

**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 and Movable Properties under the Securitization and

Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
read with Rule 6(2), 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), Mortgagor(s), Guarantor (s) that the below described secured assets being immovable/movable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of **Pegasus Group Thirty Three Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Apna Sahakari Bank Ltd. (Apna Bank), vide Assignment Agreement dated 27/03/2018 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 09/09/2026.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 08/12/2025 under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s), and Mortgagor(s):	1) Shree Vyankateshwara Metalliks (Borrower and Mortgagor) Proprietor – Mr Dhamendra Bellani 2) Mr. Dharmendra Rameshchandra Bellani (Co-Borrower) 3) Mr. Satling Dnyaneshwar Dhawan (Guarantor) 4) Mr. Sudhir Krishnarao Shenoy (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 8,12,94,736.79 (Rupees Eight Crores Twelve Lakhs Ninety Four Thousand Seven Hundred Thirty Six and Paise Seventy Nine Only) as on 31/05/2016 plus further interest at the contractual rate and cost, charges, and expenses thereon till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act.) Rs. 36,36,79,000/- (Rupees Thirty Six Crores Thirty Six Lakhs Seventy Nine Thousand Only) as on 08/06/2026 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 09/06/2026 till the date of payment and realization.
Details of Secured Assets being Immovable Property which is being sold	Property Owned and Mortgaged By: Shree Vyankateshwara Metalliks Lot 1-Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District Kolhapur (Adm. H 0-R 58-50 and H 0-R 32-50) and structure thereon along with Iron Shed lying in factory which is situated at Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District Kolhapur Area: 14295.20 Sq.ft Built up (Iron Shed) and Machinery, Equipment, Office Furniture, Computers etc. lying in factory Lot 2- Iron Shed lying in factory which is situated at Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District Kolhapur Area: 14295.20 Sq.ft Built up (Iron Shed) and Machinery, Equipment, Office Furniture, Computers etc. lying in factory (Note: Preference will be given to Lot 1 bidder if bids received for both Lot 1 and Lot 2)
CERSAI ID:	Assets ID : 200019572671 Security ID : 400019615675
Reserve Price below which the Secured Asset will not be sold	Lot 1-Rs. 4,71,04,000/- (Rupees Four Crore Seventy One Lakhs and Four Thousand Only) Lot 2-Rs. 74,64,000/- (Rupees Seventy Four Lakhs Sixty Four Thousand Only)
Earnest Money Deposit (EMD):	Lot 1- Rs.47,10,400/- (Rupees Forty Seven Lakhs Ten Thousand and Four Hundred Only) Lot 2- Rs. 7,46,400/- (Rupees Seven Lakhs Forty Six Thousand Four Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Sales Tax - Rs. 157.27 Lakhs CGST - Rs. 43.00 Lakhs Industrial Court – Rs. 42.02 Labour Court- Rs. 5.91 Lakhs
Other Information	NOTE: Prospective Buyers should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction. Before submitting bid(s).
Inspection of Properties:	21/08/2026 between 11.00 a.m. To 1.00 p.m.
Contact Person and Phone No:	Mr. Paresh Karande – 9594313111 Mr. Rohan Kadam – 9167981607
Last date for submission of Bid:	07/09/2026 till 5.00 pm.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 09/09/2026 from 12.00 pm to 1.00 pm.
This publication is also a Fifteen (15) days' notice to the aforementioned Borrower(s)/Co-borrower(s)/Mortgagor(s)/Guarantor(s) under Rule 6(2), Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website www.eauctions.co.in or contact service provider Linkstar Tech Solutions Private Limited Bidder Support Nos: Mo.: 9870099713 Email: admin@eauctions.co.in before submitting any bid.	

**AUTHORISED OFFICER**Place: KOLHAPUR
Date: 14/08/2026Pegasus Assets Reconstruction Private Limited
(Acting in its capacity as a Trustee of
Pegasus Thirty Three Trust 1)

AXIS BANK LTD. Branch Office - Sterling Plaza, Ground Floor, Opp. SBI Service Petrol Pump, J. N. Road, Pune-411004. Registered Office: 'Tushar', 3rd Floor, Opp. Samanvashwar Temple, Near Law Garden, Elsternbade, Amburabad - 380005. For Immovable Properties.

Whereas the undersigned being the Authorized Officer of Axis Bank Ltd., under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, has issued Demand Notice as mentioned below under Section 13(2) of the said Act, calling upon the concerned Borrowers/Co-Borrowers as per details given below, to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice.

The Borrowers/Guarantors and Others having failed to repay the respective due amounts, notices are hereby given to the concerned Borrowers/Guarantors and Others in particular and the public in general that the undersigned has taken Symbolic Possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) Read with the Rule 6.88 of the said Act on the date mentioned below.

The Borrowers/Co-Borrowers/Guarantors and Others in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of Axis Bank Ltd., or amounts mentioned below. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets. This notice is also being published in vernacular, The English version shall be final in any question of interpretation arises.

Sr. No.	Name & Address of Borrowers / Co-Borrowers / Mortgages / Guarantors	Outstanding Amount in Rs.	Date of Demand Notice
1	Borrower/Co-Borrower: 1) Atul Balasa Mane, 2) Sachita Atul Mane, Both at: Flat No. 105, 1st Floor, Wing 'A', Kesar Valley, Pali Nagar, Chikhali, Tal. - Haveli, Dist. - Pune - 412114. Also at: C.D. H.B. Gopale, Building No. A-20, Sec-2, Flat No. 4, Near ITI College, Krishna Nagar, Chinchwad, Dist. - Pune - 411019. Also at: A/P - Bhalwadi Station, Tal. - Palus, Dist. - Sangli - 415303.	Rs. 10,99,418/- (Rupees Ten Lakh Nine Hundred Ninety Four Thousand Four Hundred Ninety Eight Only) amount as on 24/12/2025 & together with further contractual rate of interest from 25/12/2025 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	27/12/2025 11/08/2026

Description of The Immovable Property: All that piece and parcel of Flat No. 105, on 1st Floor, addressing Carpet area 38.83 Sq. Mtrs., Attached Terrace area 5.48 Sq. Mtrs., in the Wing 'A' of the Project Known as 'KESAR VALLEY', and constructed on Gait No. 1648, Situated at Village - Chikhali, Tal. - Haveli, Dist. - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and owned by Atul Balasa Mane and bounded as per Building plan.

