



55-56, 5th Floor Free Press House Nariman Point,
Mumbai - 400021 Tel: -022-61884700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION


Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Thirty Two Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by the Abhyudaya Co-operative Bank vide Assignment Agreement dated 30/06/2017 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 16/03/2024.


The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 11/11/2021 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):	M/s Konshila Infrastructure Pvt. Ltd (Borrower /Mortgagor) Mr. Subodh Sudam Gite (Director /Guarantor/Mortgagor) Mr. Mangesh Eknath Sangle (Director /Guarantor) Mrs. Sulabha Balasaheb Bhosale (Director /Guarantor) Mrs. Vaishali Mangesh Sangle (Director /Guarantor) Mr. Pravin Harishankar Singh (Guarantor) Mr. Amol Sudam Gite (Guarantor/Mortgagor) Mr. Krishnadutt Jagannath Gupta (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 20,30,41,377.26/- (Rupees Twenty Crore Thirty Lakhs Forty One Thousand Three Hundred Seventy Seven and Paise Twenty Six Only) as on 30/08/2021 plus interest at the contractual rate and costs, charges and expenses till the date of payment and realization. [as per notice under section 13 (2) of SARFAESI Act].
Details of Secured Asset being Immovable Property which is being sold	Property Owned and Mortgaged by:- (Owned by- Subodh S. Gite) Plots situated at Village Vihur, Alibaug, Tal. Murud, Dist. Raigad as under:- (i) Gut No.257 admeasuring about -026-8-H.R.P. on or towards the East by – Gat No.258, on or towards the West by – Gat No.255, on or towards the North by – Gat No.253, on or towards the South by – Gat No.256 (ii) Gut No.258 admeasuring about 0-19-2 H.R.P. on or towards the East by – Gat No.259, on or towards the West by – Gat No.257, on or towards the North by – Gat No.257, on or towards the South by – Gat No.256, (iii) Gut No.259 admeasuring about 1-13-9 H.R.P. on or towards the East by – Gat No.261 & 301 paiki, on or towards the West by – Gat No.257 & 258, on or towards the North by – Gat No.301, on or towards the South by – Gat No.260 & 262 (iv) Gut NO.260/2 admeasuring about 0-15-5 H.R.P. on or towards the East by – Gat No.259, on or towards the West by – Murud Salava Road, on or towards the North by – Gat No.260(p), on or towards the South by – Gat No.262 (v) Gut No.262 admeasuring about 0-18-0 H.R.P. on or towards the East by – Gat No.259, on or towards the West by – Murud-Salava Road, on or towards the North by – Gat No.260(p), on or towards the South by – Gat No.261
CERSAI ID:	Security ID – Asset ID – Gut No. 257 - 400008072808 Gut No. 257 - 200008062094 Gut No. 258 - 400008073258 Gut No. 258 - 200008062541 Gut No. 259 - 400008074153 Gut No. 259 - 200008063435 Gut No. 260/2 - 400008074403 Gut No. 260/2 - 200008063685 Gut No. 262 - 400008074728 Gut No. 262 - 200008064010
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 2,16,16,000/- (Rupees Two Crore Sixteen Lakhs Sixteen Thousand Only)
Earnest Money Deposit (EMD):	Rs. 21,61,600/- (Rupees Twenty One Lakhs Sixty One Thousand Six Hundred Only)
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:	28/02/2024 between 11.00 am to 01.00 pm
Contact Person and Phone No:	Mr. Paresh Karande – 9594313111 Ms. Sanika Wadkar- 8879810733
Last date for submission of Bid:	15/03/2024 till 5.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 16/03/2024 from 03.00 PM to 04.00 PM
This publication is also a thirty (30) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rules 8 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auction-tiger.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: Murud Date: 15.02.2024	Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Thirty Two Trust 1)



पन्वेल महानगरपालिका
शहर अभियंता विभाग
फेर निविदा सूचना



निविदा सूचना क्र. पम्पा/बांधकाम/२३२३/प्र.क्र. ०१/५२४/२०२४

दिनांक: १४/०२/२०२४

आयुक्त, पन्वेल महानगरपालिका खालील नमुने कामाकरिता सार्वजनिक बांधकाम विभाग, महाराष्ट्र केंद्रीय सार्वजनिक बांधकाम विभाग, महाराष्ट्र जीवन प्राधिकरण, सिडको इत्यादी शासकीय/निम शासकीय (Central Government/State Government/Government undertaking) विभागात खालील कामासाठी पात्र अनुषंगी ठेकेदाराकडून वी-१ शतमान पद्धतीनुसार ई-निविदा मागित आहे.


