

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor, Free Press House, Nariman Point,  
Mumbai - 400 021. Phone No : 022 - 6188 4700Email : [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL : [www.pegasus-arc.com](http://www.pegasus-arc.com)**PUBLIC NOTICE FOR SALE BY E-AUCTION****Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 6(2), 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 Four Trust 1 ("Pegasus")**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by NGSB Co-operative Bank Ltd vide Assignment Agreement dated **26/03/2019** 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 dues on **30/03/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **17/12/2021** under the provisions of the SARFAESI Act and Rules thereunder.

**The details of Auction are as follows:**

<b>Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):</b>	<b>a) Modern Petro Packaging Ltd (Borrower &amp; Mortgagor)</b> <b>b) Mr. Karsan Umed Kapadi (Director &amp; Guarantor),</b> <b>c) Mr. Dilip Karsan Patel (Director &amp; Guarantor),</b> <b>d) Mrs. Meena Karsan Patel (Guarantor)</b> <b>e) Mr. Uday Ratilal Charania (Guarantor)</b>
<b>Outstanding Dues for which the secured assets are being sold:</b>	<b>Rs. 2,02,46,686.85</b> (Rupees Two Crore Two Lakhs Forty Six Thousand Six Hundred Eighty Six and Paise Eighty Five Only) <b>as on 31/08/2018</b> as per notice under section 13(2) of SARFAESI Act. <b>Rs.4,74,85,615.44</b> (Rs. Four Crore Seventy Four Lakhs Eighty Five Thousand Six Hundred Fifteen & Forty Four Paise Only) as on <b>12/02/2024</b> plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.

**DETAILS OF SECURED ASSETS WHICH IS BEING SOLD**

**LOT NO.1: IMMOVABLE PROPERTIES** All Piece And Parcel Of Land Bearing Survey No. 53/3-B Admeasuring 996 Sq. Mts Together With The Building Knows As "Venus Estate" (Comprising Of Galas Admeasuring (I) 1800 Sq. Ft Built Up Area On The First Floor Ii) 2797.60 Sq. Fts Built Up Area On The First Floor And Iii) 1681.50 Sq. Fts Built Up Area On The Second Floor Situate Lying Being Bearing Panchayat House No. 85/U At Village Ringanwada, Nani Daman, Taluka And Dist Daman. Which Is Bounded As Follows: **East:** By Fire Station, **West:** By Road, **North:** By Survey No.53/3-A, **South:** By Survey No.54/2 **Owned By Modern Petro Packaging Ltd.**

**Lot No.2: Movable Properties : Hypothecated Machineries**  
Owned By Modern Petro Packaging Ltd.

<b>CERSAI ID:</b>	<b>For Immovable Property:</b> <b>Security ID -400015860440</b> <b>Asset ID -200015825489</b> <b>For Movable Property:</b> <b>Security ID -400015861016</b> <b>Asset ID -200015826063</b>
-------------------	--

**Reserve Price below which the Secured Asset will not be sold****(Amt in Rs.)**

<b>Lots</b>	<b>Reserve Price</b>	<b>Lots</b>	<b>EMD</b>
<b>Lot No.1</b>	<b>1,85,78,000/-</b>	<b>Lot No.1</b>	<b>18,57,800/-</b>
<b>Lot No.2</b>	<b>9,00,000/-</b>	<b>Lot No.2</b>	<b>90,000/-</b>

<b>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value</b>	Not Known
<b>Inspection of Properties:</b>	<b>22/03/2024</b> <b>between 11.00 A.M. to 1.00 P.M.</b>
<b>Contact Person and Phone No:</b>	<b>Mr. Pareshe Karande- 9594313111</b> <b>Ms. Sanika Wadkar- 8879810733</b>
<b>Last date for submission of Bid:</b>	<b>28/03/2024 till 4:00 pm</b>
<b>Time and Venue of Bid Opening:</b>	E-Auction/Bidding through website ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) on <b>30/03/2024</b> from <b>11.00 a.m. to 1.00 p.m.</b>

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rules 6(2), 8 and 9 (1) of the Security Interest (Enforcement) Rules, 2002.  
For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider **E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net** before submitting any bid.

**AUTHORISED OFFICER**Place: Daman  
Date: 12.03.2024**Pegasus Assets Reconstruction Private Limited**  
**(Trustee of Pegasus Group Thirty Four Trust 1)**



**PUBLIC NOTICE**

I undersign hereby given this Public Notice that the Original Share certificate dated 07/02/1996 plot No: A-20 admeasuring 178.50 Sq.Mtrs. in R.S.No: 468p2 being house no 10168/20 in Maharaja Co. Op. Housing Society Ltd. of Mouje-Halol, Dist : Panchmahal in the name of **Laxmiben Shivcharan Gurjar** has been reported lost / misplaced and for that information application No: 204/2024 DATED 26/01/2024 was filed by Halol Rural Police Station. If any person/s who find it is requested to return the same to me as my below mention address. Smt. **Laxmiben Shivcharan Gurjar** applied for Loan against the said property From Bank of Baroda Dunia, Ta: Halol, Dist: Panchmahal So, if any claim or any objection be send to me within 07 (seven) Days from the publication of this notice and if I am not received the same during the said period our client be free to grant loan facility against the said property Please note.

Place: Kalol Date: 12/03/2024

**J. S. Patel** Advocate  
for and behalf of Bank of Baroda Kalol (Pms)  
Address : Jayantibhai S. Patel Advocate & Notary 63/A Housing Society, Near Radha- Gopi Hospital, Kalol-389 330. Dist: Panchmahals. (Gujarat). Mob: 98256 24878



**बैंक ऑफ बड़ोदा**  
**Bank of Baroda**  
BANK OF BARODA, REGIONAL OFFICE, RAJKOT  
**TENDER FOR SALE OF OLD CAR**

The **Bank of Baroda, Regional Office, Rajkot** intends to Sale **Old Maruti Swift VXi** on "As is where Basis" and "As is what Basis". The intending Offerers shall submit their Offers in Sealed Cover super scribed Bid to the **Bank of Baroda, Regional Office, 1st Floor, BOB Building, M.G. Road, Rajkot - 360 001** on or before 03rd April, 2024, 15:00 p.m.  
(For details please Login on Tender Section of our web site : [www.bankofbaroda.com](http://www.bankofbaroda.com))  
The Bank reserves its right to accept or reject any offer without assigning reasons thereof.

**Regional Head, Rajkot Region**

**पेंशन निधि विनियामक एवं विकास प्राधिकरण**  
**PENSION FUND REGULATORY AND DEVELOPMENT AUTHORITY**

**PENSION FUND REGULATORY AND DEVELOPMENT AUTHORITY**  
B-14/A, CHHATRAPATI SHIVAJI BHAWAN,  
QUTAB INSTITUTIONAL AREA, KATWARIA SARAI, NEW DELHI - 110 016.

**APPOINTMENT OF ONE TRUSTEE ON THE BOARD OF TRUSTEES OF NPS TRUST**

Applications are invited from Indian Citizens for appointment of One Trustee on the Board of Trustee of NPS Trust for a period of three years from the date of appointment with provision of extension for not more than two years. The maximum age limit, beyond which a Trustee shall not function, is seventy years. The Trustees are eligible to receive sitting fees and such other expenses towards travelling, lodging and boarding etc. as are determined by the Authority from time to time.

The detailed notice for appointment, PFRDA (National Pension System Trust) Regulations, 2015 and amendments thereto, and guidelines for appointment of Trustees are available on PFRDA's website [www.pfrda.org.in](http://www.pfrda.org.in).

The last date of receipt of application is 12th April 2024.

Please visit our website [www.pfrda.org.in](http://www.pfrda.org.in) for complete information and schemes regulated and administered by PFRDA or scan the QR code.



**CHIEF GENERAL MANAGER**  
Regulation Department  
Fund Management (NPS Trust)  
CBC 15102/12001/2324

**इंडियन बैंक**  
**Indian Bank**


**बॉम्बे मार्केट ब्रांच:**  
**Adatiya Awas Building,**  
**Bombay Market, Umarwada,**  
**Surat- 395 010.**

**PUBLIC NOTICE**

All the Customers of Bombay Market Branch are hereby informed that **Bombay Market Branch** is proposed to be shifted to the premises of **Shop No G 1/A, C Orchid Towers, Puna Kumbharia, Surat.** Phone No. 0261-2364804, Mob: 9935845875, Mail Id: [b854@indianbank.co.in](mailto:b854@indianbank.co.in) in with effect from 26/03/2024.

All the Customers of Bombay Market Branch are requested to make their **Business transactions** from 26/03/2024 in the above mentioned Premises. **SPECIAL NOTE:** Bombay Market Branch locker customers are requested to vacate the locker temporarily on or before 22/03/2024 and occupy, operate at new premises from 26/03/2024.

**INCONVENIENCE CAUSED IS REGRET - Branch Manager**

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
55-56, 5th Floor, Free Press House, Nariman Point,  
Mumbai - 400 021. Phone No : 022 - 6188 4700  
Email : [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL : [www.pegasus-arc.com](http://www.pegasus-arc.com)

**PUBLIC NOTICE FOR SALE BY E-AUCTION**

Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 6(2), 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 Mortgagee(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 Four Trust 1 ("Pegasus")**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by NKGSB Co-operative Bank Ltd vide Assignment Agreement dated 26/03/2019 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 dues on 30/03/2024.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 17/12/2021 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