2	Borrower/Co-Borrower: 1) Sunil Baban Rajput, 2) Sumant Sunil Rajput, 3) Anil Baban Rajput, All at: Flat No. 3, 3rd Floor, Shrinagar Apartment, Near Ram Mandir, Gururwar Peth, Tal. - Haveli, Dist. - Pune - 411002.	Rs. 20,42,312/- (Rupees Twenty Lakh Four Hundred Twenty Three Thousand Three Hundred Twelve Only) amount as on 27/01/2026 & together with further contractual rate of interest from 28/01/2026 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	30/01/2026 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 3, on 3rd Floor, addressing Built-up area 525 Sq. Ft. (i.e. 48.90 Sq. Mtrs. (Including Balcony), of the Building (SHRINAGAR APARTMENT), and constructed on CTS No. 845, Situated at Village - Gururwar Peth, Tal. - Haveli, Dist. - Pune and owned by Sunil Baban Rajput and Anil Baban Rajput and bounded as per Building plan.

3	Borrower/Co-Borrower: 1) Rahul Kham Rajput, 2) Vrushali Rahul Joshi Alias Vrushali Dhara, Both at: Flat No. 601, 6th Floor, A Wing, Eco Park, S. No. 306, P. Chhatrapati, Pune - 411015. Also at: Room No. 305, Administrative Building, Force One Headquarters, Jayakot, GAT No. 08, Gomangan East, Western Expressway, Mumbai - 400021. Also at: Kaula Wade, Adipic Jawale, Baleshwar, Chorghase, Amburabad - 422020.	Rs. 32,15,982/- (Rupees Thirty Two Lakh Fifteen Thousand Nine Hundred Eighty Two Only) amount as on 28/01/2026 & together with further contractual rate of interest from 29/01/2026 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	09/02/2026 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 601, on 6th Floor in Wing A, having carpet area measuring 45.3 Sq. Mtr., enclosed balcony area measuring 6.02 Sq. Mtr. and terrace area measuring 1.41 Sq. Mtr. along with covered car parking space. The project/complex known as 'Eco Park' situated on the land bearing GAT No. 508 situated at village Chhatrapati, Tal. - Haveli, District - Pune.

4	Borrower/Co-Borrower: 1) Santosh Ramchandra Kondhale, 2) Sumita Santosh Kondhale, Both at: Flat No. 101, 1st Floor, 99 Building, Tushar Pearls, Chhatrapati Budruk, Tal. - Haveli, Dist. - Pune - 412105. Also at: A/P - Bhalwadi Station, Tal. - Palus, Dist. - Sangli - 415303. Also at: P. Chhatrapati, Pune - 411019. Also at: P. Chhatrapati, Pune - 411019. Also at: P. Chhatrapati, Pune - 411019.	Rs. 18,49,939/- (Rupees Eighteen Lakh Four Hundred Ninety Nine Thousand Nine Hundred Thirty Nine Only) amount as on 25/11/2025 & together with further contractual rate of interest from 26/11/2025 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	25/11/2025 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 101, on 1st Floor, addressing carpet area 77.91 Sq. Mtrs., i.e. 7.91 Sq. Ft., in the Wing 'A' of the Project known as 'TANISH PEARLS', and constructed on Survey No. 5091 (Old Survey No. 3791), Survey No. 5092 (Old Survey No. 5792), and Survey No. 5093 (Old Survey No. 5793), Situated at Village - Chhatrapati Budruk, Tal. - Haveli, Dist. - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and owned by Santosh Ramchandra Kondhale and Sumita Santosh Kondhale and bounded as per Building Plan.

5	Borrower/Co-Borrower: 1) Balaji Tukaram Budwadi, Flat No. 203, 2nd Floor, Building - F, Tanish Park, Chhatrapati Budruk, Tal. - Haveli, Dist. - Pune - 412105. Also at: Flat No. 305, Eastern Park Society, C Wing, Market Road, Near Nandgaon Laxmi, Alandi, Dist. - Pune - 412105. Also at: A/P - Bhalwadi Station, Tal. - Palus, Dist. - Sangli - 415303. Also at: P. Chhatrapati, Pune - 411019. Also at: P. Chhatrapati, Pune - 411019.	Rs. 21,89,712/- (Rupees Twenty One Lakh Eighty Nine Thousand Seven Hundred Twelve Only) amount as on 27/01/2026 & together with further contractual rate of interest from 28/01/2026 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	30/01/2026 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 203, on 2nd Floor, addressing Carpet area 36.63 Sq. Mtrs., i.e. 39.29 Sq. Ft., in the Wing 'A' of the Project known as 'TANISH PEARLS', and constructed on Survey No. 5091 (Old Survey No. 3791), Survey No. 5092 (Old Survey No. 5792), and Survey No. 5093 (Old Survey No. 5793), Situated at Village - Chhatrapati Budruk, Tal. - Haveli, Dist. - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and owned by Balaji Tukaram Budwadi and bounded as per Building Plan.

6	Borrower/Co-Borrower: 1) Arjun Kisan Shinde, 2) Priyanka Arjun Shinde Alias Priyanka Ashok Gajare, Both at: Flat No. 202, 2nd Floor, Wing 'A', Arundhyan Phase No. III, Datta Nagar, Durgadgaon, Tal. - Haveli, Dist. - Pune - 412105. Also at: Flat No. 113, 4th Floor, E Wing, Sakshi Heights, Sakshi Nagar, Near Kait Garden, Dist. - Salur, Dist. - Pune - 410501. Also at: A/P - Chikhalewadi, Tal. - Wadwad, Dist. - Beed - 431124.	Rs. 26,18,856/- (Rupees Twenty Six Lakh Eighteen Thousand Eight Hundred Fifty Six Only) amount as on 24/12/2025 & together with further contractual rate of interest from 25/12/2025 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	27/12/2025 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 202, on 2nd Floor, addressing Carpet area 47.00 Sq. Mtrs., Enclosed Balcony area 4.56 Sq. Mtrs., in the Wing 'A' of the Project known as 'AARADHYAN PHASE - II', and constructed on GAT No. 1823, Situated at Village - Durgadgaon, Tal. - Haveli, Dist. - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and owned by Arjun Kisan Shinde and Priyanka Arjun Shinde Alias Priyanka Ashok Gajare and bounded as per Building plan.