अ. क्र.	निविदा क्र.	कामाचे नाव	निविदा रक्कम रु. (Without GST)
१	PMC/CE/३०२/२०२३-२४	पन्वेल महानगरपालिका हद्दीतील प्रभाग समिती - ब, प्रभाग क्र. १६, सेक्टर-०८, भुखंड क्र. १४, खांदा कॉलनी, न्यू पन्वेल येथे माता रमाबाई आंबेडकर भवन उभारणे.	११,५६,०९,०९९९/-

या कामाच्या ई-निविदेबाबतची माहिती शासनाच्या 'http://mahatenders.gov.in' या संकेतस्थळावर दि. १५/०२/२०२४ रोजी प्रसिद्ध करण्यात येईल. संबंधित निविदाधारकांनी याची नोंद घ्यावी.

सही/-

अतिरिक्त आयुक्त-१

पन्वेल महानगरपालिका



Branch Office: ICICI Bank Ltd, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti 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 asset
E-Auction Sale Notice for Sale of Immoveable 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.	Mr. Mula Ram (Borrower) Mrs. Sugni Devi (Co-Borrower) Loan Account No- LBUMUM00005517486	Flat No.304, 3rd Floor, C Wing Rahul Nagar, Kurgaon Near J S W Colony, Bhoisar West, Tal Palghar, Maharashtra, Bhoisar-401501. Admeasuring an Area of 652 Sq.Ft Fet Build Up Area	Rs. 69,58,061/- (As on February 12, 2024)	Flat No.304 Rs. 21,07,000/- Rs. 2,10,700/-	March 02, 2024 From 11:00 AM To 02:00 PM	March 13, 2024 From 11:00 AM Onward
		Flat No.404, 4th Floor, C Wing Rahul Nagar, Kurgaon Near J S W Colony, Bhoisar West, Tal Palghar, Maharashtra, Bhoisar-401501. Admeasuring an Area of 652 Sq.Ft Fet Build Up Area		Flat No.404 Rs. 21,07,000/- Rs. 2,10,700/-		
2.	Chetan G Masal (Borrower) Lunesh G Masal (Co Borrowers) Loan Account No- LBUMUM00004906380	Flat No.103, 1st Floor A Wing Shipral Nirmal Chai Chedda, Nallasopara West, 37, Maharashtra, Thane-401203. Admeasuring an Area of 550 Sq.ft (super Built Up Area) 1.e 51.11 Sq.mtrs. (super Built Up Area)	Rs. 33,82,797/- (As on February 12, 2024)	Rs. 23,15,000/- Rs. 2,31,500/-	March 02, 2024 From 02:00 PM To 05:00 PM	March 13, 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://disposahub.com>)**. The Mortgagors/noticees are given a last chance to pay the total dues with further interest till **March 12, 2024 before 05:00 PM** failing which, these secured assets 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 **March 12, 2024 before 04:00 PM** and thereafter they need to submit their offer through the above mentioned website only on or before **March 12, 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 **March 12, 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 8104548031/7304915594/9004392416**.

Please note that Marketing agencies **1. M/s NexXen Solutions Private Limited 2. Auggeo 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/n4ps**

Date : February 15, 2024

Place: Mumbai

Authorized Officer
ICICI Bank Limited



PIRAMAL CAPITAL & HOUSING FINANCE LIMITED
Registered Office Address: Unit No.601, 6th Floor Piramal Amiti Building, Piramal Agastya Corporate Park, Kamaji Junction, Opp Fire Station, LBS Marg, Kurla (West), Mumbai- 400 070.
CIN: L55910MH1984PLC023239. Website: www.piramalfinance.com
Branch Address : Dhiraaj Baug, Building "A" Ground & 1st Floor, Beside Axis Bank, Opp. Monalisa Building, Agra Road, Hari Niwas Circle, Naupada, Thane (West) – 400 602.