<b>Name of the Borrower(s) Co-Borrower(s) and Mortgagee(s):</b>	a) Modern Petro Packaging Ltd. (Borrower & Mortgagee) b) Mr. Karan Umed Kapadia (Director & Guarantor), c) Mr. Dilip Karsan Patel (Director & Guarantor), d) Mrs. Meena Karsan Patel (Guarantor) e) Mr. Uday Ratilal Charania (Guarantor)		
<b>Outstanding Dues for which the secured assets are being sold:</b>	Rs. 2,02,46,686.85 (Rupees Two Crore Two Lakhs Forty Six Thousand Six Hundred Eighty Six and Paise Eighty Five Only) as on 31/08/2018 as per notice under section 13(2) of SARFAESI Act. Rs. 4,74,85,615.44 (Rs. Four Crore Seventy Four Lakhs Eighty Five Thousand Six Hundred Fifteen & Forty Four Paise Only) as on 12/02/2024 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.		
<b>DETAILS OF SECURED ASSETS WHICH IS BEING SOLD</b>	LOT NO.1: IMMOVABLE PROPERTIES All Piece And Parcel Of Land Bearing Survey No. 53/3-B Admeasuring 996 Sq. Mts Together With The Building Known As "Venus Estate" (Comprising Of Galas Admeasuring (i) 1800 Sq. Ft. Built Up Area On The First Floor I) 2797.60 Sq. Fts Built Up Area On The First Floor And Ii) 1681.50 Sq. Fts Built Up Area On The Second Floor Situate Lying Being Bearing Panchayat House No. 85/1 At Village Ringanwada, Nani Daman, Taluka And Dist. Daman, Which Is Bounded As Follows: East: By Fire Station, West: By Road, North: By Survey No.53/3-A, South: By Survey No.54/2 Owned By Modern Petro Packaging Ltd. Lot No.2: Movable Properties : Hypothecated Machineries Owned By Modern Petro Packaging Ltd.		
<b>CERSAI ID:</b>	For Immovable Property: Security ID - 400015860440 Asset ID - 200015825489 For Movable Property: Security ID - 400015861016 Asset ID - 200015826063		
<b>Reserve Price below which the Secured Asset will not be sold (Amt in Rs.)</b>			
<b>Lots</b>	<b>Reserve Price</b>	<b>Lots</b>	<b>EMD</b>
Lot No.1	1,85,78,000/-	Lot No.1	18,57,800/-
Lot No.2	9,00,000/-	Lot No.2	90,000/-
<b>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value</b>	Not Known		
<b>Inspection of Properties:</b>	22/03/2024 between 11.00 A.M. to 1.00 P.M.		
<b>Contact Person and Phone No:</b>	Mr. Paresh Karande- 9594313111 Ms. Sanika Wadkar- 8879810733		
<b>Last date for submission of Bid:</b>	28/03/2024 till 4.00 pm		
<b>Time and Venue of Bid Opening:</b>	E-Auction/Bidding through website ( <a href="https://sarfaesi-auctiontiger.net">https://sarfaesi-auctiontiger.net</a> ) on 30/03/2024 from 11.00 a.m. to 1.00 p.m.		
This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgages under Rules 6(2), 8 and 9 (1) 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. <a href="http://www.pegasus-arc.com/assets-to-auction.html">http://www.pegasus-arc.com/assets-to-auction.html</a> or website <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos. Mo.: +91 9265562821 & 9374519754, Email: <a href="mailto:vijay.shetty@auctiontiger.net">vijay.shetty@auctiontiger.net</a> , <a href="mailto:ramprasad@auctiontiger.net">ramprasad@auctiontiger.net</a> , Mr. Ramprasad Mobile No.: +91 8000023297, email: <a href="mailto:support@auctiontiger.net">support@auctiontiger.net</a> before submitting any bid.			
<b>Place: Daman</b>	<b>PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED</b> (Trustee of Pegasus Group Thirty Four Trust 1)		
<b>Date: 12.03.2024</b>			

**Chola**  
Enter a better life

**Cholamandalam Investment and Finance Company Limited**  
Registered office at Chola Crest C-54 & 55, Super B-4, Thiru vi ka Industrial Estate, Guindy, Chennai-600032 Branch Office : 389 to 812, 8th Floor, Velocity TGB Road , Opp. Wood Square, L P Savani Main Road, Nr. Baleshwar Park, Adajan, Surat-395009

**POSSESSION NOTICE [Immovable Property] [Rule 8(1)]**

Whereas the undersigned being the Authorised Officer of M/s Cholamandalam Investment and Finance Company Limited, having its registered office at, "Chola Crest" C- 54 & 55, Super B-4, Thiru vi ka Industrial Estate, Guindy, Chennai-600032 and Branch Office at, 809 TO 812, 8th Floor, Velocity TGB Road, Opp. Wood Square, L P Savani Main Road, Nr. Baleshwar Park, Adajan, Surat-395009 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 28.12.2023 to Chensinh Ghemariy Bodana, Metuben Chensinh Bodana, Reenaben Chensinh Rajput hereinafter referred to as borrower and Co-Borrowers in Loan A/c No.XOHERHE00001352360 to repay the amount mentioned in the notice being Rs. 20,02,959.02 (Rupees Twenty Lakh Two Thousand Nine Hundred Fifty Nine and Two Paise Only) as on 22.12.2023 with interest thereon within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers in particular and the Public in general that the undersigned has taken **POSSESSION** of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 11 day of March, 2024. The Borrowers' 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. The borrowers in particular and the Public in general are hereby cautioned not to deal with the property and any dealings with the said property will be subject to the charge of M/s Cholamandalam Investment and Finance Company Limited, for an amount of being Rs. 20,02,959.02 (Rupees Twenty Lakh Two Thousand Nine Hundred Fifty Nine and Two Paise Only) as on 22.12.2023 and interest and charges thereon.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All That Piece And Parcel Of Flat No. 104 Admeasuring About 1150 Sq.Ft. Super Built Up Area Of Tower No.B Of Rajhans Wings Situated At R.S. No.84/1, Block No.103, T.P. No.8, F.P.No.71, Of Village Palanpore, Taluka : City Surat, Dist. Surat.Owned By Metuben Chensinh Bodana. Bounded As Follows : **North** : Land Bearing Block No.104, **South** : Land Bearing Block No.101, **East** : Land Bearing Block No.106, **West** : Land Bearing Block No.102 and 100.

Date : 11/03/2024  
Place : Surat

Sd/- Authorised Officer,  
Cholamandalam Investment & Finance Co. Ltd.

**पेंशन निधि विनियामक एवं विकास प्राधिकरण**  
**PENSION FUND REGULATORY AND DEVELOPMENT AUTHORITY**

**PENSION FUND REGULATORY AND DEVELOPMENT AUTHORITY**  
B-14/A, CHHATRAPATI SHIVAJI BHAWAN,  
QUTAB INSTITUTIONAL AREA, KATWARIA SARAI, NEW DELHI - 110 016.

**APPOINTMENT OF ONE TRUSTEE ON THE BOARD OF TRUSTEES OF NPS TRUST**

Applications are invited from Indian Citizens for appointment of One Trustee on the Board of Trustee of NPS Trust for a period of three years from the date of appointment with provision of extension for not more than two years. The maximum age limit, beyond which a Trustee shall not function, is seventy years. The Trustees are eligible to receive sitting fees and such other expenses towards travelling, lodging and boarding etc. as are determined by the Authority from time to time.


The detailed notice for appointment, PFRDA (National Pension System Trust) Regulations, 2015 and amendments thereto, and guidelines for appointment of Trustees are available on PFRDA's website [www.pfrda.org.in](http://www.pfrda.org.in).

The last date of receipt of application is 12th April 2024.

Please visit our website [www.pfrda.org.in](http://www.pfrda.org.in) for complete information and schemes regulated and administered by PFRDA or scan the QR code.



**CHIEF GENERAL MANAGER**  
Regulation Department  
Fund Management (NPS Trust)  
CBC 15102/12001/2324

**यूनिऑन बैंक**  
**Union Bank of India**

**उधना दारवाजा मैन ब्रांच, ले-ग्रैंड,**  
**Opp. Apple Hospital, Besides Rockford**  
**Business Centre Ring Road.**  
E-mail : [ubini901857@unionbankofindia.bank](mailto:ubini901857@unionbankofindia.bank)

**(Under Rule-8(1) of Security Interest (Enforcement) Rules, 2002 POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**

Whereas, The Undersigned Being The Authorized Officer Of **Union Bank Of India** Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 And In Exercise Of The Powers Conferred To Him Under Section 13(12) Read With Rule 3 Of The Security Interest (Enforcement) Rules, 2002 Issued A Demand Notice Dated 10/01/2019 Calling Upon The Borrower/ Guarantor **1.M/s.Nehil Shah Prop.Nehil Prafulbhai Shah (Borrower) 2.Mr.Nehil Prafulbhai Shah (Proprietor cum Borrower) 3. Mrs. Rajvi Rushabh Shah (Guarantor)** To Repay The Amount Mentioned In The Notice Being Rs. 20,16,913/- (Rupees Twenty Lakh Sixteen Thousand Nine Hundred Thirteen Only) As On 10/01/2019+ Further Interest And Other Expenses Within 60 Days From The Date Of Receipt Of The Said Notice. The Borrower / Guarantor Having Failed To Repay The Amount, Notice Is Hereby Given To The Borrowers And The Guarantors And The Public In General That The Undersigned Has Taken **Physical Possession** Of The Property Described Herein Below In Exercise Of The Powers Conferred On Him Under Section 13(4) Of The Said Act Read With Rule 8 Of The Said Rules On 10/03/2024. The Borrowers/Guarantors In Particular And The Public In General Are Hereby Cautioned Not To Deal With The Properties And Any Dealings With The Properties Will Be Subject To The Charge Of **Union Bank Of India, Udhana Main Branch**, For An Amount Rs. 20,16,913/- (Rupees Twenty Lakh Sixteen Thousand Nine Hundred Thirteen Only) As On 10/01/2019 And Future Interest & Expenses Thereon. The Borrower's Attention Is Invited To The Provision Of Sub-Section (8) Of Section 13 Of The Act, In Respect Of Time Available, To Redeem The Secured Assets.

**DESCRIPTION OF IMMOVABLE PROPERTY**

All right title and interest in Shop No.G/5, (at site Shop No.305) its Carpet area 248.00 sq. ft. i.e. 23.05 sq.mt on 3rd floor as sanctioned plan together with undivided proportionate share in underneath land of "Silver Point" constructed on land bearing Revenue Survey No.325 part, Block No.302/1, 302/2, admeasuring 1720.00 sq. mtrs and 202 sq. mtrs respectively admeasuring 1922 sq. mtrs T.P Scheme No.14 (Pal), O.P.No.31, F.P.No.SD (303) admeasuring 1355 sq. mtrs of village: Pal, Sub-District: City District: Surat stands in the name of Mrs.Rajvi Rushbh Shah. Bounded As : East - F.P.No.51, West : Road, North - F.P.No.175, South - F.P.No.52.

Date : 10/03/2024  
Place : Surat

**Authorised Officer,**  
**Union Bank of India,**

**IDFC FIRST BANK**

**IDFC FIRST BANK LIMITED**  
(Formerly known as IDFC Bank Ltd.) | CIN : L65110TN2014PLC097792  
Registered Office - KRM Towers, 7th Floor, Harrington Road, Chetpet, Chennai- 600031. Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022  
AUTHORIZED OFFICER – Mr. Divyarajsinh Zala | CONTACT NUMBER- 9274207909 | Mr. Chinmay Acharya | CONTACT NUMBER- 9574448844

**APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is" On 16th April 2024 as described hereunder, for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd).


For detailed terms and conditions of the sale, please refer to the link provided in IDFC FIRST Bank website i.e. [www.idfcfirstbank.com](http://www.idfcfirstbank.com).