7	Borrower/Co-Borrower: 1) Avinash Gurvantrao Bhosale, 2) Pallavi Avinash Bhosale, Both at: Flat No. 303, 3rd Floor, 'B' Wing, 'OMKAR RESIDENCY', Medankarwadi, Mukund Road, Tal. - Khed, Dist. - Pune - 410501. Also at: Ganesh Mandir, Shankar Nagar, Medankar Wadi, Tal. - Khed, Dist. - Pune - 410501.	Rs. 6,17,156/- (Rupees Six Lakh Seventeen Thousand One Hundred Fifty Six Only) amount as on 20/03/2026 & together with further contractual rate of interest from 21/03/2026 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	25/03/2026 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 303, on 3rd Floor, addressing Carpet area 326.63 Sq. Ft. i.e. 30.35 Sq. Mtrs., in the Wing 'B' of the Building Known as 'OMKAR RESIDENCY', and constructed on Out of GAT No. 501 (Old GAT No. 1830), GAT No. 503 (Old GAT No. 1828), GAT No. 504 (Old GAT No. 1827), Situated at Village - Medankarwadi, Tal. - Khed, Dist. - Pune and owned by Avinash Gurvantrao Bhosale and Pallavi Avinash Bhosale, and bounded as per Building plan.

8	Borrower/Co-Borrower: 1) Sachin Bhagwan Suryawanshi, Flat No. 205, 2nd Floor, Wing 'A', Sai Empire, Chikan, Shikrapur Road, Chikan, Taluka - Khed, Dist. - Pune - 410501. Also at: Rushabh Presti, Flat No. 16, Chakan Shikrapur Road, Medankarwadi, Near Ghakar Hospital, Chikan, Khed, Pune - 410501. 2) Snehal Sachin Suryawanshi, Flat No. 205, 2nd Floor, Wing 'A', Sai Empire, Chikan, Shikrapur Road, Chikan, Taluka - Khed, Dist. - Pune - 410501. Also at: Rushabh Presti, Flat No. 16, Chakan Shikrapur Road, Medankarwadi, Near Ghakar Hospital, Chikan, Khed, Pune - 410501. Also at: Matang Basi, Village Divasik, Bk, Tehsil Patil, Dist. - Satara - 415209.	Rs. 13,93,513/- (Rupees Thirteen Lakh Ninety Three Thousand Five Hundred Thirteen Only) amount as on 29/01/2026 & together with further contractual rate of interest from 30/01/2026 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	09/02/2026 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 205, on 2nd Floor in Wing A, having area measuring 604 Sq. Ft. i.e. 13.53 Sq. Mtr., of the Project known as 'Sai Empire', constructed on the land bearing GAT No. 1151, 1152 situated at village Chikan, Taluka - Khed, District - Pune.

By: 11/08/2026, Place: Pune. Authorized Officer, Axis Bank Ltd.

FORM-6 **EXCEL OVERSEAS RECONSTRUCTION PRIVATE LIMITED** Invitation for Expression of Interest for Investment in Securities of EXCEL OVERSEAS RECONSTRUCTION PRIVATE LIMITED

Whereas the undersigned being the Authorized Officer of Excel Overseas Reconstruction Private Limited, in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, has issued Demand Notice as mentioned below under Section 13(2) of the said Act, calling upon the concerned Borrowers/Co-Borrowers as per details given below, to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice.

Sr. No.	Name & Address of Borrowers / Co-Borrowers / Mortgages / Guarantors	Outstanding Amount in Rs.	Date of Demand Notice
1	Borrower/Co-Borrower: 1) Atul Balasa Mane, 2) Sachita Atul Mane, Both at: Flat No. 105, 1st Floor, Wing 'A', Kesar Valley, Pali Nagar, Chikhali, Tal. - Haveli, Dist. - Pune - 412114. Also at: C.D. H.B. Gopale, Building No. A-20, Sec-2, Flat No. 4, Near ITI College, Krishna Nagar, Chinchwad, Dist. - Pune - 411019. Also at: A/P - Bhalwadi Station, Tal. - Palus, Dist. - Sangli - 415303.	Rs. 10,99,418/- (Rupees Ten Lakh Nine Hundred Ninety Four Thousand Four Hundred Ninety Eight Only) amount as on 24/12/2025 & together with further contractual rate of interest from 25/12/2025 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	27/12/2025 11/08/2026

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4	Borrower/Co-Borrower: 1) Santosh Ramchandra Kondhale, 2) Sumita Santosh Kondhale, Both at: Flat No. 101, 1st Floor, 99 Building, Tushar Pearls, Chhatrapati Budruk, Tal. - Haveli, Dist. - Pune - 412105. Also at: A/P - Bhalwadi Station, Tal. - Palus, Dist. - Sangli - 415303. Also at: P. Chhatrapati, Pune - 411019. Also at: P. Chhatrapati, Pune - 411019.	Rs. 18,49,939/- (Rupees Eighteen Lakh Four Hundred Ninety Nine Thousand Nine Hundred Thirty Nine Only) amount as on 25/11/2025 & together with further contractual rate of interest from 26/11/2025 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	25/11/2025 11/08/2026
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6	Borrower/Co-Borrower: 1) Arjun Kisan Shinde, 2) Priyanka Arjun Shinde Alias Priyanka Ashok Gajare, Both at: Flat No. 202, 2nd Floor, Wing 'A', Arundhyan Phase No. III, Datta Nagar, Durgadgaon, Tal. - Haveli, Dist. - Pune - 412105. Also at: Flat No. 113, 4th Floor, E Wing, Sakshi Heights, Sakshi Nagar, Near Kait Garden, Dist. - Salur, Dist. - Pune - 410501. Also at: A/P - Chikhalewadi, Tal. - Wadwad, Dist. - Beed - 431124.	Rs. 26,18,856/- (Rupees Twenty Six Lakh Eighteen Thousand Eight Hundred Fifty Six Only) amount as on 24/12/2025 & together with further contractual rate of interest from 25/12/2025 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	27/12/2025 11/08/2026
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7	Borrower/Co-Borrower: 1) Avinash Gurvantrao Bhosale, 2) Pallavi Avinash Bhosale, Both at: Flat No. 303, 3rd Floor, 'B' Wing, 'OMKAR RESIDENCY', Medankarwadi, Mukund Road, Tal. - Khed, Dist. - Pune - 410501. Also at: Ganesh Mandir, Shankar Nagar, Medankar Wadi, Tal. - Khed, Dist. - Pune - 410501.	Rs. 6,17,156/- (Rupees Six Lakh Seventeen Thousand One Hundred Fifty Six Only) amount as on 20/03/2026 & together with further contractual rate of interest from 21/03/2026 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	25/03/2026 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 303, on 3rd Floor, addressing Carpet area 326.63 Sq. Ft. i.e. 30.35 Sq. Mtrs., in the Wing 'B' of the Building Known as 'OMKAR RESIDENCY', and constructed on Out of GAT No. 501 (Old GAT No. 1830), GAT No. 503 (Old GAT No. 1828), GAT No. 504 (Old GAT No. 1827), Situated at Village - Medankarwadi, Tal. - Khed, Dist. - Pune and owned by Avinash Gurvantrao Bhosale and Pallavi Avinash Bhosale, and bounded as per Building plan.