DEMAND NOTICE
Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorised Officer of **Piramal Capital & Housing Finance Limited (PCHFL)** under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act), in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under Section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, notice is hereby given, once again, to the said Borrower(s) to pay to PCHFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to PCHFL by the said Borrower(s) respectively.

Name of the Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount with NPA date	Property address
(LC No. PM009359 of Goregaon Branch) Surekha Pandurang Chorge (Borrower) Sauri Pandurang Chorge (Co Borrower 1) Pandurang Kamal Chorge (Co Borrower 2)	03-01-2024 / ₹ 2082989 /- (₹ Twenty lakh Eighty Two Thousand Nine Hundred Eighty Nine Only) NPA (04-11-2023)	503 5th Floor A Wing Rehab Building No. 2, Shanti-nagar Rahivashi (S) Co-Operative Housing Society Ltd Opposite MIDC Bus Depot, Andheri (East) 400093
(LC No. MD195054 of Navi Mumbai - Kharghar Branch) Kiran Ghodke (Borrower) Alaka Ramdas Ghodke (Co Borrower 1)	03-01-2024 / ₹ 2437947 /- (₹ Twenty Four lakh Thirty Seven Thousand Nine Hundred Forty Seven Only) NPA (05-12-2023)	Flat No. 401, 4th Floor, RN Heights, Village Pushpak, Plot No.20, Sector No.25A, Near Vitthal Rukhmani Mandir, Ulwe, Navi Mumbai, Maharashtra – 410206
(LC No. MD196881 of Goregaon Branch) Sandeep Rana (Borrower) Nikita Deepak Bag (Co Borrower 1)	03-01-2024 / ₹ 2439439.65 /- (₹ Twenty Three lakh Forty Nine Thousand Four Hundred Thirty Nine Only and Sixty Five Paise) NPA (04-11-2023)	Flat No. 108, 1st Floor, "Varad Vinayak Building No. 67", S No. 152, H No. 2, Y being below and situated at Village Samel, Nallasopara West, Tal Vasai, Dist Thane, 401203
(LC No. MD100701 of Thane Branch) Runita Kashid (Borrower) Mohd Irshad Salmani (Co Borrower 1)	03-01-2024 / ₹ 1549950 /- (₹ Fifteen lakh Forty Nine Thousand Nine Hundred Fifty Only) NPA (04-11-2023)	Flat No. 03, Ground Floor, Jivdani Krupa, Opp. Shiv Shakti Public School, Ganeshnagar, Shirgaon Road, Palghar (West) Maharashtra 401501.
(LC No. MD311414 of Mumbai - Virar East Branch) Vinayak Pawar (Borrower) Sunita sitaram pawar (Co Borrower 1)	03-01-2024 / ₹ 1907921 /- (₹ Nineteen lakh Seven Thousand Nine Hundred Twenty One Only) NPA (04-10-2023)	N EMPIRE" BLDG NO. 2, PHASE II on S.N. 6, H.N. 2/ 1, 2/2, 2/3, 3.86, S.N. 7, H.N. 2, S.N.8 H.N.1, 2&3, S.N. 16 H.N. 1, 1/1, 1/2, & 2 being below and situated at Village Samel, Nallasopara West, Tal Vasai, Dist Nallasopara West 401203
(LC No. HLSA000060A0 of Thane - Ghodbunder Branch) Mohammad Alam (Borrower) Asagiri Begam Alam (Co Borrower 1)	03-01-2024 / ₹ 2651728 /- (₹ Twenty Six lakh Fifty One Thousand Seven Hundred Twenty Eight Only) NPA (04-11-2023)	Flat No. 201, 2nd Floor, A Wing, Bliss Residency, Bhopele Gan Road, Survey No.32, Hissa No. 1/A, Village - Dahmore, Bhopele Chowk Neral East, Karjat, Raigad, 410101