S. NO	(i) Demand Notice Date and Amount	(ii) Name Borrower (s) and Co-Borrower (s)	(iii) PROPERTY ADDRESS	(iv) Reserve Price Amount	(v) EMD Amount	(vi) Date and Time of Auction	(vii) Date and Time of EMD Auction	(viii) Date and Time of Inspection
1	INR 1,19,72,885.54/- Demand Notice Date: 19th-November-2019	Mahil Season Store, Mr. Faishal I Jumani, Mr. Ibrahim Ismailbhai Jumani, Mrs. Samimben I Jumani & Sukun Caterers	All the piece and parcel of the property consisting of All that piece and parcel of property being a residential house having a land area 103-62 Sq. Mtrs i.e., 123-93 Sq. Yards situated at Sadar Bazar Main Road, Rajkot City Survey Ward No. 16 City Survey No. 2722/P in Sub-District & Registration District - Rajkot, Gujarat – 360001 Bounded North: Madresha Road, South: Sadar Bazar Main Road, East: Others Property & West: Others Property	INR 84,92,200/-	INR 8,49,220/-	16th April 2024 11.00 PM TO 1.00 PM	15th April 2024 10.00 AM TO 5.00 PM	10th April 2024 1.00 PM TO 4.00 PM

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.

Sd/-  
Authorised Officer  
IDFC FIRST Bank Limited  
(Formerly known as IDFC Bank Ltd)

Date: 12.03.2024

**बैंक ऑफ इंडिया**  
**Bank of India**  
Relationship beyond banking


**ASSET RECOVERY OFFICE**  
6th Floor, Bank Of India Building, Bhadra, Ahmedabad, Phone: 079-66122528, 66122530  
**POSSESSION NOTICE**  
**RULE-8(1)**  
(For Immovable Properties)

The undersigned being the Authorized Officer of the **Bank of India** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices on the under noted dates in respect of various loan / Financial Assistance under its credit facilities, calling upon the respective borrowers / guarantors to repay the amount mentioned in the notices being further interest thereon within 60 days from the date of receipt of the said notices. The respective borrowers / guarantors having failed to repay the amount, notice is hereby given to the borrowers / guarantors and the public in general that the undersigned has taken **Possession** of the properties described herein below an each account in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules and on this below mentioned date. The respective borrowers/ guarantors in particular and the public in general are hereby cautioned not to deal with the properties and any dealing with the properties will subject to charge of **Bank of India, Ahmedabad** for the amounts and with further interest thereon till the date of payment and incidental expenses, costs, charges thereon mentioned against each accounts herein below. The respective borrower's attention is invited to the provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of Borrowers & Guarantors & Branch Name	Demand Notice Date / Outstanding Amount (Rs.)	Description of Immovable Properties	Date / Type of Possession
1	<b>Shri Kamleshbhai Babulal Patel Branch: Changodar</b>	07.07.2023 Rs. 07,86,622.51/- (Rupees Seven Lakh Eighty Six Thousand Six Hundred Twenty two and Fifty one Paise Only)	Flat No. 409, Third Floor, Ratnam Residency, Nr. Photokina Chemicals Private Limited, B/s. Dholashwar School, Tajpur Road, Block No. 476 (Old Survey No. 366), Khata No. 2204 Mouje - Changodar, Taluka: Sanand, District: Ahmedabad. Bounded: On the North by: Flat No. 408, On the South by: Flat No. 410, On the East by: Tanish Industries, On the West by: Margin Space.	07.03.2024 <b>Symbolic Possession</b>
2	(1) M/s. Abaj Electronics Pvt. Ltd. (2) Mr. Niravkumar Navnithbhai Patel (Director - Guarantor) (3) Mr. Sunilkumar Babubhai Patel (Director - Guarantor) (4) Mr. Prashant Bhupatlal Gajera (Director - Guarantor) (5) Mr. Bhupatbhai Nanjibhai Gajera (Director - Guarantor) (6) Mr. Manish Babubhai Patel (Director - Guarantor - Mortgagee) (7) Mrs. Champabena Shantilal Patel (Guarantor - Mortgagee) (8) Mr. Babubhai Harjibhai Patel (Guarantor - Mortgagee) (9) Mr. Navnithbhai Dhanji Patel (Guarantor - Mortgagee) (10) Mr. Dharmendra Shantilal Patel (Guarantor - Mortgagee) Branch: Ashram Road	01.09.2023 Rs. 7,61,41,664.79/- (Rupees Seven Crore Sixty One Lakh Forty One Thousand Six Hundred Sixty Four and Seventy Nine Paise Only)	1. EGM of residential Bungalow No B-30, admeasuring 191.47 sq. mtrs. with proportionate undivided share admeasuring 53.53 sq. mtrs. In the road, common plot etc. total land admeasuring 244.70 sq. mtrs. of the scheme, with right to use common amenities of Simandhar Bungalows, B/H Pratik Mall, Nr. Pulse Cinema, Block No- 228/B, 250/P, Old survey No 135/2, 137,142,143/2 Mouje Kudasan, Taluka Gandhinagar, Registration District Gandhinagar and Sub District Gandhinagar, owned by Mrs. Champabena Shantilal Patel <b>Boundaries as per MOE:</b> West: Sub Plot B-29, East: Sub Plot B-31, North: Sub Plot B-27, South: Society Road. <b>CERSAI ASSET ID: 200008047484</b> 2. EGM of Industrial unit at Plot No 354, admeasuring 1111 sq. yds. i.e. 928.70 sq. mtrs. With proportionate undivided share in land of the Estate, with right to use common amenities, Gujarat Vepani Mahamandal Sahkari Audyogik Vasahat Ltd., Nr. Odhav SP Ring Road, Odhav, Survey No 67, 70, 75 and 123 paiki, F.P. No. 15, 17, 35, 40 paiki T.P. Scheme No. 3 (Odhav), Mouje Sim Odhav, Taluka Ahmedabad City (East), Registration District Ahmedabad and Sub District Ahmedabad - 7 (Odhav) owned by Mr. Babubhai Harjibhai Patel <b>Boundaries as per MOE:</b> East: Plot no. 353, West: Open Plot, North: Society's Internal Road, South: Open Plot. <b>CERSAI ASSET ID: 200008047954</b> 3. EGM of Residential Bungalow A/131 admeasuring 108.69 sq. mtrs. With construction thereon, with proportionate undivided share in land of the Society, with right to use common amenities, Karnavati Bnglow, situated in Parixit Vihar Co-Operative Housing Society Limited, Vibhag-2, Survey No 364 and 365, comprised in T.P. Scheme no. 101 (Nikol) and allotted F.P. No. 62, Sub Plot No. 2, Mouje Taluka Asarwa, Registration District and Sub District Ahmedabad - 12 (Nikol) owned by Mr. Babubhai Harjibhai Patel <b>Boundaries as per MOE:</b> East: Road, West: Plot no. 122, North: Plot no. 132, South: Plot no. 130. <b>CERSAI ASSET ID: 200008048358</b> 4. EGM of commercial Office No-503, admeasuring 2838.00 sq. fts. 263.66 mtrs., 5th floor, Venus Atlantis, Near Shell Petrol Pump, 100 Feet Ring Road, Prahladnagar Road, Ahmedabad Survey No.1294, Final Plot 23/2, T.P. Scheme no. 27 of Vejalpur, Survey No. 1297, Final Plot no. 31, T.P. Scheme no. 27 of Vejalpur, Survey no. 12299/1, Final Plot no. 33, T.P. Scheme 27 of Vejalpur, Survey no. 1320, Final Plot no. 58/1 and 58/2, T.P. Scheme no. 27 of Vejalpur, Survey no. 1321, Final Plot no. 57/1 and 57/2, T.P. Scheme no. 27 of Vejalpur, Mouje Vejalpur, Taluka Vejalpur, District Ahmedabad and Sub District Ahmedabad 10 (Vejalpur) owned by Mr. Manish Babubhai Patel, Mr. Navnithbhai Dhanjibhai Patel and Mr. Dharmendra Shantilal Patel <b>Boundaries as per MOE:</b> East: 12 mtrs wide TP Road and Final Plot no. 23/3, West: 18 mtrs wide TP Road, North: 30 mtrs wide TP Road, South: Final Plot no. 42/1 and 42. <b>CERSAI ASSET ID: 200015154962</b>	06.03.2024 <b>Symbolic Possession</b>
3	<b>M/s. Shree Hari Rice Mill (Prop. Vijaykumar Kanubhai Thakkar), Mr. Vijaykumar Kanubhai Thakkar, Hinaben Vijaykumar Thakkar Branch: Ahmedabad Main</b>	28.07.2023 Rs. 4,43,82,447.96/- (Rupees Four Crore Forty Three Lakh Eighty Two Thousand Four Hundred Forty Seven and Ninety Six Paise Only)	All that part and parcel of the property being Shri Vijaykumar Kanubhai Thakkar and Mrs Hinaben Vijaykumar Thakkar being Plot No.B-38, admeasuring about 151.68 Sq. Mtrs (alongwith rights of common plot and road) together with construction admeasuring about 96.16 Sq. Mtrs (as per AMC tax bill) in the Scheme known as "Yash Bungalows" situated on the land bearing T.P. Scheme No.1 the final plot No.113 admeasuring 32093 Sq. Mtrs was given lieu of all that land bearing Survey No.207 admeasuring 43099 Sq. Mtrs situate, lying and being at Mouje Ghodasar Taluka Maninagar (Old Taluka City East) in the registration Ahmedabad and Sub-Dist. Ahmedabad-05 (Narol) which is <b>bounded as under:</b> On or towards East by: Plot No B-37, On or towards West by: Plot No. B-39, On or towards North by: Plot No B-27, On or towards South by : Internal Road.	10.03.2024 <b>Physical Possession</b>
4	<b>(1) Mrs. Margi Samir Mehta (2) Mr. Samir Ratilal Mehta (3) Nandish Samirbhai Mehta Branch: Income Tax Char Rasta</b>	20.05.2023 Rs. 90,74,128.37/- (Rupees Ninety Lakh Seventy Four Thousand One Hundred Twenty Eight and Thirty Seven Paise Only)	All of the schedule property / being residential Flat No. A/1/7, Tirthal Complex (Avantika Park CHSL Vibhag-2) 132 Ft. Ring Road, Opp. Shivrajnani Society, Satellite Road, Ahmedabad - 380015 Built up area 230.00 Sq. Yd of the Avantika Park Co-operative Housing Society Limited on the lands bearing R.S. No. 290 of FP No. 65, of T.P Scheme No. 5 of Mouje Gam Jodhpur, Taluka Vejalpur in the Registration District Ahmedabad and Sub District Ahmedabad - 4 (Paldi) in the name of Mr. Samirbhai Ratilal Mehta, Margiben Samirbhai Mehta & Mr. Nandishbhai Samirbhai Mehta. Bounded: North: Final Plot No. 65/2, South: Final Plot No. 109, East: Final Plot No. 191, West: 132 Ft. Road.	10.03.2024 <b>Physical Possession</b>