8	Borrower/Co-Borrower: 1) Sachin Bhagwan Suryawanshi, Flat No. 205, 2nd Floor, Wing 'A', Sai Empire, Chikan, Shikrapur Road, Chikan, Taluka - Khed, Dist. - Pune - 410501. Also at: Rushabh Presti, Flat No. 16, Chakan Shikrapur Road, Medankarwadi, Near Ghakar Hospital, Chikan, Khed, Pune - 410501. 2) Snehal Sachin Suryawanshi, Flat No. 205, 2nd Floor, Wing 'A', Sai Empire, Chikan, Shikrapur Road, Chikan, Taluka - Khed, Dist. - Pune - 410501. Also at: Rushabh Presti, Flat No. 16, Chakan Shikrapur Road, Medankarwadi, Near Ghakar Hospital, Chikan, Khed, Pune - 410501. Also at: Matang Basi, Village Divasik, Bk, Tehsil Patil, Dist. - Satara - 415209.	Rs. 13,93,513/- (Rupees Thirteen Lakh Ninety Three Thousand Five Hundred Thirteen Only) amount as on 29/01/2026 & together with further contractual rate of interest from 30/01/2026 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	09/02/2026 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 205, on 2nd Floor in Wing A, having area measuring 604 Sq. Ft. i.e. 13.53 Sq. Mtr., of the Project known as 'Sai Empire', constructed on the land bearing GAT No. 1151, 1152 situated at village Chikan, Taluka - Khed, District - Pune.

By: 11/08/2026, Place: Pune. Authorized Officer, Axis Bank Ltd.

पुणे महानगरपालिका **निविदा प्रक्रिया कक्ष** **नूतनवाड निविदा जाहिरात**

निविदा क्र. २०२६/२०२७ - नूतनवाड निविदा प्रक्रिया कक्ष, पुणे महानगरपालिका, पुणे.
निविदा प्रक्रिया कक्ष, पुणे महानगरपालिका, पुणे.
निविदा प्रक्रिया कक्ष, पुणे महानगरपालिका, पुणे.

Sr. No.	Name & Address of Borrowers / Co-Borrowers / Mortgages / Guarantors	Outstanding Amount in Rs.	Date of Demand Notice
1	Borrower/Co-Borrower: 1) Atul Balasa Mane, 2) Sachita Atul Mane, Both at: Flat No. 105, 1st Floor, Wing 'A', Kesar Valley, Pali Nagar, Chikhali, Tal. - Haveli, Dist. - Pune - 412114. Also at: C.D. H.B. Gopale, Building No. A-20, Sec-2, Flat No. 4, Near ITI College, Krishna Nagar, Chinchwad, Dist. - Pune - 411019. Also at: A/P - Bhalwadi Station, Tal. - Palus, Dist. - Sangli - 415303.	Rs. 10,99,418/- (Rupees Ten Lakh Nine Hundred Ninety Four Thousand Four Hundred Ninety Eight Only) amount as on 24/12/2025 & together with further contractual rate of interest from 25/12/2025 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	27/12/2025 11/08/2026

Description of The Immovable Property: All that piece and parcel of Flat No. 105, on 1st Floor, addressing Carpet area 38.83 Sq. Mtrs., Attached Terrace area 5.48 Sq. Mtrs., in the Wing 'A' of the Project Known as 'KESAR VALLEY', and constructed on Gait No. 1648, Situated at Village - Chikhali, Tal. - Haveli, Dist. - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and owned by Atul Balasa Mane and bounded as per Building plan.

2	Borrower/Co-Borrower: 1) Sunil Baban Rajput, 2) Sumant Sunil Rajput, 3) Anil Baban Rajput, All at: Flat No. 3, 3rd Floor, Shrinagar Apartment, Near Ram Mandir, Gururwar Peth, Tal. - Haveli, Dist. - Pune - 411002.	Rs. 20,42,312/- (Rupees Twenty Lakh Four Hundred Twenty Three Thousand Three Hundred Twelve Only) amount as on 27/01/2026 & together with further contractual rate of interest from 28/01/2026 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	30/01/2026 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 3, on 3rd Floor, addressing Built-up area 525 Sq. Ft. (i.e. 48.90 Sq. Mtrs. (Including Balcony), of the Building (SHRINAGAR APARTMENT), and constructed on CTS No. 845, Situated at Village - Gururwar Peth, Tal. - Haveli, Dist. - Pune and owned by Sunil Baban Rajput and Anil Baban Rajput and bounded as per Building plan.