(LC No. HLSA00004C47 of Navi Mumbai - Kharghar Branch) Samer Chavan (Borrower) Sunita Chavan (Co Borrower 1)	03-01-2024 / ₹ 4203337.62 /- (₹ Forty Two lakh Three Thousand Three Hundred Thirty Seven Only and Sixty Two Paise) NPA (14-11-2023)	Flat No. C702, First Floor, Vishal Heights, Sector 37A, Property No.1589, Ekta Pada, Village Kharghar, Talajipachand Tal. Panvel Raigad, Near Ahrant Tower & Satyasai Ashram Navi Mumbai - 410210
(LC No. MD050469 of Navi Mumbai - Belapur CBD Branch) Yogesh Janardhan Kolambe (Borrower) Bety Janardhan Kolambe (Co Borrower 1)	03-01-2024 / ₹ 1893563 /- (₹ Eighteen lakh Ninety Three Thousand Five Hundred Thirty Three Only) NPA (05-12-2023)	Nisarg Dham, Flat No. 201, 2nd Floor, House No. 294, Vill:- Nere, Tal:- Panvel, Dist. Raigad-410206
(LC No. MD075641 of Thane Branch) Pravin Shantaram Naik (Borrower) Payal Pravin Naik (Co Borrower 1)	03-01-2024 / ₹ 2391592.46 /- (₹ Twenty Three lakh Ninety One Thousand Five Hundred Ninety Two Only and Forty Six Paise) NPA (04-10-2023)	Flat No 401 4th Floor Durga Building Village Manda Titwala East 421605
(LC No. HLSA00026764 of Thane - Naupada Branch) Pratap Sakpal (Borrower) Sarika Sakpal (Co Borrower 1)	03-01-2024 / ₹ 2057438 /- (₹ Twenty lakh Fifty Seven Thousand Four Hundred Thirty Eight Only) NPA (04-11-2023)	Flat 101 1st Floor Wing A14 Orchid Square Opposite Dentalcollege S No 128/6 Chikholi Ambarnath West Maharashtra 421501
(LC No. PHHTHNN1002190 of Thane Branch) Nisha Salvi (Borrower)	03-01-2024 / ₹ 1100805 /- (₹ Eleven lakh Eight Hundred Five Only) NPA (03-08-2023)	1601 53 16th Floor J Wing Casa Urbano Kalyan Shil Road Dombivali East Downtown Palava 2 Dombivali East Thane Maharashtra 421203
(LC No. PHHTHNN1000938 of Thane Branch) Nisha Salvi (Borrower)	03-01-2024 / ₹ 6293150 /- (₹ Sixty Two lakh Ninety Three Thousand One Hundred Fifty Only) NPA (03-08-2023)	1601 53 16th Floor J Wing Casa Urbano Kalyan Shil Road Dombivali East Downtown Palava 2 Dombivali East Thane Maharashtra 421203
(LC No. MD126488 of Thane Branch) Inteyaz Shaikh (Borrower) Yasmeen Inteyaz Shaikh (Co Borrower 1)	03-01-2024 / ₹ 1923775 /- (₹ Nineteen lakh Twenty Three Thousand Seven Hundred Seventy Five Only) NPA (05-12-2023)	Shop No. 4 & 5, Ground Floor, Krishna Plaza, Opp. Royal Residency, Dilipak College Road, Mamdapur, Neral (East) 410 101.
(LC No. PHHLGGN0200739 of Goregaon Branch) Tendulkar Mahesh M (Borrower) Tendulkar Krupal Mahesh (Co Borrower 1)	03-01-2024 / ₹ 4889142 /- (₹ Forty Eight lakh Eighty Nine Thousand One Hundred Forty Two Only) NPA (04-10-2023)	Flat No 902, 9th Floor, Municipal CTS Survey no 431, Floresta Lawns I Wing And Beyonds Phase 3 Village Mogra Andheri East Mumbai Maharashtra 400060
(LC No. HLSA0000103 of Thane Branch) ChetThorat (Borrower) Kiran Dilip Thorat (Co Borrower 1)	03-01-2024 / ₹ 1529229.52 /- (₹ Fifteen lakh Twenty Nine Thousand Two Hundred Twenty Nine Only and Fifty Two Paise) NPA (04-11-2023)	Flat No. 104 1st Floor, A Wing, Sai Lichchumi Complex, Gaurapura Khudis Road, House No. 186B/1, Village Chinchghar, Wada, Vasai Virar, Palghar, 421312