Date : 06.03.2024, 07.03.2024, 10.03.2024, Place : Ahmedabad

Sd/- Authorised Officer, Bank of India

**पंजाब नैशनल बैंक**  
...भरोसे का प्रतीक !  
**punjab national bank**  
...the name you can BANK upon !

**Circle SASTRA Centre, Surat : 1<sup>st</sup> Floor,**  
**Meghani Tower, Station Road,**  
**Surat- 395 003. Ph : 7387087200**  
E mail : [cs8323@pnb.co.in](mailto:cs8323@pnb.co.in)

**Sale Notice for Sale of Immovable Properties Through E-auction**

**Date of E-Auction : 27.03.2024 | Date & Time of Inspection : 20.03.2024 (Between 11.00 AM to 4.00 PM)**  
**EMD should be deposit by E-Auction Time**

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 provision to Rule 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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/public/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 27.03.2024 from 11:00 AM to 04:00 pm with 10 minutes extension if necessary for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Sr. No.	Name of Branch	SCHEDULE OF THE SECURED ASSETS	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI Act 2002	B) Reserve Price	Details of the encumbrances known to the secured creditors
	Name of Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagers of property(ies))	B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI Act 2002 D) Nature of Possession Symbolic/Physical/Constructive	B) EMD C) Bid Increase Amount (All Amt. in Lacs)	Property ID :
1.	<b>PNB - Ring Road Surat (010210)</b> M/s Balaji Enterprises (Prop. Mr Jayesh Ramvilas Gupta), Varachha Road, Surat-395006 <b>Also at:</b> 83/A Ranvatika Tapsil Society, Varachha Road, Surat-395006 <b>i) Mrs. Savitaben Gajera (Guarantor/ Mortgagee)</b> <b>ii) Mr. Jigneshbhai Manubhai Gajera (Guarantor/Mortgagee)</b> <b>iii) Mr. Jitubhai Manubhai Gajera (Guarantor/Mortgagee)</b> Plot No.44, Ashapuri Society, Nr. Ashwini Co. Op Housing Society, Khodiyar Nagar Road, Varachha, Surat-395006	All that piece and parcel of immovable property bearing Plot No.44 having City Survey Nondh No.8582 admeasuring 129.36 sq.mtr. situated in "JAY ASHAPURI CO. OP HOUSING SOCIETY LTD." (Reg. No.GH-7339 dtd.22-12-1978) Near Khodiyar Nagar, A.K. Road, Surat. The land bearing Revenue Survey No.117 of Village- FULPADA, Sub District-City Surat, District-Surat together with all building and structures constructed thereon, together with building and structure which may hereafter be erected/constructed land thereon, in the name of Mrs. Savitaben M Gajera, Mr. Jignesh M Gajera and Mr. Jitubhai M Gajera. (Residential House)	A) 19-08-2023 B) Rs. 1,67,46,435.00 + further interest + Expenses thereon C) 18-12-2023 D) Symbolic Possession	A) Rs 63.90 B) Rs 6.40 C) Rs 0.20	Not Known PUNB010210 BALAJI
2.	<b>PNB - Surat-Vesu (221910)</b> Mrs. Kusumben Dhanjibhai Sarvaiya (Borrower), Mr. Dhanjibhai Jethabhai Sarvaiya (Co-borrower) 107 Radhe Residency B/H Royal Residency Surat, Gujarat-394185	Registered Mortgage of Property Situated at Plot No. 107 admeasuring 46.72 Sq. Mtrs. Along with undivided share of road, R			



**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**

55-56, 5th Floor, Free Press House, Nariman Point,  
Mumbai - 400 021. Phone No : 022 - 6188 4700  
Email : [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL : [www.pegasus-arc.com](http://www.pegasus-arc.com)

**PUBLIC NOTICE FOR SALE BY E-AUCTION**

**Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 6(2), 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 Four Trust 1 ("Pegasus")**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by NKGSB Co-operative Bank Ltd vide Assignment Agreement dated **26/03/2019** 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 dues on **30/03/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **17/12/2021** 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) Modern Petro Packaging Ltd (Borrower & Mortgagor) b) Mr. Karsan Umed Kapadi (Director & Guarantor), c) Mr. Dilip Karsan Patel (Director & Guarantor), d) Mrs. Meena Karsan Patel (Guarantor) e) Mr. Uday Ratilal Charania (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 2,02,46,686.85 (Rupees Two Crore Two Lakhs Forty Six Thousand Six Hundred Eighty Six and Paise Eighty Five Only) as on <b>31/08/2018</b> as per notice under section 13(2) of SARFAESI Act. Rs. 4,74,85,615.44 (Rs. Four Crore Seventy Four Lakhs Eighty Five Thousand Six Hundred Fifteen & Forty Four Paise Only) as on <b>12/02/2024</b> plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.

**DETAILS OF SECURED ASSETS WHICH IS BEING SOLD**

**LOT NO.1: IMMOVABLE PROPERTIES** All Piece And Parcel Of Land Bearing Survey No. 53/3-B Admeasuring 996 Sq. Mts Together With The Building Knows As "Venus Estate" (Comprising Of Galas Admeasuring (I) 1800 Sq. Ft Built Up Area On The First Floor Ii) 2797.60 Sq. Fts Built Up Area On The First Floor And Iii) 1681.50 Sq. Fts Built Up Area On The Second Floor Situate Lying Being Bearing Panchayat House No. 85/U At Village Ringanwada, Nani Daman, Taluka And Dist Daman. Which Is Bounded As Follows: **East:** By Fire Station, **West:** By Road, **North:** By Survey No.53/3-A, **South:** By Survey No.54/2 **Owned By Modern Petro Packaging Ltd.**

**Lot No.2: Movable Properties : Hypothecated Machineries**

Owned By Modern Petro Packaging Ltd.

CERSAI ID:	<b>For Immovable Property:</b> Security ID -400015860440 Asset ID -200015825489 <b>For Movable Property:</b> Security ID -400015861016 Asset ID -200015826063
------------	--

Reserve Price below which the Secured Asset will not be sold

(Amt in Rs.)

Lots	Reserve Price	Lots	EMD
Lot No.1	1,85,78,000/-	Lot No.1	18,57,800/-
Lot No.2	9,00,000/-	Lot No.2	90,000/-

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	22/03/2024 between 11.00 A.M. to 1.00 P.M.
Contact Person and Phone No:	Mr. Paresh Karande- 9594313111 Ms. Sanika Wadkar- 8879810733
Last date for submission of Bid:	28/03/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) on 30/03/2024 from 11.00 a.m. to 1.00 p.m.

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rules 6(2), 8 and 9 (1) of the Security Interest (Enforcement) Rules, 2002.


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

**AUTHORISED OFFICER**

Place: Daman  
Date: 12.03.2024

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





**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
55-56, 5th Floor, Free Press House, Nariman Point,  
Mumbai - 400 021. Phone No : 022 - 6188 4700  
Email : [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL : [www.pegasus-arc.com](http://www.pegasus-arc.com)

**PUBLIC NOTICE FOR SALE BY AUCTION**  
Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 6(2), 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 Four Trust 1 ("Pegasus")**, having assigned the debts of the below mentioned Borrower along with underlying securities interest by NKGSB Co-operative Bank Ltd vide Assignment Agreement dated 26/03/2019 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 dues on 30/03/2024.  
The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 17/12/2021 under the provisions of the SARFAESI Act and Rules thereunder.

**The details of Auction are as follows:**  
a) Modern Petro Packaging Ltd. (Borrower & Mortgagor)  
b) Mr. Karsan Umed Kapadi (Director & Guarantor),  
c) Mr. Dilip Karsan Patel (Director & Guarantor),  
d) Mrs. Meena Karsan Patel (Guarantor)  
e) Mr. Uday Ratilal Charnia (Guarantor)

**Outstanding Dues for which the secured assets are being sold:**  
Rs. 2,02,46,686.85 (Rupees Two Crore Two Lakhs Forty Six Thousand Six Hundred Eighty Six and Paise Eighty Five Only) as on 31/08/2018 as per notice under section 13(2) of SARFAESI Act. Rs.4,74,85,615.44 (Rs. Four Crore Seventy Four Lakhs Eighty Five Thousand Six Hundred Fifteen & Forty Four Paise Only) as on 12/02/2024 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.

**DETAILS OF SECURED ASSETS WHICH IS BEING SOLD**  
**LOT NO.1: IMMOVABLE PROPERTIES** All Piece And Parcel Of Land Bearing Survey No. 53/3-B Admeasuring 996 Sq. Mts Together With The Building Known As "Venus Estate" (Comprising Of Galas Admeasuring (i) 1800 Sq. Ft Built Up Area On The First Floor (ii) 2797.60 Sq. Fts Built Up Area On The First Floor And (iii) 1681.50 Sq. Fts Built Up Area On The Second Floor Situate Lying Being Bearing Panchayat House No. 85/U At Village Ringanwad, Nani Daman, Taluka And Dist Daman. Which is Bounded As Follows: **East:** By Fire Station, **West:** By Road, **North:** By Survey No.53/3-A, **South:** By Survey No.54/2 **Owned By Modern Petro Packaging Ltd.**  
**Lot No.2: Movable Properties - Hypothecated Machineries** Owned By Modern Petro Packaging Ltd.  
**CERSAI ID:** For Immovable Property: Security ID -40001586040  
Asset ID -200015825489  
For Movable Property: Security ID -400015861016  
Asset ID -200015826063

**Reserve Price below which the Secured Asset will not be sold** (Amt in Rs.)

Lots	Reserve Price	Lots	EMD
Lot No.1	1,85,78,000/-	Lot No.1	18,57,800/-
Lot No.2	9,00,000/-	Lot No.2	90,000/-

**Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value** Not Known  
**Inspection of Properties:** 22/03/2024 between 11.00 A.M. to 1.00 P.M.  
**Contact Person and Phone No:** Mr. Parash Karande- 9594313111  
Ms. Sanika Wadkar- 8879810733  
**Last date for submission of Bid:** 28/03/2024 till 4.00 pm  
**Time and Venue of Bid Opening:** E-Auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 30/03/2024 from 11.00 a.m. to 1.00 p.m.