3	Borrower/Co-Borrower: 1) Rahul Kham Rajput, 2) Vrushali Rahul Joshi Alias Vrushali Dhara, Both at: Flat No. 601, 6th Floor, A Wing, Eco Park, S. No. 306, P. Chhatrapati, Pune - 411015. Also at: Room No. 305, Administrative Building, Force One Headquarters, Jayakot, GAT No. 08, Gomangan East, Western Expressway, Mumbai - 400021. Also at: Kaula Wade, Adipic Jawale, Baleshwar, Chorghase, Amburabad - 422020.	Rs. 32,15,982/- (Rupees Thirty Two Lakh Fifteen Thousand Nine Hundred Eighty Two Only) amount as on 28/01/2026 & together with further contractual rate of interest from 29/01/2026 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	09/02/2026 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 601, on 6th Floor in Wing A, having carpet area measuring 45.3 Sq. Mtr., enclosed balcony area measuring 6.02 Sq. Mtr. and terrace area measuring 1.41 Sq. Mtr. along with covered car parking space. The project/complex known as 'Eco Park' situated on the land bearing GAT No. 508 situated at village Chhatrapati, Tal. - Haveli, District - Pune.

4	Borrower/Co-Borrower: 1) Santosh Ramchandra Kondhale, 2) Sumita Santosh Kondhale, Both at: Flat No. 101, 1st Floor, 99 Building, Tushar Pearls, Chhatrapati Budruk, Tal. - Haveli, Dist. - Pune - 412105. Also at: A/P - Bhalwadi Station, Tal. - Palus, Dist. - Sangli - 415303. Also at: P. Chhatrapati, Pune - 411019. Also at: P. Chhatrapati, Pune - 411019.	Rs. 18,49,939/- (Rupees Eighteen Lakh Four Hundred Ninety Nine Thousand Nine Hundred Thirty Nine Only) amount as on 25/11/2025 & together with further contractual rate of interest from 26/11/2025 thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred until the date of payment.	25/11/2025 11/08/2026
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Description of The Immovable Property: All that piece and parcel of Flat No. 101, on 1st Floor, addressing Carpet area 77.91 Sq. Mtrs., i.e. 7.91 Sq. Ft., in the Wing 'A' of the Project known as 'TANISH PEARLS', and constructed on Survey No. 5091 (Old Survey No. 3791), Survey No. 5092 (Old Survey No. 5792), and Survey No. 5093 (Old Survey No. 5793), Situated at Village - Chhatrapati Budruk, Tal. - Haveli, Dist. - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and owned by Santosh Ramchandra Kondhale and Sumita Santosh Kondhale and bounded as per Building Plan.

5	Borrower/Co-Borrower: 1) Balaji Tukaram Budwadi, Flat No.
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**PEGASUS****पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड**

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

दूरध्वनी क्र. : ०२२-६९८८ ४७००

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

ई-लिवावाद्वारे विक्रीची जाहीर सूचना

सिक्कुरिटीयझेशन अॅण्ड रिकन्स्ट्रक्शन ऑफ फायनान्सिअल असेट्स अॅण्ड एन्फोर्समेंट ऑफ सिक्कुरिटी इंटररेस्ट
अॅक्ट, २००२ सहवाचन सिक्कुरिटी इंटररेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ व ६ (२) अंतर्गत
स्थावर मालमत्तेची विक्री

तमाम जनतेस व विशेषतः खालील निर्देशित कर्जदार, सहकर्जदार, गहाणवटदार व हमीदारांना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमत्ता ही प्रतिभूत धनको - पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड - पेगासस ग्रुप थर्टी थ्री ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत - यांच्याकडे गहाण/प्रभारित आहे. खालील निर्देशित सिक्कुरिटीजसमवेत खालील निर्देशित कर्जदारांच्या कर्जाचे सरफेसी कायदा, २००२ च्या तरतुदीअंतर्गत अभिहस्तांकन करार दि. २७.०३.२०१८ द्वारे अपना सहकारी बँक लि. (अपना बँक) यांच्याद्वारे अभिहस्तांकन करण्यात आले आहे, त्या मालमत्तांची दि. ०९.०९.२०२६ रोजी सरफेसी कायदा व त्याअंतर्गत नियमांच्या तरतुदीअंतर्गत "जशी आहे जेथे आहे", "जशी आहे जी आहे" व "जी काही आहे तेथे आहे तत्वावर" सर्व ज्ञात व अज्ञात भारांसमवेत विक्री करण्यात येत आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी सरफेसी कायदा व सरफेसी नियम यांच्या तरतुदीअंतर्गत खालील निर्देशित मालमत्तांचा दि. ०८.१२.२०२५ रोजी प्रत्यक्ष ताबा घेतला आहे.

लिवावाचा तपशील खालीलप्रमाणे आहे :