(LC No. 0500002129 of Mumbai Metro Branch) Vishal Suresh Oval (Borrower) Kunal Suresh Oval (Co Borrower 1)	22-01-2024 / ₹ 1209365 /- (₹ Twelve lakh Thousand Three Hundred Sixty Five Only) NPA (10-12-2023)	Flat No 406, 4th Floor, Bhakti Avenue Plot No 92, Sector 2a Uran Road, Karanjade, N M Raigad Maharashtra 410206
(LC No. 0693004939 of Kalyan Branch) Vijay Ramnarayan Gupta (Borrower) Seetadevi Vijay Gupta (Co Borrower 1)	22-01-2024 / ₹ 809271 /- (₹ Eight lakh Nine Thousand Two Hundred Seventy One Only) NPA (11-05-2023)	Flat No. 303, 3rd Floor, Chirag Deep chs, Behind Police Chowki, Village Choti Station Road Thakurli East Maharashtra 421302
(LC No. 04500009811 of Thane Branch) M/S. Atisha Engineers (Borrower) Anuj Dilip Atit (Co Borrower 1) Shefali Anuj (Co Borrower 2) Sita Dilip Atit (Guarantor 1)	22-01-2024 / ₹ 832928 /- (₹ Eight lakh Thirty Two Thousand Nine Hundred Twenty Eight Only) NPA (10-12-2023)	M_Machine_Name :- "Cosmos" CNC CNC Vertical Machining CenterAp_Model: No:- CVM-640 Ap_Invoice: No:- 407/18-19/VCM
(LC No. HLSA00001165 of Warangal Branch) Mohd Mirajuddin Hussain (Borrower) Sahejabin Hussain (Co Borrower 1)	22-01-2024 / ₹ 2573391 /- (₹ Twenty Five lakh Seventy Three Thousand Three Hundred Ninety One Only) NPA (05-12-2023)	Flat No. 202, 2nd Floor, Mohammadi Manzil, Hetkar Ali, Hetkar Ali Station Road, Near MIDC Bank CTS. No. 173/A Of Village Neral., Neral West, Karjat, Raigad, 410102
(LC No. MD034738 of Warangal Branch) Sikandar S Sharma (Borrower) Soni Sharma (Co Borrower 1)	22-01-2024 / ₹ 2091084 /- (₹ Twenty lakh Ninety One Thousand Eighty Four Only) NPA (05-12-2023)	26, B Wing, 3rd Floor, Babulnath Chsl, Sudama Nagar, 60 Feet Road, 3, 28 Bhayander, Bhayander West, Bhayander West, Thane, 401101
(LC No. MD097496 of Warangal Branch) Santisingsh Balliram Maravi (Borrower) Pulwaria S Maravi (Co Borrower 1)	22-01-2024 / ₹ 648516.62 /- (₹ Six lakh Forty Eight Thousand Five Hundred Fifty Five Only and Sixty Two Paise) NPA (04-01-2024)	FLAT NO.005,GROUND FLOOR, BLDG-A2, SAI SHRADHA APT, SAI DHAM SARAVALLI, DWARKESH NAGAR, Near Saisaikshi Hospital BOISAR WEST Maharashtra 401501
(LC No. MD097496TU of Warangal Branch) Santisingsh Balliram Maravi (Borrower) Pulwaria S Maravi (Co Borrower 1)	22-01-2024 / ₹ 920988 /- (₹ Nine lakh Twenty Thousand Nine Hundred Eighty Eight Only) NPA (04-01-2024)	FLAT NO.005,GROUND FLOOR, BLDG-A2, SAI SHRADHA APT, SAI DHAM SARAVALLI, DWARKESH NAGAR, Near Saisaikshi Hospital BOISAR WEST Maharashtra 401501
(LC No. MD235900 of Warangal Branch) Kiran Vishwas Mahadik (Borrower) Gauri Kiran Mahadik (Co Borrower 1)	22-01-2024 / ₹ 7192212 /- (₹ Sixteen lakh Seventy Nine Thousand Two Hundred Twelve Only) NPA (04-01-2024)	Flat No. 306, 3rd Flr, B Wing, Bldg No 1.5ec 3, Shree Sai Heights Tower, Nr Apple,Bldg, New Link Road, Nilermore,Nallasopara West Thane Maharashtra 401303
(LC No. HLSA00003551 of Warangal Branch) Deepak Uttam Bhambore (Borrower) Kavita Deepak Bhambore (Co Borrower 1)	22-01-2024 / ₹ 1502545.3 /- (₹ Fifteen lakh Two Thousand Five Hundred Forty Five Only and Thirty Five Paise) NPA (04-10-2023)	F No.1002, 10th Flr, Wing L, Bldg No.4Rushabh Heights, Near Ekta ParksvillieGlobal City, Bypass Road, Near East Maharashtra 401303