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rules 6(2), 8 and 9 (1) 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: [viyashetty@auctiontiger.net](mailto:viyashetty@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), Mr. Ramprasad Mobile No. +91 8000023297, email: [support@auctiontiger.net](mailto:support@auctiontiger.net) before submitting any bid.  
**AUTHORISED OFFICER**  
**Place:** Daman  
**Date:** 12.03.2024

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

**PUBLIC NOTICE**  
General public is hereby informed that our client, **M/s. Muthoot Money Limited, (GSTIN 27AABCM5816A1ZV), Registered Office: 41 4108 A18 , Basement floor, Opp. Saritha Theatre, Banerji Road, Ennakulam, Kerala-682018, CIN: U65910KL1994PLC008454, Ph.: 0484-2394712, care@muthootgroup.com** [www.muthootmoney.in](http://www.muthootmoney.in) is conducting auction of ornaments (NPA accounts for the period up to 31.03.2023) & (Low Touch/Low quality/Insufficient weight deduction accounts for the period up to 31.01.2024) pledged in its favour, by the defaulting borrowers, as detailed hereunder. All those interested may participate.  
**First Auction Date: 18.03.2024**  
**Gargoti(0014):** MHL-44,55 , Radhanagari(0022): MHP-14  
**Low Touch/Low quality/Insufficient weight deduction: Radhanagari(0022):** MHL-253  
**Second Auction Date: 20.03.2024**  
**Auction Centre: Muthoot Money Ltd, Shop No. 108, Vyapari Peth Main Road, Radhanagari, Kolhapur Dist, Maharashtra-416212**  
The auctions in respect of the loan accounts shown under the branch head will be conducted at the respective branches.  
However, please note that in case the auction does not get completed on the given date(s), then in that event the auction in respect thereto shall be conducted/continued on Second Auction date at given auction centre, and further in case the said ornaments are still not successfully auctioned on these dates then such auction shall be continued on subsequent days thereafter, at this same venue. No further notices shall be issued in this respect.  
**Mr. Uday S. Naik, Advocate,**  
**S-9, Second Floor, Laxmi Plaza, behind Grace Church, Margao Goa-403601**  
**Note:** Customers can release their pledged ornaments before the scheduled auction date, against payment of dues of our client. Customer can also contact to Email ID: [reports@muthootmoney.in](mailto:reports@muthootmoney.in)

**PUBLIC NOTICE**  
NOTICE is hereby given to the public at large that our Society (i.e. Shree Rajasthan CHS. Ltd.) has received a request from RADHARANI CHS. LTD. for execution of Lease Deed in its favour and grant Lease of Plot No. 96 (Old Plot No.83) (SAID PLOT) physically admeasuring about 876 sq. Yards equivalent to 732.45 sq. mtrs. or thereabout ( as per P.R. Card 698.40 sq.mts.) and forming part of our Society's layout and situate on the land bearing C.T.S No. 363, Survey No. 43, Hissa No. 2, pt. of Village- Kondvita, Taluka - South Salsette (Andheri) at Jammatal Bajaj Nagar (J.B. Nagar), Andheri East, Mumbai 400059, in relation to which our Society has issued Share Certificate No. 94 bearing distinctive share numbers 834 to 843 (both inclusive) (SAID SHARE CERTIFICATE). The said Plot No. 96 and the said Share Certificate No. 94 of said Plot No. 96 shall together be hereinafter referred to as "the said property" and more particularly described in the Schedule hereunder written.  
Any person/s, Company having any claim/right/title/estate or interest, in respect of the said Property or part thereof and by way of demand, share, sale, transfer, exchange, mortgage, charge, gift, maintenance, inheritance, possession, easement, lis-pendens, lease including sub lease, tenancy, sub-tenancy, lien, license, bequest, demise, partition, acquisition, requisition, any encumbrance or beneficial right/interest under any trust, right of prescription or pre-emption or under any agreement or other disposition or under any suit, decree, injunction order or attachment or award passed by any Court or Authority or otherwise claiming howsoever are hereby requested to inform the same in writing together with complete documentary proof to the undersigned at the address given below within a period of 15 (Fifteen) days from the date of publication hereof, failing which, the claim of such person/s will be deemed to have been waived and/or abandoned and our Society shall go ahead and execute the Lease Deed in favour of RADHARANI CHS. LTD.  
**THE SCHEDULE ABOVE REFERRED TO:**  
All that piece or parcel of the Land or ground being Plot No. 96 (old Plot No.83), bearing CTS. No.363, Survey No.43, Hissa No.2 pt.lying and being at Village - Kondvita, Taluka - South Salsette (Andheri), in the Registration Sub- District of Bandra, District Bombay Suburban in greater Bombay admeasuring about 876.00 sq. Yards equivalent to 732.45 Sq. Metres or thereabouts (as per P.R. Card 698.40 sq mts.) and forming part of a larger piece or parcel of land or ground owned by Shree Rajasthan CHS. Ltd in Mumbai-400059 AND Share Certificate no. 94 having distinctive shares numbers from 834 to 843 (both inclusive) issued by Shree Rajasthan CHS. Ltd and as per the Society's record, held by RADHARANI CHS. LTD. Dated this 12th day of March, 2024.,  
Sd/-  
For Shree Rajasthan CHS. Ltd.  
Board of Authorised Officers,  
Address: 3, Post Office building, Kavivar Pandit Indra Marg, Jammatal Bajaj Nagar (J.B.Nagar), Andheri (E), Mumbai- 400059.

**PUBLIC NOTICE**  
TAKE NOTICE THAT Our Client intends to create a charge over the Property ("Said Property") more particularly described in Schedule I hereunder, free from all charges and encumbrances.  
Notice is hereby given to all concerned as informed by the Owner that the below-mentioned original documents ("Documents") pertaining to the Said Property more particularly described in Schedule II hereunder have been lost/misplaced and/or not traceable.  
All those persons, Financial Institutions, Banks having custody or are in possession of the original title documents having right, title, claim or share of whatsoever nature into, upon, over or against the Said Property, whether by way of sale, mortgage, charge, exchange, share, inheritance, license, lease, assignment, ownership, transfer, access, easement, gift, trust, legacy, maintenance, adverse possession, lien or otherwise or in possession, encumbrances, howsoever are hereby required to make the same known to the undersigned in writing in full particulars and details along with supporting documentary evidence in originals only in respect thereof at my address at INDIALAW LLP, Apeejay Chambers, Ground Floor, Wallace Street, Fort, Mumbai – 400 001 or by email on [shweta.tiwari@indialaw.in](mailto:shweta.tiwari@indialaw.in) within 15 (Fifteen) days from the date hereof failing which all such claims, demands, if any shall be deemed to be waived or abandoned and not binding on our client and/or not affecting the aforesaid mortgage/charge to be created in favour of our client.  
**Schedule I**  
**(Description of the Said Property)**  
All that part and parcel of land bearing C.T.S No.109/1 admeasuring in aggregate 26,905.23 sq. metres along with superstructures standing thereon (excluding i) 4684.90 sq metres for road setback, ii) 4151.16 sq metres for amenity, and iii) 75.15 sq metres for metro) and situated at Village Hariyali, Taluka Kurla in the Mumbai Suburban District and bounded as follows:  
On or towards the North: Survey No. 64 Hissa No. 1  
On or towards the South: Survey No. 68  
On or towards the East: Survey No. 64 Hissa No. 1 and beyond that Survey No. 61  
On or towards the West: By Lalbahadur Shastri Marg  
**Schedule II**  
**(List of Documents)**  
1. Registered Indenture of Conveyance dated 12th February 2003 bearing Doc. No. BDR-7-1361/2003  
2. Registered Confirmation Cum Rectification Deed dated 11th January 2005 bearing Doc. No. BDR-14-148/2005  
3. Registered Deed of Distribution dated 4th January 2019 bearing Doc. No. KRL-3-158-201  
**Place:** Mumbai  
**Date:** 12/03/2024  
Adv. Shweta Tiwari  
INDIALAW LLP

**PUBLIC NOTICE**  
Notice is hereby given to the public at large that our client, being desirous of purchasing the Premises more particularly described in the **Schedule** hereunder written along with all incidental, benefits, rights and interests attached thereto, free from any and all claims and encumbrances ( *save and except mortgage created in favour of ICICI Bank Limited*) of any nature whatsoever, has instructed us to investigate the title and interest of Mr. Sharad Mittal ("**Owner**") in respect thereof.  
All persons/entities having any claim against the title of the Owner to the Premises or any part thereof or having any right, title, benefit, interest, share, claim or demand in respect of the Premises or any parts/thereof, by way of any sale, transfer, exchange, lease, sub-lease, assignment, mortgage, charge, lien, inheritance, bequest, succession, gift, maintenance, easement, trust, tenancy, sub-tenancy, leave and license, care-taker basis, occupation, possession, family arrangement/settlement, lis-pendens, attachment, decree or order of any court of law, contracts, partnership, any other writing/arrangement or otherwise howsoever and/or any objection/dispute to the entitlement of the Owner to sell the Premises are hereby called upon to make the same known in writing, along with documentary evidence to the undersigned within 10 (ten) days from the date of publication at **M/s. Economic Laws Practice**, 9<sup>th</sup> Floor, Mafatal Centre, Vidhan Bhavan Marg, Nariman Point, Mumbai - 400 021, failing which, any such alleged right, title, benefit, interest, share, claim, demand and/or objection, if any, shall be deemed to have been waived/abandoned and no such claim/objective will be deemed to exist and shall not be binding on our client.  
**THE SCHEDULE ABOVE REFERRED TO:**  
**(Description of the Premises)**  
Apartment No. 0103 admeasuring about 272.06 sq. mtrs. carpet area as per RERA plus 18.74 sq. mtrs. additional area as per RERA (269.42 sq. mtrs. as per MOFA) situated on the 1<sup>st</sup> Habitable Floor of the Wing A in the building known as "25 South Tower A" along with 4 (four) car parking spaces all situated in the building known as "25 South Tower A" standing on all that piece and parcel of land or ground bearing CTS No. 1211 admeasuring approx. 1102 sq. mtrs. or thereabouts situated, lying and being at Yadav Patil Marg, Off Veer Savarkar Marg, Prabhadevi, Dadar (West), Mumbai - 400025.  
Dated this 12<sup>th</sup> day of March 2024.  
**M/s. Economic Laws Practice**  
(Advocates & Solicitors)  
Sd/-  
Heena Chheda  
Partner  
Email: [heenachheda@elp-in.com](mailto:heenachheda@elp-in.com)



**MAHATRANSCO**  
Maharashtra State Electricity Transmission Co. Ltd.

**E- TENDER 1<sup>ST</sup> CALL NOTICE**

MSETCL invites online bids (E-Tender) from registered contractors agencies on Mahatransco E-Tendering website <https://smretender.mahatransco.in/> for following works

Sr. No.	RFX No.	E-Tender No. & Description of Material	Due date & Time (Hrs.) for submission & Opening of Tender
1	7000030662	<b>SE/EHV/O&amp;M/CIR/KLW/TECH/ Ten-11/24-25</b> E-Tender for Work of assigning outsourced agency to carry out work during emergency outage & breakdown of 220kV Line S/Dn., Kalwa under EHV O&M Division, Kalwa for the year 2024-25.  <b>Tender Fee</b> <b>Estimated Cost</b>	Tender Downloading Dates & time. Tender Sale period. From Dt: 12.03.2024, 00:00 Hrs to Dt. 19.03.2024, 09:59 Hrs <b>Technical Opening: - Dt. 19.03.2024 at 10:00 Hrs</b> (Onwards if possible) <b>Commercial Opening: - Dt. 19.03.2024 at 15:00 Hrs</b> (Onwards if possible)  <b>Rs. 500 + GST</b> <b>Rs. 74,97,06/-</b>

**Contact Person** Executive Engineer/ Dy. Exe. Engineer (O) Tel No. 9769006245 / 7506379055  
**Sd/-**  
**SUPERINTENDING ENGINEER**  
Note: All eligible Supplier / Contractors are mandated to get enrolled on SRM E-Tenders (New) portal of MSETCL.



