



Pegasus Assets Reconstruction Pvt. Ltd.
Unit No.106, Best Business Park,
Plot No.P-2, Netaji Subhash Place,
Opp.,Fun Cinema,
Pitampura-New Delhi-110034
Telephone: 011- 45793246
email : sys@pegasus-arc.com
Url : www.pegasus-arc.com

Ref: Peg/DNS/UCPL/396/2024-25

Date: 06/06/2024

1. Unitech Cartoons Pvt Ltd (Borrower) S.P. Business Center SP-11, 2 nd Floor, Prakash Chambers 77, Nagindas Master Road, Fort, Mumbai, 400080	2. Mr. Uday Achyut Kulkarni (Director & Guarantor) Flat No. 203, & 204, Astoria, Raheja Garden, Thane (West) 400604
3. Mr. Dhananjay Uday Kulkarni (Director & Guarantor) Flat No. 203, & 204, Astoria, Raheja Garden, Thane (West) 400604	4. Mrs. Shalaka Dhananjay Kulkarni (Guarantor) Flat No. 203, & 204, Astoria, Raheja Garden, Thane (West) 400604
5. Mr. Girish Vaijnath Vaidya (Guarantor) 301, Vaikunth Vishnunagar, Naupada, Thane (West), 400604	6. M/s De Simran Cartoons Pvt Ltd (Corporate Guarantor) Kulkarni House, 2 nd Floor, Ghantali Road, Naupada, Thane (West) -400602

Dear Sir/Madam,

Sub: Unitech Cartoons Pvt Ltd: Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 6 & 8 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to you addressees being the Borrower and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty-Five Trust -2 ("Pegasus"), having been assigned the financial asset pertaining to the below mentioned Borrower along with underlying security interest by Dombivli Sahakari Bank Ltd. 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 on 18/07/2024 .

The Authorized Officer of Pegasus has taken the physical possession of the below described secured assets being immovable and movable properties on 22/12/2022, under the provisions of the SARFAESI Act and Rules thereunder.

The notice of sale by e-auction has also been published in SachKahoon (Hindi) & Himachal Times (English) on 06/06/2024



Corporate Office : 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Ph : 022-61884700

Regd. Office : 507, Dalamal House, Jamnalal Bajaj Road, Nariman Point, Mumbai - 400 021.

CIN No. : U65999MH2004PTC144113



The details of e-auction are as follows:

1. Name of the Borrower/Guarantors: Mr. Uday Achyut Kulkarni (Director & Guarantor) Mr. Dhananjay Uday Kulkarni (Director & Guarantor), Mrs. Shalaka Dhananjay Kulkarni (Guarantor) Mr. Girish Vaijanath Vaidya (Guarantor) M/s De Simran Cartons Pvt Ltd. (Corporate Guarantor)

2. Outstanding Dues for which the secured assets are being sold: Rs. 9,14,91,501.81/- (Rupees Nine Crore Fourteen Lakhs Ninety One Thousand Five Hundred One and Eighty One Paise Only) as on 30/09/2020 plus interest w.e.f. 01/10/2020 at the contractual rate and costs, charges and expenses thereon and Rs.15,11,69,795.44/- (Rupees Fifteen Crore Eleven Lakhs Sixty Nine Thousand Seven Hundred Ninety Five and Forty Four Paise Only) as on 10/04/2024, plus interest w.e.f. 11/04/2024 at the contractual rate and costs, charges and expenses thereon till the payment and realization

3. Details of Secured Asset being Immovable/Movable Property which is being sold:

I) Immovable Property Lot -1

Industrial Land and building situated at Plot No. 129 admeasuring 0-2092 Hectare i.e. 2092 Sq. Mtrs. bearing Khasra No. 1222 min & Khata No. 362 (according to the Khatauni 1411 fasli to 1416 fasli) situated in Phase II of Nand Nagar Industrial Estate at Village Mahukheda Ganj, Tehsil Kashipur, District Udham Singh Nagar, Uttarakhand

II) Movable Property Lot- 2
Plant and Machinery

4. CERSAI ID: Security ID -400001530589, Asset Id -200001529376

5. Reserve Price below which the property will not be sold:

Lot 1: Rs.2,35,17,000/- (Rupees Two Crores Thirty-Five Lakhs Seventeen Thousand Only)
Lot 2: Rs. 4,37,000/- (Four Lakhs Thirty-Seven Thousand)