If the said Borrowers shall fail to make payment to PCHFL as aforesaid, PCHFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of PCHFL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Date : 15-02-2024

Place: Mumbai

Piramal Capital & Housing Finance Limited



IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office:- KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022



NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002
The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice	Property Address
1	55465220	Home Loan	1. Shams Farooq Khan 2. Saif Farooq Khan	28.12.2023	INR 1,19,92,982.54/-	All That Piece And Parcel Of Flat Bearing No. M2 On The 1 st Floor Admeasuring About 608 Sq. Ft. Rera Carpet Area Situated At Land Or Ground Of D N Nagar Niwara C.H.S. Ltd., Situated And Lying Underneath And Appurtenant To Building No.10 Bearing Survey No. 106 A (part) And City Survey No.195 (part) At Village Andheri, Situate At D. N. Nagar Andheri West, Mumbai – 400053, In The Registration District And Sub-District Of Mumbai City And Mumbai Suburban, Maharashtra-400053, And Bounded As : East : Building No. 9, West : Building No. 11, North : Building No. 12 & 13, South : 40.00 Sq. Mtr. Wide Road


You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest therefrom from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Date : 15.02.2024

Place : Mumbai



सेंट्रल बैंक ऑफ इंडिया
सेंट्रल बैंक ऑफ इंडिया
Central Bank of India

Central Office: Chander Mukhi, Nariman Point, Mumbai - 400 021
Branch Office: Recovery Department, North Mumbai Regional Office 3rd Floor, NCL Building, Plot No 6, E Block Bandra Kurla Complex, Bandra East, Mumbai - 400 051

SALE NOTICE FOR SALE OF MOVEABLE/ IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immoveable Assets under the Securitization 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 properties mortgaged/ charged to the Secured Creditor, physical possession, symbolic possession (specifically marked against the property) of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" as mentioned below against the properties for the recovery of amount due to the Secured Creditor from the Borrowers and Guarantors as mentioned below. To the best of knowledge and information of the Authorized officer, there are no encumbrances on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property.

Name of the Borrower/ Guarantors / Mortgagors & Contact no. of Branch	Demand Notice Date & Due Amount (Rs. In lac)	Details of the property	Reserve price / EMD/ Bid Increase (in lac)
Drisana Enterprises Pvt. Ltd. Guarantor: Rajesh Jogibhai Tandel Harish Jogibhai Tandel Pankesh Jogibhai Tandel B/o Turner Road Ruchi Rashmi Mob: 9004771318	01-11-2018 Rs. 332.02 Lacs + Interest + Other Charges	Land & Hotel building under construction on Plot No. P.T.S- 48/235/1, Kavi Khabardar Marg, Main Road, Near Jetti, Nani Daman, Sub Dist. – Daman, Pin Code – 396210. Plot Area – 1572 Sq. mtrs. Built up area – 2400 Sq. mtrs. (Under Physical Possession)	809/ 15


Date of Inspection & time	Last date & time for deposit of Bid amount	E-Auction Date & time
26 th Feb 2024 12.00 PM to 4.00PM	01 st March 2024 5.00 PM	02 nd March 2024, 10.00AM to 6.00PM