**निःषक्ष आणि निर्भिड दैनिक**



**नवशक्ति**

**www.navshakti.co.in**



**भिवंडी निजामपूर शहर महानगरपालिका, भिवंडी, जि. ठाणे**

**वांधकाम विभाग, प्रभाग समिती क्र. ०२**

**ई- निविदा सूचना क्र. २०५ / सन २०२३ – २४**


भिवंडी निजामपूर शहर महानगरपालिकेच्या वांधकाम विभागामार्फत खालील नमूद कामाचे निविदा फॉर्म [mahatenders.gov.in](http://mahatenders.gov.in) या संकेतस्थळावर दिनांक १२/०३/२०२४ ते दिनांक २६/०३/२०२४ पर्यंत विक्रीस उपलब्ध आहेत.

अ. क्र.	कामाचे नाव	अंदाजपत्रकीय रकम रु.
१	भिवंडी निजामपुर शहर महानगरपालिका हद्दितील मनपा शाळा क्र.२२/६२	१,९९,९९,६८४/-

चे नुतनीकरण करणे.

वरील ऑनलाईन निविदा दिनांक २६/०३/२०२४ पर्यंत दुपारी ४.०० पर्यंत स्विकारण्यात येतील. तसेच सदरची निविदा ही दिनांक २७/०३/२०२४ रोजी **संध्याकाळी ४.०१ वाजता** अथवा कार्यालयीन कामकाजाच्या सोयीप्रमाणे निविदा समिती समक्ष उघडण्यात येईल. अधिक माहिती महानगरपालिकेच्या उक्त नमूद संकेतस्थळावरून प्राप्त होऊ शकेल अथवा नवीन शासकीय इमारतीमधील ५ मजल्यावरील वांधकाम विभाग कार्यालयाशी संपर्क साधावा.

**सही/-**  
(सुरेश भट्ट)  
**प्र. शहर अभियंता**  
**भिवंडी नि.शहर महानगरपालिका, भिवंडी**



**Branch Office:** ICICI Bank Ltd, Ground Floor, Akkruti Centre, MIDC, Near Telephone Exchange, Opp Akkruti Star, Andheri East, Mumbai- 400093


**PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET**  
[See proviso to rule 8(6)]  
**Notice for sale of immovable assets**  
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) Rules, 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 mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is", and "Whatever there is" basis as per the brief particulars given hereunder

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Falcon Diecasting and Engineering (Borrower), Mr. Harish Pillai Mr. Manik Prasad Jamma Prasad Shukla (Guarantor) Mr. Manik Prasad Shukla (Mortgagor) Loan A/c No. 340405000426/ 340460000009/ 340460000008	Flat No.203, 2nd Floor, Chandresh Tapovan Chs, Lodha Heaven, Dombivli East Maharashtra Thane 421204. Admeasuring Area of 495 Sq.ft	Rs. 38,86,908/- As on February 21, 2024	Rs. 25,25,000/- Rs. 2,52,500/-	March 26, 2024 From 11:00 AM To 02:00 PM	April 03, 2024 From 11:00 AM Onward

The online auction will take place on the website of e-auction agency **M/s NexXen Solutions Private Limited (URL Link-<https://disposalhub.com>)**. The Mortgagors/ noticees are given a last chance to pay the total dues with further interest till **April 02, 2024** before **05:00 PM** failing which, this secured asset will be sold as per schedule.  
The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at **ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400 093** on or before **April 02, 2024** before **02:00 PM** and thereafter they need to submit their offer through the above mentioned website only on or before **April 02, 2024** before **05:00 PM** along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at **ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai-400 093** on or before **April 02, 2024** before **05:00 PM**. Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "**ICICI Bank Limited**" payable at **Mumbai**.  
For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact **ICICI Bank Limited on 8454089353/7304915594/9004392416**. Please note that Marketing agencies **1. M/s NexXen Solutions Private Limited 2. Augoo Assets Management Private Limited 3. Matex Net Pvt. Ltd.**, have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit [www.icicibank.com/n4p4s](http://www.icicibank.com/n4p4s)  
**Date:** March 12, 2024  
**Place:** Mumbai  
Authorized Officer  
ICICI Bank Limited

**PUBLIC NOTICE**  
TAKE NOTICE THAT under instructions and on behalf of my Client **Mr. James Ines Corda, I** am investigating the title of the Property more particularly described in the Schedule hereunder written. Any person/s authority having any right, title, interest benefit, claim, demand in respect of the said property by way of interference, sale, transfer, mortgage, acquisition charge, lease, lien, license, gift, exchange, trust, easement, possession or encumbrance howsoever or otherwise is hereby required to intimate to the undersigned within 15 days from the date of publication of this Notice of such right, title, interest, benefit, claim or demand if any, with all supporting documents, failing which the same shall be treated as waived and/or abandoned and not binding on my client.  
**SCHEDULE AS REFERRED ABOVE**  
Property being Land with structures thereon situated on the Part & Parcels of Land bearing, **CTS No 1514, & 1547 corresponding Survey No.121 of Village: Marol, Taluka Andheri**, lying and situated at Chhatrapada, Marol Naka, Andheri (e), Mumbai -59, together admeasuring about **6200 Sq Feet** in the Registration district of Mumbai suburban District.  
Sd/-  
**Rajendra Bhushanam J**  
Advocate  
B 01, Balarama , Nr Family Court, E Block,  
BKC, Bandra – Kurla Complex, Bandra (E) Mumbai -151.  
Cell: 9619566255, Email: [rajbhushanam@gmail.com](mailto:rajbhushanam@gmail.com)

**Dtd 12th March 2024**  
**Mumbai**



**Gowalia Tank Road Branch : Wardern Court, 70/ B1, August krantimarg, Mumbai 400036**  
Email : [bmmum0607@cebrlbank.co.in](mailto:bmmum0607@cebrlbank.co.in)

**Appendix IV POSSESSION NOTICE**  
**[Rule-8 (1)] For Immovable Property)**

Whereas,  
The undersigned being the Authorised Officer of the **Central Bank of India**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **04.10.2023** issued under Section 13 (2) of the said Act, calling upon Borrowers/Mortgagor/ Guarantors **Mr. Prakash Sukhalaji Wankhede** to repay the aggregate amount mentioned in the said Notice being **Rs.33,44,736.96 (Rupees Thirty Three Lakh Forty Four Thousand Seven Hundred Thirty Six And Paise Ninety Six Only)** (Which represents the principal plus interest due etc. on date of this notice) together with future interest at the contractual rate on the aforesaid amount and incidental expenses, costs & charges etc. incurred and to be incurred thereon within 60 days from the date of the said Notice.  
The borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the borrower/mortgagor/guarantor and the public in general that the undersigned has taken **Physical** possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 8 of the said Rules, 2002 on this **6<sup>th</sup> of March of the year 2024**.  
The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Central Bank of India, Gowalia Tank Road Branch** for an amount of **Rs.33,44,736.96 (Rupees Thirty Three Lakh Forty Four Thousand Seven Hundred Thirty Six And Paise Ninety Six Only)** and interest thereon.  
**The borrower's attention is invited to the provisions of sub-section (8) of section (13) of the Act, in respect of the time available, to redeem the secured assets.**  
**DESCRIPTION OF IMMOVABLE PROPERTY**  
Flat No. 905, 9th Floor, E Viva, M Wing, Palava 2, Dombivli East, Thane 421301 Sd/-  
**Date : 06.03.2024** Authorised Officer  
**Place : Palava 2, Khoni** Central Bank of India

**GOVERNMENT OF MAHARASHTRA**  
**PUBLIC WORKS DEPARTMENT**  
**Executive Engineer, Central Mumbai (P.W.) Division, Worli, Mumbai-400 018**  
**E-TENDER NOTICE NO. 38 (2023-24)**


Online E-Tenders in "B-2" Form for the following work are invited by the Executive Engineer, Central Mumbai (P.W.) Division, Worli, Mumbai-400018 (Phone No.022-24931902 & 24936404) Government of Maharashtra, Electronic Tender Management System <http://mahatenders.gov.in> from Qualified experience contractors as per Qualifying Criteria for this work.