6. Earnest Money Deposit (EMD):

Lot -1: Rs.23,51,700/- (Rupees Twenty-Three Lakhs Fifty-One Thousand Seven Hundred Only)
Lot-2: Rs. 43,700/- (Rupees Forty-Three Thousand Seven Hundred Only)

7. Dates for inspection, submission of bid, auction:

Inspection of Properties:	05/07/24 between 12.00 Noon to 3.00 pm
Contact Person and Phone No:	Mr. Ramakant Pandey (Authorized Officer) / Mr. Anirudh Verma 9087788888/ 7730889481
Last date for submission of Bid:	16/07/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 18/07/24 from 11.00 am to 1.00 pm.





8. 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>"<https://sarfaesi.auctiontiger.net>.

9. Please be informed that as per Section 13(8) of the SARFAESI Act, you may close your loan account and redeem the secured asset by making payment of the total outstanding dues of 9,14,91,501.81/- (Rupees Nine Crore Fourteen Lakhs Ninety One Thousand Five Hundred One and Eighty One Paise Only) as on 30/09/2020 plus interest w.e.f. 01/10/2020 at the contractual rate and costs, charges and expenses thereon and Rs.15,11,69,795.44/- (Rupees Fifteen Crore Eleven Lakhs Sixty Nine Thousand Seven Hundred Ninety Five and Forty Four Paise Only) as on 10/04/2024, plus interest w.e.f. 11/04/2024 at the contractual rate and costs, charges and expenses thereon till the date of payment and realization).

Thanking You,

Yours faithfully,

Authorized Officer
Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus Group Thirty-Five Trust -2)

Encl: Copy of News Paper publications SachKahoon (Hindi) & Himachal Times (English) on 06/06/2024

9 trekkers of 22-member group dead due to bad weather, 13 rescued

Covid from page 1... The SDRF also dispatched two teams -- one each from Dehradun and Uttarkashi. "The 22-member trekking group, including three guides, was expected to leave for the Sahasra Tal on May 29, two of them stayed back at the base camp due to bad health. Twenty of them reached the summit. While trekking down, the group met with the bad weather and lost their way," said SDRF Commandant...

Manipur CM congratulates newly-elected Congress MPs from state's 2 LS seats

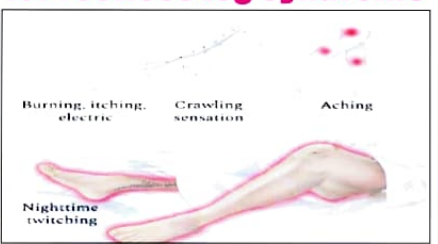
Covid from page 1... Biren Singh further said that "we remain firm in our commitment to work towards serving the masses and building a better Manipur for the future generations". Angomcha Binod Akojam was the Inmer Manipur Lok Sabha seat and was defeated by BJP candidate and state Education Minister Thounajam Basanta Kumar Singh by a margin of 1,09,801 votes.

Efforts should be made for the revival of rivers and water sources, says CM Dhama

Covid from page 1... For this, the cooperation of UCOST, USARC and other organisations working for water conservation and enhancement should also be sought. He said that public participation is very important in making any campaign successful. Along with those working in the direction of water conservation and enhancement, public participation should also be ensured in this direction. The Chief Minister directed the officials to also create baseline data on the rivers and water sources that have been identified so far for revival. For their revival, work should be done with short-term and long-term plans. Special attention should be paid towards rainwater harvesting. The policy made for rainwater harvesting should be ensured to be followed as per rules. The Chief Minister directed the officials in the meeting that to control forest fires, special attention should be paid towards moisture conservation in such areas. For this, the Forest Department should work by making a complete plan. For the conservation of water sources which are drying up rapidly, work should be done by making a well-planned action plan. Construction of Chal-Khal and Amrit Sarovar should be accelerated further. Effective work should be done for water conservation and conservation in urban areas. The Chief Minister also directed the officials to run a tree plantation campaign on a large scale for the upcoming Harela festival. This campaign should be run for a month. More fruit-bearing and shady trees should be planted. Along with tree plantation, their conservation is most important, special attention should be paid to their conservation. CM Dhama directed that the tree plantation campaign should be run up to the Nyaya Panchayat level. Public awareness programmes for water conservation and tree plantation should be organised through seminars at the Nyaya Panchayat level. Fruit saplings should be distributed under a tree plantation campaign at the Nyaya Panchayat level, schools and universities.