The auction will be conducted through the Bank's approved service provider: **Website of E-auction agency www.ibapi.com, www.mstcindia.co.in and www.mstccommerce.com** E-auction agency contact details are: **MSTC Central Helpdesk No.033-23400020 up-to 22 E-mail: helpdesk@mstcindia.co.in** For Registration related queries: Email:ibapiop@mstccommerce.com **Senior Manager 033-23400027 & Assistant Manager 033-23400029** For EMD payment/refund related queries: Email:ibapifin@mstccommerce.com DM (F&A) / SM (F&A) -telephone: 033-23400028
Please contact the officials as mentioned above during office hours on the working days It is advisable for Bidders to complete following formalities well in advance.
Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform <https://www.mstccommerce.com>, www.ibapi.com using his mobile number and email-id
Step 2: KYC verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 3 working days).
Please note that Steps 1 & 2 should be completed by bidder well in advance.
Step3: EMD amount: Interested bidder may deposit Pre-Bid-EMD with MSTC before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem
Please follow the guidelines available at www.mstcindia.co.in , www.ibapi.com, www.mstccommerce.com for payment of EMD/bidding during auction process
Step 4: Bidding process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.
In case there is/are bidder for any property, the sole bidder will have to participate in the e-auction and will have to increase his/her offer at least by the amount equal to the amount of bid increase amount as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.
Please follow the guidelines available at www.ibapi.com, www.mstcindia.co.in and www.mstccommerce.com for payment of EMD/bidding during auction
For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website www.centralbankofindia.co.in

Date: 15th Feb 2024

Place: Mumbai

Authorized Officer, Central Bank of India
E-MAIL ID: recoverymsro@centralbank.co.in



BRIHANMUMBAI MAHANAGARPALIKA

AC/RN/2273/AEM Dtd. 12.02.2024
E-Tender Notice

Tender Document No.	2024_MCGM_1004039
Name of Organization	BRIHANMUMBAI MUNICIPAL CORPORATION
Subject	Work of Fabricating, supplying & installing D I protective grill in manhole of sewer lines at flood prone area in R/North Ward
Date of issue and sale of tender	15/02/2024 from 11:00 Hrs.
Cost of E-Tender(Estimated Cost)	2,01,26,300/- (Excluding GST)
Scrutiny fees	Rs. 15,000/- + 18% GST (as per Circular No. CA/FRG/03 dated 11.05.2023)
Bid Security Deposit/EMD (10%) to be paid online while submitting bid through payment gateways of GOM	Rs. 20,150/-
Bid Security Deposit/EMD (90%) to be paid physically in form of DD in favor of BMC	Rs. 1,81,350/-
Date of issue and sale of tender	15/02/2024 upto 11:00 Hrs.
Last date & time for sale offender	23/02/2024 upto 16:00 Hrs.
Submission of Packet technical	23/02/2024 upto 16:10 Hrs.
document & financial document	
Pre-Bid Meeting	Not Applicable
Opening of technical document	24.02.2024 after 16:00 Hrs.
Opening of financial document	24/02/2024 after 16:00 Hrs.
Submission date of Physical DD/ Nil Report toward ASD as per Assistant Commissioner, R/N	29/02/2024 before 15:00 Hrs. in office of Assistant Commissioner, R/N
Address for communication	Office of the Asst. Commissioner (R/N) Ward, CTS No. 921/7of Village Dahisar, Rustomjee Colony, Rangnath Keskar Road, Dahisar (W), Mumbai-400068 Shri Vijay Sai Mobile No. 9819927736 Shri. R B Deokar Mobile no. 9757444555 Email id - 3986868@mcmg.gov.in or ac.rn@mcmg.gov.in
Venue for opening of bid	Online in Ward Executive Engineer R/North's office.


This tender document is not transferable.

The MCGM reserves the right to accept any of the application or reject any or all the application received for above subject without assigning any reason thereof.


Sd/-
Assistant Commissioner, R/N

PRO/2906/ADV/2023-24

Fever? Act now, see your doctor for correct & complete treatment



बैंक ऑफ इंडिया
Bank of India
Relationship beyond banking



Powai Branch: Paradise, E-Wing, Raheja Vihar, Chandivli Farm Road, Mumbai - 400072.
Tel.: 022-28581469 • Fax: 022-28581456,
E-Mail: powai.mumbainorth@bankofindia.co.in

Ref No.: Pow/SARFAESI/23-24/
POSSESSION NOTICE
Date: 12.02.2024

Whereas,

The undersigned being the **Authorized Officer of Bank of India, Powai Branch**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 15.11.2023 calling upon the borrower **Mr. Nitin Omprakash Singh** to repay the amount mentioned in the notice being **Rs. 1.03,66,457.62/- (Rupees One Crore Three Lakh Sixty Six Thousand Four Hundred Fifty Seven and Sixty Two Paise)** plus interest thereon within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower, guarantor and the public in general that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rules 8 & 9 on this 12.02.2024.