कर्जदार, सहकर्जदार व गहाणवटदार यांचे नाव	१. मे. श्री व्यंकटेश्वरा मेटालिक्स (कर्जदार व गहाणवटदार), - प्रोप्रायटर - श्री. धर्मेन्द्र बेल्लानी २. श्री. धर्मेन्द्र रमेशचंद्र बेल्लानी (सहकर्जदार), ३. श्री. सतलिंग ज्ञानेश्वर धवन (हमीदार), ४. श्री. सुधीर कृष्णराव शेणॉय (हमीदार)
थकबाकीचा तपशील, ज्याकरिता प्रतिभूत संपत्तीची विक्री करण्यात येत आहे	दि. ३१.०५.२०१६ रोजीनुसार रक्कम रु. ८,१२,९४,७३६.७९ (रु. आठ कोटी बारा लाख चौऱ्याण्व हजार सातशे छत्तीस व एकोणऐंशी पैसे मात्र) अधिक त्यावरील प्रदान व वसुलीच्या तारखेपर्यंत कंत्राटी दराने पुढील व्याज तसेच मूल्य प्रभार व खर्च रक्कम (सरफेसी कायद्याचे अनुच्छेद १३ (२) अंतर्गत मागणी सूचनेनुसार). दि. ०८.०६.२०२६ रोजीनुसार रु. ३६,३६,७९,०००/- (रु. छत्तीस कोटी छत्तीस लाख एकोणऐंशी हजार मात्र) अधिक दि. ०९.०६.२०२६ पासून प्रदान व वसुलीच्या तारखेपर्यंतचे कंत्राटी दराने व्याज अधिक मूल्य, प्रभार व खर्च रक्कम.
विक्री करण्यात येत असलेली प्रतिभूत संपत्ती अर्थात स्थावर मालमत्तेचा तपशील :	मालमत्तेचे मालक व गहाणवटदार - श्री व्यंकटेश्वरा मेटालिक्स. लॉट १ : गट क्र. २५१ बी, गाव वठार तर्फे वडगाव, तालुका हातकणंगले, जिल्हा कोल्हापूर (मोजमापित एच ०-आर-५८-५० व एच ०-आर-३२-५०) व त्यावरील संरचना, तसेच फॅक्टरीतील लोखंडी शेड, पत्ता मट क्र. २५१बी, गाव वठार तर्फे वडगाव, तालुका हातकणंगले, जिल्हा कोल्हापूर. क्षेत्र : १४२९५.२० चौ. फूट बिल्टअप (लोखंडी शेड) व फॅक्टरीत असलेली मशिनरी, उपकरणे, कार्यालयीन फर्निचर, कॉम्प्युटर आदी. लॉट २ : गट क्र. २५१ बी, गाव वठार तर्फे वडगाव, तालुका हातकणंगले, जिल्हा कोल्हापूर (मोजमापित १४२९५.२० चौ. फूट बिल्टअप (लोखंडी शेड) व फॅक्टरीतील मशिनरी, उपकरणे, कार्यालयीन फर्निचर, कॉम्प्युटर आदी. (टीप : दोन्ही लॉट १ व लॉट २ करिता बोली प्राप्त झाल्यास बोलीदारास लॉट १ करिता प्राधान्य देईल)
सरसाई आयडी :	असेट आयडी : २०००११५७२६७९ सिक्कुरिटी आयडी : ४०००११६१५६७५
राखीव मूल्य, ज्या खाली प्रतिभूत मालमत्तेची विक्री केली जाणार नाही :	लॉट १ : रु. ४,७१,०४,०००/- (रु. चार कोटी एकाहत्तर लाख चार हजार मात्र) लॉट २ : रु. ७४,६४,०००/- (रु. चौऱ्याहत्तर लाख चौसष्ट हजार मात्र)
इसारा रक्कम ठेव (इरठे) :	लॉट १ : रु. ४७,१०,४००/- (रु. सत्तेचाळीस लाख दहा हजार चारशे मात्र) लॉट २ : रु. ७,४६,४००/- (रु. सात लाख सेहेचाळीस हजार चारशे मात्र)
दावे, काही असल्यास, जे मालमत्तेकरिता करण्यात आलेले आहेत तसेच प्रतिभूत धनकोंना ज्ञात अन्य देणी व मूल्य :	विक्री कर : रु. १५७.२७ लाख सीजीएसटी : रु. ४३.०० लाख औद्योगिक न्यायालय : रु. ४२.०२ लाख कामगार न्यायालय : रु. ५.९१ लाख
अन्य माहिती :	टीप : प्रस्तावित बोलीदारांनी बोली सादर करण्यापूर्वी अनुसूचीतील मालमत्तेशी संबंधित सर्व दृष्टिकोनातून स्वतंत्र चौकशी करून खतरजमा करून घ्यावी.
मालमत्तांचे परीक्षण :	२१.०८.२०२६ रोजी स. ११.०० ते द. १.०० या वेळेत.
संपर्क व्यक्ती व दूरध्वनी क्र. :	श्री. परेश कारंडे - ९५९४३१३१११, श्री. रोहन कदम - ९९६७९८९६०७
बोली सादरीकरणाची अंतिम तारीख :	०७.०९.२०२६ रोजी सायं. ५.०० पर्यंत.
बोली उघडण्याची वेळ व ठिकाण :	ई-लिवाव/बोली वेबसाइट (www.eauctions.co.in) च्या माध्यमातून दि. ०९.०९.२०२६ रोजी द. १२.०० ते द. १.०० या वेळेत.

सदर सूचना ही सिक्कुरिटी इंटररेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ आणि नियम ६(२) अंतर्गत वरील निर्देशित कर्जदार/सहकर्जदार/गहाणवटदार/हमीदारांना पंधरा (१५) दिवसांची सूचनासुद्धा आहे.

कोणतीही बोली सादर करण्यापूर्वी विक्रीच्या विस्तृत अटी व शर्तीकरिता कृपया प्रतिभूत धनकोंची वेबसाइट अर्थात <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाइट www.eauctions.co.in येथे संपर्क साधावा किंवा सेवा प्रदाते लिंक स्टार टेक सोल्यूशन्स प्रायव्हेट लिमिटेड, बोलीदार साहाय्य क्र. मोबा. : ९८७००९९७१३, ई-मेल : admin@eauctions.co.in येथे कोणतीही बोली सादर करण्यापूर्वी संपर्क साधावा.

ठिकाण : कोल्हापूर
दिनांक : १४.०८.२०२६

प्राधिकृत अधिकारी
पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस थर्टी थ्री ट्रस्ट १ चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत)



Account: Shree Vyankateshwara Metalliks

Trust: Pegasus Group Thirty Three Trust 1

PROPERTY DESCRIPTION

Lot 1-

Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District Kolhapur (Adm. H 0-R 58-50 and H 0-R 32-50) and structure thereon along with iron shed lying in factory which is situated at Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District – Kolhapur Area: 14295.20 Sq.ft Built up (Iron Shed) and Machinery, Equipment, Office Furniture, Computer Etc. Lying in Factory. Lot 2- Machinery, Equipment, Office Furniture, Computers etc. lying in factory which is situated at Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District Kolhapur

Lot No. 2-

Iron shed lying in factory which is situated at Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District – Kolhapur
Area: 14295.20 Sq.ft Built up (Iron Shed) and Machinery, Equipment, Office Furniture, Computer Etc. Lying in Factory.

Note: Preference will be given to Lot No. 1 bidder if the bids are received for both Lot No. 1 and Lot No. 2

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (www.eauctions.co.in) on **09/09/2026** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **12:00 pm to 1:00 pm**. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.



3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorised Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorised Officer / Pegasus in this regard on a later date.
7. 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:
 - Sales Tax Rs.157.27 Lakhs
 - CGST Rs.43.00 Lakhs
 - Industrial Court – Rs. 42.02 Lakhs
 - Labour Court-Rs. 5.91 Lakhs(All above claims as per 7/12 Extract Record)
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. 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 (19). 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. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)



10. Failure to remit the amount as required under clause (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application to our corporate Office address:
Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **07/09/2026** till 05.00 p.m.
Email address: paresh@pegasus-arc.com to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.