Scientists find treatment for restless leg syndrome



New Delhi, June 5 (IANS): An international team of scientists has found genetic clues that can lead to new treatment for restless leg syndrome, a condition common among older adults. People with restless leg syndrome face an unpleasant crawling sensation in the legs and an overwhelming urge to move them, especially during the evening or at night time. It can severely impair sleep and also cause depression or anxiety, cardiovascular disorders, hypertension, and diabetes. While the reason remains unknown, researchers from the University of Munich (TUM) in Germany and the University of Cambridge pooled and analysed data from three genome-wide association studies with more than 100,000 patients and over 1.5 million unaffected controls. The results, published in the journal Nature Genetics, identified over 140 new genetic risk loci, increasing the number known eightfold to 164, including three on the X chromosome. The team identified no strong genetic differences between men and women. This is despite the condition being twice as common in women as it is in men, said the team. Dr Steven Bell from the University of Cambridge noted that "understanding the genetic basis of restless leg syndrome" can help find "better ways to manage and treat it, potentially improving the lives of many millions of people affected worldwide". Of the genetic differences, two involve genes known as glutamate receptors 1 and 4 respectively -- important for nerve and brain function. The team said that they could potentially be targeted by existing drugs, such as anticonvulsants like perampanel and lamotrigine, or used to develop new drugs. Early trials have already shown positive responses to these drugs in patients with restless leg syndrome, they noted.



SELECT AUCTIONEER SCRAP FOR SALE Auction of fire damaged Stock of ceiling fans/components, Plant & Machinery (MS, Copper Aluminium) (Auction ID - F40002371) Auction will be carried out for settlement of fire damaged Stock of ceiling fans/components, Plant & Machinery (MS, Copper Aluminium) on the basis of total of M/s. Resonance Pvt. Ltd. on 'AS IS WHERE IS BASIS' on 12th June 2024. The affected items can be inspected at Plot no. 28 Apparel park, near industrial area, Isha bhaitoli, Jhansi, Himachal Pradesh 172001 from 09:00 June 2024 onwards after making prior appointment with M/s. Pritysha Manoj (Sd) 980224177, Mr. Ajay Sharma (Sd) 981100000 & Mr. Dhruv (Sd) 9899149901. To participate please register on www.auctioneer.in. Day filed Participation Form and DD/RTS for RTGS payments must be provided to M/s Select Auctioneers Pvt. Ltd. at the following address: e-mail by 12th June 2024. 301/302 Samrat, Bhanu, A-7/8 Rajaj Nagar Commercial Complex New Delhi - 110009. Email: info@selectauctioneer.in. Contact: M/s. Pritysha Manoj 980224177, 9899149901, 2570 274-7576.

SpaceX's Starship gets US FAA nod, to launch 4th test flight on Thursday

New Delhi, June 5 (IANS): Billionaire Elon Musk's SpaceX has received approval from the US Federal Aviation Administration (FAA) to launch the fourth test flight of the Starship vehicle. With the licence issued on Tuesday, the 400-foot-tall Starship rocket along with the Heavy booster is expected to fly from SpaceX's Starbase facility near Boca Chica Beach in South Texas on June 6.

Health Corner

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED. PUBLIC NOTICE FOR SALE BY AUCTION. Notice is hereby given by the public in pursuance of the provisions of the Securities and Exchange Board of India (Securities Contracts) Regulations, 1957, and the Securities and Exchange Board of India (Securities Contracts) Regulations, 2002, that the following securities are being offered for sale by public auction on 12th June 2024 at 11:00 AM. The securities are: 1. Unitech Telecom Pvt. Ltd. 2. M/s. Uday Acharya Kulkarni (Director & Guarantor) 3. M/s. Shreeganga Vastu (Director & Guarantor) 4. M/s. Shri Aaha Dhyanee Kulkarni (Guarantor) 5. M/s. Deekha Vasthu (Guarantor) 6. M/s. The Shree Cation Pvt. Ltd. (Corporate Guarantor)...

