindoshi for cancelling/terminating third party rights)
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 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.**
13. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers in multiples of **Rs. 2,00,000/- (Rupees Two Lakhs Only)**.
14. 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 (11). 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 but not later than 90 days from the date of auction.

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 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.
17. 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.
18. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
19. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
20. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
21. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above and the conditions mentioned in the public notice dated **13/12/2024.**
22. Further enquiries may be clarified with the Authorized Officer– Mr. Siddhesh Pawar- Senior Manager - Mobile No. 9029687504, and Mr. Vishal Kapse- Officer- 7875456757, 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.

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: 13/12/2024

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