16. The reserve price of the auction property is as follows:

- Lot 1- Rs. 4,71,04,000/- (Rupees Four Crores Seventy One Lakhs Four Thousand Only)
Lot 2- Rs. 74,64,000/- (Rupees Seventy Four Lakhs Sixty Four Thousand Only)

17. The Earnest Money Deposit of the auction property is as follows: -

- Lot 1- Rs. 47,10,400/- (Rupees Forty Seven Lakhs Ten Thousand Four Hundred Only)
Lot 2- Rs. 7,46,400/- (Rupees Seven Lakhs Forty Six Thousand Four Hundred Only)



18. Last date for submission of bid is 07/09/2026 before 05:00 pm and the Auction is scheduled on 09/09/2026 from 12.00 pm to 1.00 am. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).

19. Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty Three 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. 015012100000646 A/c. Name: - Pegasus Group Thirty Three Trust 1, Bank name: Apna Sahakari Bank limited, Branch: Apna Bank Bhavan, Dr. S. S. Rao Road, Opp Income Tax Office, Parel, Mumbai-400012, IFSC Code: ASBL0000015.

for
signature

20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of Rs. 1,00,000/- for Lot 1 and Rs. 50,000/- for Lot 2.

21. In case of sole bidder, minimum 1(One) increment amount over and above the reserve price is required/necessary for declaration as highest bidder.

22. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.

23. Pegasus reserves the right to reject any offer of purchase without assigning any reason.

24. The Authorised Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorised Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.

25. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.

26. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.



27. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.

- Affidavit cum Declaration to be provided on Rs. 500 Stamp along with notarization for Compliances of Sec. 29A under Insolvency and Bankruptcy Code, 2016
- Declaration by Bidder for source of fund to be provided on Rs. 500 Stamp along with notarization
- KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
- Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
- Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
- Other necessary statutory and govt. compliances, if any.

28. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.

29. The prospective bidder needs to submit the source of funds/ proof of funds.

30. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

The interested parties may contact the Authorised Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Paresh Karande – 9594313111, Mr. Rohan Kadam - 9167981607.

31. This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers under Rules 8,9 and 6(2) of The Security Interest (Enforcement) Rules, 2002.

32. The interested parties may contact the Authorised Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Paresh Karande-9594313111.



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 situations, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.



AUTHORISED OFFICER

Place: Kolhapur

Pegasus Assets Reconstruction Private Limited

Date: 14/08/2026

(Trustee of Pegasus Group Thirty Three Trust 1)

- **I/We have inspected the property**
- **I/We have inspected the documents**
- **I/We have no queries while participating in the auction**
- **I/We are purchasing the property on as is what is, as is where is , whatever there is basis**
- **I/We have read, understood and accepted the terms and conditions for e-auction under SARFEASI**



Signature

DETAILS OF BIDDER – FILL ALL IN CAPITAL LETTER

Name(s) of Bidder (in Capital)

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

/ / _____

[illegible]

Date of Remittance

11

[illegible]

Director Identification Number (DIN): _____

Provide the names of the companies where appointed as a Director

Whether connected to any political party: Yes

☐

No

☐

If Yes, please provide the name of the political party and the connection:

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website www.eauctions.co.in and shall abide by them.

Name & Signature

On Rs. 500/- Stamp paper and Notarised

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/____

Borrower: Shree Vyankateshwara Metalliks

Property Description:

Lot 1-

Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District Kolhapur (Adm. H 0-R 58-50 and H 0-R 32-50) and structure thereon along with iron shed lying in factory which is situated at Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District – Kolhapur Area: 14295.20 Sq.ft Built up (Iron Shed) and Machinery, Equipment, Office Furniture, Computer Etc. Lying in Factory. Lot 2- Machinery, Equipment, Office Furniture, Computers etc. lying in factory which is situated at Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District Kolhapur

Lot No. 2-

Iron shed lying in factory which is situated at Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District – Kolhapur Area: 14295.20 Sq.ft Built up (Iron Shed) and Machinery, Equipment, Office Furniture, Computer Etc. Lying in Factory.

Note: Preference will be given to Lot No. 1 bidder if the bids are received for both Lot No. 1 and Lot No. 2

To,

Authorized Officer

Bank Name: Pegasus Assets Reconstruction Pvt. Ltd.

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction

within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.

5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offeror/bidders shall be retained by the Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

9. Source of Funds

- a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **09/09/2026** in the matter of **Shree Vyankateshwara Metalliks** are from genuine personal/business sources.
- b. I/we hereby declare that the funds that will be remitted in future for making payment of bid amount, in event of being declared as highest/ successful bidder, shall be from genuine personal/ business sources.
- c. I/we hereby further declare that the said funds do not / shall not originate from any unlawful source and are / shall be in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.
- d. I/we hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Signature: _____

Name: _____

Address: _____

E-Mail ID: _____

On Rs. 500/- Stamp paper and Notarised

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Lot 1-

Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District Kolhapur (Adm. H 0-R 58-50 and H 0-R 32-50) and structure thereon along with iron shed lying in factory which is situated at Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District - Kolhapur Area: 14295.20 Sq.ft Built up (Iron Shed) and Machinery, Equipment, Office Furniture, Computer Etc. Lying in Factory. Lot 2- Machinery, Equipment, Office Furniture, Computers etc. lying in factory which is situated at Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District Kolhapur

Lot No. 2-

Iron shed lying in factory which is situated at Gat No. 251B, Village Vathar Tarf Vadgaon, Taluka Hatkanagale, District - Kolhapur

Area: 14295.20 Sq.ft Built up (Iron Shed) and Machinery, Equipment, Office Furniture, Computer Etc. Lying in Factory.

Note: Preference will be given to Lot No. 1 bidder if the bids are received for both Lot No. 1 and Lot No. 2

Mortgagor of the Property ("Mortgagor"): Shree Venkateshwar Metalliks

Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"):

Shree Vyankateshwara Metalliks (Proprietor- Mr. Dharmendra Bellani)

Mr. Dharmendra Rameshchandra Bellani, Mr. Satling Dnyaneshwar Dhawan, Mr. Sudhir Krishnarao Shenoy

I/We, _____, R/o _____, have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus Group Thirty Three Trust 1 ("Pegasus")**.