Health and Defence Ministry to set up dedicated Tele MANAS cell for armed forces

New Delhi, June 5 (IANS): The Ministry of Health and Family Welfare (MoHFW) and the Ministry of Defence (MoD) on Wednesday signed a Memorandum of Understanding (MoU) to launch a pilot project of Tele MANAS for the armed forces. Tele-MANAS, part of India's national tele-mental health programme, was launched in October 2022. It offers comprehensive, integrated, and inclusive 24/7 tele-mental health services with a toll-free number 14416. The MoU seeks the collaboration of the two ministries to establish a pilot project for operating a special cell at the Armed Forces Medical College in Pune for two years. The special cell was inaugurated on December 1, last year. "There has been a long-standing need for mental health counselling for armed forces personnel, and now, with the dedicated Tele MANAS cell, armed forces personnel and their families will receive crucial mental health assistance 24x7, addressing their mental health concerns more effectively," said Lt General Daljit Singh, Director General of Armed Forces Medical Services. Aradhna Patnaik, AS and MD, National Health Mission, underscored the significance of attending to the mental health concerns of the armed forces, considering their distinct mental health requirements. The project will address the mental health and well-being of Armed Forces personnel and their families. The ministry noted that the Armed Forces beneficiaries will have direct access to specialised care, ensuring that their unique mental health needs are addressed promptly and effectively. Tele MANAS, the digital extension of the District Mental Health Programme (DMHP), currently has 51 operational cells in 36 States and UTs. It offers services in 20 different languages. Since its launch in October 2022, Tele MANAS has received over 10 lakh calls and managed over 3,500 calls daily.

How heat waves are intensifying heart health risks

New Delhi, June 5 (IANS): Rising temperatures are increasing the risk of heart health, contributing to a surge in chances of death from cardiovascular diseases, said experts on World Environment Day on Wednesday. World Environment Day is observed every year on June 5 to raise awareness about climate change and its effects, both on the flora and fauna, as well as human health. The theme this year is "Land restoration, desertification, and drought resilience". The risk of death due to cardiovascular diseases rises with every 1-degree Celsius increase in temperature. Studies indicate that approximately 489,000 heart-related deaths occurred annually between 2000 and 2019, with 45 per cent of these deaths taking place in Asia. Recent data from the Health Ministry on heart-related illnesses and deaths in India, reported 605 deaths due to different cardiovascular diseases in May this year.

Bob's Banter Adulation and Ordinary Man...! some form or other, of having people loving them absolutely, praising them constantly, and worshipping them continually, but the moment those wishes start coming through, man cannot handle it, and falls apart. Humble, good men when praised about their exceptional talents, lose their humility and think themselves gods. The first of course is the person who is being worshipped. Right at the beginning itself, he or she needs to be grounded. They need to understand that the talent they have is something they have been blessed with. They might be exceptional actors, but their talent for acting is a gift equal to someone who has been blessed with the gift of being a great accountant or architect. As long as he or she remains grounded and knows the praise they are getting is not for themselves but for their gift, they will be able to handle it, but when they start thinking themselves great or likening themselves to a god, because of a particular talent, the downfall begins. Like, I said, the fault is twofold. The second reason for the downfall, is we the people who give adulation. We have to understand even as we start adulating a person that we are weakening him or her. So instead of praising the person for a good speech or sermon, introduce lines like, "I thank God for giving you the talent of speaking." Or it could be writing, cooking or making wise decisions. We ordinary mortals are responsible for safeguarding those with exceptional talent. We need to know where to draw the line. Something both those adulated and the adula-

Bob's Banter Adulation and Ordinary Man...! That's also the foolishness of the created when he or she thinks it came from their own selves. Adulation is a huge and mighty trap, from which most don't escape, and when they fill in, they come out bruised and badly beaten. Many powerful men become powerless overnight because of this innocent looking, deceptive, seductive temptation, which lures them low, and reveals them as mere mortals, with cardboard wings sprouting from the edges of their fifty-six-inch chests. ... bobsbanter@gmail.com

Alcohol-based mouthwash may not be good for your oral health: Study New Delhi, June 5 (IANS): Commonly used alcohol-based mouthwashes may have adverse effects on oral microbiomes -- the community of bacteria that live in the mouth -- raising risks of periodontal diseases and some cancers, according to a study. The oral microbiome plays a role in digestion and keeps the mouth healthy. The research, published in the Journal of Medical Microbiology, included men who have sex with men, who regularly use mouthwash as a method to reduce the transmission of sexually transmitted diseases.