Sr. No.	Name of Work	Amount (In Crore)
1	Construction of Modern Training Skill Development Center Building at C.S.No.209, Mumbai City Samaj Samiti at Adarsh Nagar, Worli Mumbai. (Ground Floor+1st Floor+4 Storey Parking + 1 to 16 Works)	64.58

<b>Tender Issue Date</b>	Date.07/03/2024 at 15.00 hrs to 21/03/2024 at 15.00 hrs
<b>Pri-Bid Meeting</b>	Date. 14/03/2024 at 15.00 Hrs at (Office of The Chief Engineer, Mumbai P.W. Region, Mumbai, Bandhkam Bhavan, 4th floor, Fort, Mumbai.)
<b>Opening Date</b>	Date. 22/03/2024 at 15.00 hrs (Office of the Suprintending Engineer, Mumbai (P.W.) Circle, 5th floor Bandhakam Bhavan Fort, Mumbai)

All detail information is available on following websites  
1. <http://mahapwd.gov.in>  
2. <http://mahatenders.gov.in>  
**No. /EE/CMD/Tender/1260**  
**Date:- 04/03/2024**  
**Sd/-**  
**Executive Engineer,**  
**Central Mumbai (P.W.) Division,**  
**Worli, Mumbai.**

**DGIPR 2023-24/9629**



**वसई-विरार शहर महानगरपालिका**

**मुख्य कार्यालय, विरार**  
**विरार (पूर्व), ता. वसई, जि. पालघर,**  
**पिन -४०९१३०५**  
**दूरध्वनी: ०२५०-६६३००००/२५२७१०८**  
**टोल फ्री क्र.: १८००२३३४३५३**  
**शुद्धीपत्रक**  
**ई-निविदा सूचना क्र. ३१ (२०२३-२०२४)**

वसई विरार शहर महानगरपालिका कार्यक्षेत्रातील खालील कामांकरीता ऑनलाईन ई-निविदा मागविण्यात येत आहेत. याबाबत जा.क्र. वविशम/मु. विद्युत/३२६/२०२४ अन्वये दि. ११.०३.२०२४ रोजी सूचना प्रसिध्द करण्यात आली होती. सदर सूचेत खालीलप्रमाणे बदल करण्यात येत आहेत. यांची नोंद घ्यावी.

खालील कामांच्या निविदा सूचना व निविदा प्रपत्र <https://mahatenders.gov.in> या शासनाच्या अधिकृत संकेतस्थळावर दि. ११/०३/२०२४ पासून उपलब्ध होणार आहे.

१. वसई विरार शहर महानगरपालिका प्रभाग समिती “डी” कार्यक्षेत्रातील नवघर, वसई (पूर्व) येथील बसडेपो मध्ये ई- बस चार्जिंगकरीता LT सबस्टेशन उभारणी करणे.

२. वसई विरार शहर महानगरपालिका प्रभाग समिती “ई” कार्यक्षेत्रातील नालासोपारा (पश्चिम) मधील आचोळे सर्व्हे नं. ९३/अ ३/४ येथील बस डेपोमध्ये ई-बस चार्जिंगकरीता LT सबस्टेशन उभारणी करणे.

निविदेबाबत सूचना व शुद्धीपत्रक असल्यास <https://mahatenders.gov.in> या शासनाच्या अधिकृत संकेतस्थळावर प्रसिध्द करण्यात येईल.

जा.क्र.: वविशम/मु. विद्युत/४००/२०२४  
दिनांक: ११/०३/२०२४  
**सही/-**  
**(नानासाहेब कामटे)**  
**नोडल अधिकारी**  
**(PM E-Bus Sewa Scheme)**  
**वसई-विरार शहर महानगरपालिका**

**PRO/3336/ADV/2023-24**  
**Let's together and make Mumbai Malaria free**

**Sd/-**  
**(Shri Sanjay Borse)**  
**Dy.Ch.E. (Roads) W.S**





## पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

दूरध्वनी क्र. : ०२२-६१८८ ४७००.

ईमेल : sys@pegasus-arc.com युआरएल : www.pegasus-arc.com

### ई-लिलावाद्वारे विक्रीकरिता जाहीर सूचना

सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ६(२) ८ आणि ९ ला सहवाचन सिक्कुरिटीयझेसन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफेसी अँक्टच्या तरतुदीन्वये दिनांक २६/०३/२०१९ रोजीच्या अभिहस्तांकन कराराद्वारे एनकेजीएसबी को-ऑपरेटिव्ह बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी फोर ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत. जे सरफेसी कायदा च्या तरतुदी आणि त्या नियमानुसार ३०/०३/२०२४ 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 च्या प्राधिकृत अधिकाऱ्यांनी सरफेसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये १७/१२/२०२१ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, सह-कर्जदार आणि गहाणदाराचे नाव :	ए) मॉर्डन पेट्रो पॅकेजिंग्स लि. (कर्जदार आणि गहाणदार), बी) श्री. करसन उमेद कापडी (संचालक आणि हमीदार), सी) श्री. दिलीप करसन पटेल (संचालक आणि हमीदार), डी) सौ. मीना करसन पटेल (हमीदार) इ) श्री. उदय रतीलाल छरानिया (हमीदार)
थकित रक्कम :	दि. ३१.०८.२०१८ रोजीनुसार रक्कम रु. २,०२,४६,६८६.८५ (रु. दोन कोटी दोन लाख सेहचाळीस हजार सहाशे शह्याऐंशी व पंच्याऐंशी पैसे मात्र) सरफेसी अँक्टच्या कलम १३(२) अंतर्गत [ रु. ४,७४,८५,६१५.४४/- (रूपये चार करोड चौऱ्याहत्तर लाख पंच्याऐंशी हजार सहाशे पंधरा आणि पैसे चौवेचाळीस मात्र ) १२/०२/२०२४ अधिक प्रदान आणि वसुली त्यावरील सांपाश्विक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च

तारण मालमत्तेचा तपशिल जी विकण्यात येणार आहे

संच क्र.१: स्थावर मिळकत: मे. मॉर्डन पेट्रो पॅकेजिंग्स लिमिटेड द्वारे मालकीचे गाव रिंगणवाडा, नानी दमन, तालुका व जिल्हा दमन येथील पंचायत हाऊस क्र.८५/यु येथे स्थित असलेले आणि वसलेले व्हिनस इस्टेट अशा ज्ञात इमारतीसह (गाळा समाविष्टित मोजमापित १) पहिल्या मजल्यावरील १८०० चौ.फु. बिल्ट अप क्षेत्र २) पहिल्या मजल्यावरील २७९७.६० चौ.फु. बिल्ट अप क्षेत्र आणि ३) दुसऱ्या मजल्यावरील १६८१.५० चौ.फु. बिल्ट अप क्षेत्र सह मोजमापित ९९६ चौ.मी. सर्व्हे क्र. ५३/३-बी धारक जमिनीचे सर्व ते भाग व विभाग. जागेच्या सीमा पुढीलप्रमाणे : पूर्वेस: फायर स्टेशन पश्चिमेस : रस्ता, उत्तरेस : सर्वे क्र. ५३/३-ए दक्षिणेस: सर्वे क्र.५४/२

संच क्र.२: जंगम मिळकती: जंगमगहाण मशिनरीज.

मे. मॉर्डन पेट्रो पॅकेजिंग्स लिमिटेडच्या मालकीचे

सेरसाई आयडी	स्थावर मिळकतीकरीता: सिक्कुरिटी आयडी- ४०००१५८६०४४० असेट आयडी- २०००१५८२५४८९ जंगम मिळकतीकरीता: सिक्कुरिटी आयडी- ४०००१५८६१०१६ असेट आयडी- २०००१५८२६०६३
-------------	--

ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत (रु. मध्ये रक्कम)

संच	राखीव किंमत	संच	इअर
संच क्र.१	१,८५,७८,०००/-	संच क्र.१	१८,५७,८००/-
संच क्र. २	१,००,०००/-	संच क्र. २	९०,०००/-

दावे, काही असल्यास, जे मालमत्तेकरिता करण्यात आलेले आहेत तसेच प्रतिभूत धनकोना ज्ञात अन्य देणी व मूल्य :

माहित नाही

मालमत्तेचे परीक्षण :

२२/०३/२०२४ रोजी स.११.०० ते दु. १.०० या वेळेत.

संपर्क व्यक्ती आणि फोन क्र.

श्री. परेश कारंडे - ९५९४३१३१११

कु. सानिका वाडकर-८८७९८१०७३३

बोली सादरीकरणाची अंतिम तारीख :

दि. २८/०३/२०२४ रोजी सायं. ४.०० पर्यंत

बोली उघडण्याची तारीख व ठिकाण :

ई-लिलाव/बोली वेबसाइट (<https://sarfaesi.auctiontiger.net>) च्या माध्यमातून दि. ३०/०३/२०२४ रोजी स. ११.०० ते दु. १.०० वा.

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

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार मे. ई-प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडस सपोर्ट: मोबा: ९२६५६२८२१ व ९३७४५१९७५४ ईमेल:

vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net श्री. रामप्रसाद, मोबाईल क्र. +९१ ८०००२३२९७, ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.

प्राधिकृत अधिकारी

ठिकाण : दमण

पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

दिनांक : १२/०३.२०२४

(पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ चे ट्रस्टी )









# પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ

પપ-પદ, પાંચમા માળે, ફ્રી પ્રેસ હાઉસ, નરીમાન પોઇન્ટ,  
મુંબઈ - ૪૦૦૦૨૧. ફોન નં. (૦૨૨) ૬૧૮૮૪૭૦૦

ઈમેઇલ : sys@pegasus-arc.com URL : www.pegasus-arc.com

## ઈ-ઓક્શન માટે જાહેર નોટીસ

સિક્યુરિટી ઈન્વેસ્ટમેન્ટ એન્ડ રીકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્વેસ્ટમેન્ટ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઈન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ ૨૦૦૨ (રૂલ્સ)ના રૂલ ૬(૨), ૮ અને ૯ ને વંચાણે લીધા બાદ ગીરો મુકાવામાં આવેલી સ્થાવર મિલકતોના ઈ - ઓક્શન સેલ માટેની નોટીસ આથી જાહેર જનતાને તથા દેવાદાર અને જામીનદારોને ખાસ નોટીસ આપવામાં આવે છે કે નીચે જણાવેલી સ્થાવર મિલકત સલામત ધિરાણકર્તા પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ જે પેગાસસ ગ્રૂપ થર્ટી ફોર ટ્રસ્ટ ૧ (પેગાસસ)ના ટ્રસ્ટી તરીકે કામ કરે છે તેમની પાસે એનકેજુએસબી કો-ઓપરેટીવ બેંક ના દેવાદારોની ગીરો મિલકત અને તેમની પાસેથી લેણી રકમ વસુલવાના સરકારી એક્ટ, ૨૦૦૨ની જોગવાઈ મુજબનું તા.૨૬/૦૩/૨૦૧૯ના રોજ થયેલા એસાઈએમ્એ ગ્રીમેન્ટ છે. જે મુજબ સરકારી એક્ટ, ૨૦૦૨ની જોગવાઈ હેઠળ નીચે જણાવેલી ગીરો મિલકતનું વેચાણ ' જેમ છે જ્યાં છે', ' જે છે તેમ છે' અને ' ગમે તે ત્યાં છે ' ના જાણીતા તથા અજાણ્યા બોજા તા.૩૦/૦૩/૨૦૨૪ સુધીના સાથે ધોરણે થનાર છે. પેગાસસના અધિકૃત અધિકારીએ નીચે જણાવેલી ગીરો મિલકતનો વાસ્તવિક કબજો સરકારી એક્ટની જોગવાઈ મુજબ તા.૧૭/૧૨/૨૦૨૧ના રોજ લીધો હતો.