I/We, _____, R/o _____ do hereby solemnly swear and affirm:

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):
 - (1) if such person, or any other person acting jointly or in concert with such person –
 - (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
 - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance

with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

Provided that the person shall be eligible to submit the bid if such person makes payment of all overdue amounts with interest thereon and charges relating to non-performing asset accounts before submission of the bid:

Provided further that nothing in this clause shall apply to a bidder where such bidder is a financial entity and is not a related party to the Mortgagor.

Explanation I. - For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid.

Explanation II.— For the purposes of this clause, where a bidder has an account, or an account of any Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under Insolvency & Bankruptcy Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC;

- (d) has been convicted for any offence punishable with imprisonment –
 - (i) for two years or more under any Act specified under the Twelfth Schedule of IBC; or
 - (ii) for seven years or more under any law for the time being in force:Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

Provided further that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*.

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;
- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of Mortgagor by the bidder as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

*Explanation*⁵[I]. — For the purposes of this clause, the expression "connected person" means—

- (i) any person who is the promoter or in the management or control of the Mortgagor; or
- (ii) any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or
- (iii) the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii):

Provided that nothing in clause (iii) of *Explanation I* shall apply to a bidder where such bidder is a financial entity and is not a related party of any of the Mortgagor:

Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid;

Explanation II— For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely:

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or

other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;

- (c) any investment vehicle, registered foreign in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
- (f) such categories of persons as may be notified by the Central Government.

2. I/We _____ is/are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus Group Thirty Three Trust 1 ("Pegasus")**.
3. That no insolvency under the IBC is contemplated or pending against me/us before any of the NCLT/NCLAT or any other court.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-3 of this affidavit to be true and correct.

Deponent

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

(Applicable to Pvt Ltd. Company/Public Ltd. Company/Foreign Ltd. Company/OBC)

1. Name of Company: _____

2. Registered Number: _____

3. Registered Address: _____

The Company as stated above hereby confirms and declares that on the below date:

(Please tick the correct box)

The following **natural person(s)** (listed in Table below) exercise control or ultimately have a controlling ownership interest in the Company i.e., having ownership/entitlement of **more than 10%** of shares/capital/profits or controlling through voting rights, agreement, arrangement, etc.

Or

There are **no natural person(s)** who exercise control or ultimately have a controlling ownership interest in the Company as stated above, therefore details of natural person(s) holding the position of directors/senior management in the Company are given in the Table.

(*If you have ticked any of the above, please complete Table below before signing the declaration)

Sr No.	Full Name of Beneficial owner/controlling natural person(s)	Date of Birth	Nationality	Address	Type of KYC Documents		Controlling ownership Interest (%)
					Identity	Address	

--	--	--	--	--	--	--	--

The Company is listed on _____ (Name of the Stock Exchange) or is a majority owned subsidiary of _____ (Name of the listed Company) listed on _____ (Name of the Stock Exchange).

The Company undertakes that the facts stated above are true and correct.

The Company undertakes and agrees that it will notify **Pegasus** without delay or any changes to the controlling shareholders, person exercising control or having controlling ownership interest in the Company, as declared in **the table above**.

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

(to be signed by the official authorised to sign the Board Resolution)

Full name of the authorised official: _____

Designation/Position: _____

Date: _____

To,

Pegasus Assets Reconstruction Private Limited

55-56, 5th Floor, Free Press House,

Nariman Point,

Mumbai – 400 020

Sub: Consent for KYC Verification

Dear Sir,

I / we had bid for the property put on sale by you under SARFAESI Act. At the time of bidding / purchase, I / we had submitted my / our KYC documents.

I / We understand that as per the applicable laws you are required to do KYC Verification.

1. In view of the above, for entering into any transaction:

a) I voluntarily opt to share my KYC Identifier details with Pegasus Assets Reconstruction Private Limited (“Pegasus”) as part of the customer due diligence (“CDD”) procedure, and provide my explicit consent to Pegasus to download the necessary information from the Central KYC Records Registry; OR

b) I voluntarily opt for Aadhaar based KYC due diligence, or e-KYC or offline verification, and submit to Pegasus, my Aadhaar number, Virtual ID, e-Aadhaar, XML, Masked Aadhaar, Aadhaar details, demographic information, identity information, Aadhaar registered mobile number, face authentication details and/or biometric information; OR

c) I voluntarily opt to provide my consent and furnish my Officially Valid Document (“OVD”), more specifically, my passport, driving licence, proof of possession of Aadhaar number, the Voter's Identity Card issued by the Election Commission of India, job card issued by NREGA duly signed by an officer of the State Government and letter issued by the National Population Register containing details of name and address; and where the OVD furnished by me does not have the updated address, the documents or the equivalent e-documents shall be OVDs for a limited purpose: (i) utility bill not older than two months; or (ii) property or municipal tax receipt; or (iii) applicable pension or family pension payment orders issued by government or public sector undertaking (PSU); (iv) letter of allotment of accommodation issued by government, regulatory bodies, PSUs, scheduled commercial banks financial institutions and listed companies or leave and licence agreements with such employers allotting official accommodation.

2. I am informed by Pegasus and understand that:

a) submission of Aadhaar is not mandatory, and there are alternative options for KYC due diligence and establishing identity including by way of physical KYC with OVD other than Aadhaar and all these options were given to me;

b) where the Permanent Account Number (PAN) is obtained, Pegasus shall verify the PAN using the verification facility of the Income Tax Department;

c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;

d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.

3. I authorise and give my consent to Pegasus (and its service providers), for following informed purposes:

a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);

b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;

c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;

d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.

4. I / We understand that the Aadhaar number will not be stored/ shared except as per law and regulations. I / We will not hold Pegasus or its officials responsible in the event this document submitted by me / us is not found to be in order or in case of any incorrect information provided by me / us.

5. In case of offline KYC, I hereby confirm that I have downloaded the e-Aadhaar myself using the OTP received on my Aadhaar registered mobile number.

The above consent and purpose of collecting Information has been explained to me in my local language.

Name: _____

Signature: _____

Date: _____