વેચાણ માટેની સ્થાવર અને જંગમ મિલકતો નીચે મુજબ છે:

દેવાદાર/સહદેવાદાર/ જામીનદાર/ગીરોદારના નામ :	મે.મોડર્ન પેટ્રો પેકેજિંગ્સ લિમિટેડ, (દેવાદાર અને ગીરોદાર) શ્રી કરસન ઉમેદ કાપડી, (ડિરેક્ટર અને જામીનદાર) શ્રી દિલીપ કરસન પટેલ, (ડિરેક્ટર અને જામીનદાર) શ્રીમતી મીના કરસન પટેલ, (જામીનદાર) શ્રી ઉદય રતિલાલ ચારણીયા (જામીનદાર)
જે ગિરો મિલકત વેચાણ માટે મુકાનાર છે તેની કુલ બાકી રકમ :	રૂ. ૨,૦૨,૪૬,૬૮૬.૮૫ (રૂપિયા બે કરોડ બે લાખ છેતાલીસ હજાર છસો છયાંત્રી અને પચાંત્રી પૈસા પુરા) તા.૩૧/૦૮/૨૦૧૮ સુધી સરકારી એક્ટના ખંડ ૧૩(૨) મુજબ નોટીસ (રૂ. ૪,૭૪,૮૫,૬૧૫.૪૪/- (રૂપિયા ચાર કરોડ ચુમ્મોતેર લાખ પંચાસ હજાર છસો પંદર અને ચુમ્મલીસ પૈસા પુરા) તા.૧૨/૦૨/૨૦૨૪ ના રોજ તેના પર કરાર મુજબનું ચડત વ્યાજ, કિંમત, ખર્ચ સહિતની રકમ

### મિલકતનું વર્ણન :

લોટ નં.૧ : સ્થાવર મિલકત : તમામ ખંડ કે અખંડિત ભાગની બનેલી સ્થાવર મિલકત જમીન સ.નં.૫૩/૩-બી,ક્ષેત્રફળ ૯૯૬ ચો.મી. વિનસ એસ્ટેટ તરીકે ઓળખાતી બિલડીંગ (જેમાં ગાળાનું બાંધકામ (૧) ૧૮૦૦ ચો.ફૂટ બિલ્ટ અપ એરિયા પહેલા માળે (૨) ૨૭૯૭.૬૦ ચો.ફૂટ બિલ્ટઅપ એરિયા પહેલા માળે અને (૩) ૧૬૮૧.૫૦ ચો.ફૂટ બિલ્ટઅપ એરિયા બીજા માળે પંચાયત ઘર નં.૮૫/ચુ,ગામ રીંગણવાડા, નાનીદમણ,તા.અને જિ. દમણ મે.મે.મોડર્ન પેટ્રો પેકેજિંગ્સ લિમિટેડની માલિકીવાળી જેની ચતુ:સીમા : પૂર્વે: ફાયર સ્ટેશન, પશ્ચિમે : રોડ, ઉત્તરે : સર્વે. નં.૫૩/૩-એ, દક્ષિણે : સર્વે. નં.૫૪/૨ લોટ નં. ૨ : જંગમ મિલકતનું વર્ણન : મે.મોડર્ન પેટ્રો પેકેજિંગ્સ લિમિટેડની માલિકીવાળી ગીરો મશીનરીઓ

સીઈઆરએસએ આઈ આઈડી :	સ્થાવર મિલકત સિક્યુરિટી ઈન્વેસ્ટમેન્ટ આઈડી - ૪૦૦૦૧૫૮૬૦૪૪૦ એસેટ આઈડી - ૨૦૦૦૧૫૮૨૫૪૮૯ જંગમ મિલકત સિક્યુરિટી ઈન્વેસ્ટમેન્ટ આઈડી- ૪૦૦૦૧૫૮૬૧૦૧૬ એસેટ આઈડી - ૨૦૦૦૧૫૮૨૬૦૬૩
--------------------	---

### અનામત કિંમત જેનાથી ઓછામાં વેચાણ નહીં થાય :

લોટસ	અનામત કિંમત	લોટસ	(કિંમત રૂ.માં) ઈએમડી
લોટ નં.૧	૧,૮૫,૭૮,૦૦૦/-	લોટ નં.૧	૧૮,૫૭,૮૦૦/-
લોટ નં.૨	૯,૦૦,૦૦૦/-	લોટ નં.૨	૯૦,૦૦૦/-

સુરક્ષિત મિલકત સામે જો કોઈ બાકી લેણા કે જાણીતા દેવાનો દાવો જો કોઈ રજુ થયો હોય તો	જાણમાં નથી
--	------------

મિલકતનું નિરીક્ષણ :	૨૨-૦૩-૨૦૨૪ સવારે ૧૧.૦૦ થી બપોરે ૧.૦૦ સુધી
સંપર્ક વ્યક્તિ :	શ્રી પરેશ કરંડે - ૯૫૯૪૩૧૩૧૧૧ ફુ.સોનિકા વાડકર- ૮૮૭૯૮૧૦૭૩૩
બિડ રજુ કરવાની છેલ્લી તારીખ :	૨૮/૦૩/૨૦૨૪ના રોજ સાંજે ૦૪.૦૦ વાગ્યા સુધી
બિડ ખોલવાનું સ્થળ અને સમય	ઈ-ઓક્શન/બીડીંગ વેબ સાઈટ દ્વારા ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) ૩૦/૦૩/૨૦૨૪ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૧.૦૦

આ નોટીસ ઉપર જણાવેલા દેવાદાર/જામીનદારો માટેની સિક્યુરિટી ઈન્વેસ્ટમેન્ટ(એન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨ના રૂલ ૬(૨) ના રૂલ ૮ અને ૯(૧) હેઠળની પંદર દિવસ પહેલાની નોટીસ છે.

વેચાણના નિયમો અને શરતોની વધુ વિગતવાર જાણકારી માટે કૃપયા સલામત ધિરાણકારની વેબસાઈટ <http://www.pegasus-arc.com/assets-to-auction.html> ની લીંકનો ઉપયોગ કરવો. જેને માટે આ વેબસાઈટ <https://sarfaesi.auctiontiger.net> ની મુલાકાત લેવી અથવા સર્વિસ પ્રોવાઈડર મે.ઈ પ્રોક્યોરમેન્ટ ટેકનોલોજીસ લિ. ઓક્શન ટાઈગર,બિડર સપોર્ટ : મો.નં. +૯૧ ૯૨૬૫૫૬૨૮૨૧ અને ૯૩૭૪૫૧૯૭૫૪ ઈમેઇલ-vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, શ્રી રામ પ્રસાદ મો.નં. +૯૧ ૮૦૦૦૨૩૨૯૭ ઈમેઇલ : support@auctiontiger.net.

સહી/અધિકૃત અધિકારી

સ્થળ : દમણ પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ.  
તારીખ : ૧૨/૦૩/૨૦૨૪ (જે પેગાસસ ગ્રૂપ થર્ટી ફોર ટ્રસ્ટ ૧ ના ટ્રસ્ટી તરીકે કામ કરે છે.)







**Terms & Conditions**  
**A/c: Modern Petro Packaging Ltd**  
**Pegasus Group Thirty Four Trust 1**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **30/03/2024** for the above mentioned mortgaged properties from **11.00 a.m. to 1.00 p.m.** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload a proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and E Procurement Technologies Ltd. Auction Tiger, Ahmedabad, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) & [support@auctiontiger.net](mailto:support@auctiontiger.net)
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details. (Details of bidder form are 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 submit by the bidder).
7. The reserve price of the auction property is Rs.1,85,78,000/- (Rupees One Crore Eighty Five Lakhs Seventy Eight Thousand Only) **for Lot No.01** and Rs.9,00,000/-(Rupees Nine Lakhs Only) **for Lot No.02** and the Earnest Money Deposit will be Rs. 18,57,800/- (Rupees Eighteen Lakhs Fifty Seven Thousand Eight Hundred Only) **for Lot No.01** and Rs.90,000/-(Rupees Ninety Thousand Only) **for Lot No.02**.
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/encumbrances on 30/03/2024.



9. The last date for submission of bid is 28/03/2024 before 4.00 PM and the date and the Auction is scheduled on 30/03/2024 from 11.00 am to 1.00 pm.
10. "The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc".
11. Sale is subject to condition prescribed in SARFESI Act 2002 and condition mentioned in public notice dated 12/03/2024.
12. Intending Bidders shall deposit the aforesaid Earnest Money Deposit (EMD) through RTGS / NEFT / Fund Transfer to the credit of A/c no. 38341657398 A/c. Name: - Pegasus Group Thirty Four Trust 1, Bank name: State Bank of India, Nariman Point Mumbai Branch, IFSC Code: SBIN0006945 before submitting bids online. EMD can also be paid by way of Pay Order / Demand Draft in favour of: - Pegasus Group Thirty Four Trust 1 payable at Mumbai and the same can be deposited/sent to Authorised Officer at the office of Pegasus mentioned hereinabove with a reference of the said E-auction notice.
13. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 1,00,000 (Rupees One Lakhs Only) for Lot No.01** and **Rs. 50,000/-(Rupees Fifty Thousand Only) for Lot No.02.**
14. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
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 the property shall be resold.
16. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of the 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 due to Pegasus in full before date of sale, 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.
22. This publication is also Fifteen days' notice to the aforementioned borrowers/guarantors under Rule 6(2), 8 and 9 of The Security Interest (Enforcement) Rules, 2002.
23. Further enquiries may be clarified with the Authorized Officer, Mr. Paresh Karande, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5<sup>th</sup> Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884722, Mobile No.9594313111, email: [paresh@pegasus-arc.com](mailto:paresh@pegasus-arc.com) and Mr. Siddhesh Pawar, Assistant Manager, Pegasus Assets Reconstruction Pvt. Ltd., Ph.No.022-61884700/022-61884728, Mobile No. 9029687504, email: [siddhesh@pegasus-arc.com](mailto: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: Daman**  
**Date: 12/03/2024**

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



**DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL**

Name(s) of Bidder (in Capital)

[illegible]

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

/

/

**Name & Signature**

**ANNEXURE-II**  
**DECLARATION BY BIDDER(S)**

To,  
Authorized Officer

Bank Name : \_\_\_\_\_ ,

Date : \_\_\_\_ / \_\_\_\_ / \_\_\_\_

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

eMail ID: \_\_\_\_\_