The borrower / guarantors 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 **Bank of India, Powai Branch**, for an amount of **Rs. 1.03,66,457.62/- (Rupees One Crore Three Lakh Sixty Six Thousand Four Hundred Fifty Seven and Sixty Two Paise)** plus interest thereon.


Description of immoveable Property
All that part and parcel of the property consisting of Property at Flat No 203, 2nd Floor, B Wing, Raj Residency, New Hanuman Road, Goregaon West, Mumbai - 400104

Date: 12.02.2024

Place: Goregaon West, Mumbai

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 PEGASUS	पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड ५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०००२१. दूरध्वनी क्र. : -०२२-६१८८४७००. ई-मेल : sys@pegasus-arc.com युआरएन : www.pegasus-arc.com
ई लिलावद्वारे विक्री करिता जाहीर सूचना	
सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ ला परंतुकासह वाचत सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.	
सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार, गहाणदार आणि हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकत ही सरफेसी अँक्ट, २००२ च्या तरतुदीन्वये दिनांक ३०/०६/२०१७ रोजीच्या अभिहस्तांकन कराराद्वारे अभ्युदय को-ऑपरेटिव्ह बँकेद्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी टु ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोकडे गहाण/प्रभारित आहेत. जे सरफेसी अँक्ट, २००२ च्या तरतुदी आणि त्या नियमानुसार १६/०३/२०२४ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्वांने विकण्यात येणार आहे. पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफेसी अँक्ट आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये ११/११/२०२१ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.	
लिलावाची तपशिल पुढील प्रमाणे :	
कर्जदार, सह-कर्जदार आणि गहाणदारांचे नाव:	मे. कोनशिला इन्फ्रास्ट्रक्चर प्रा. लि. (कर्जदार / गहाणदार) श्री. सुबोध सुदाम गिते (संचालक / हमीदार / गहाणदार) श्री. मंगेश एकनाथ सांगळे (संचालक / हमीदार) सी. सुलभा बाळासाहेब भोसले (संचालक / हमीदार) सी. वैशाली मंगेश सांगळे (संचालक / हमीदार) श्री. प्रविण हरिशंकर सिंग (हमीदार) श्री. अमोल सुदाम गिते (हमीदार / गहाणदार) श्री. कृष्णदत्त जगन्नाथ गुप्ता (हमीदार)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे:	सरफेसी अँक्टच्या कलम १३(२) अन्वये सूचनेनुसार ३०/०८/२०२१ रोजीस रु. २०,३०,४१,३७७.२६/- (रुपये बीस कोटी तीस लाख एकेचाळीस हजार तीनशे सत्त्यात्तर आणि सव्वीस पैसे मात्र) अधिक प्रदान आणि वसुलीच्या दिनांकापर्यंतचे सांपार्श्विक दराने त्यावरील व्याज आणि परिव्यय, प्रभार आणि खर्च.
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	मिळकतीची मालकी आणि गहाणीत द्वारे :- (मालकी द्वारे - सुबोध एस. गिते) गाव विहूर, अलिबाग, ता. मुरुड, जि. रायगड येथे स्थित प्लॉटस खालीलप्रमाणे:- (१) गट क्र. २५७, मोजमापित अंदाजे -०२६-८-एच.आर.पी. पूर्वेला किंवा त्यादिशेने - गट क्र. २५८, पश्चिमेला किंवा त्यादिशेने - गट क्र. २५५, उत्तरेला किंवा त्यादिशेने - गट क्र. २५३, दक्षिणेला किंवा त्यादिशेने - गट क्र. २५६. (२) गट क्र. २५८, मोजमापित अंदाजे ०-१९-२ एच.आर.पी. पूर्वेला किंवा त्यादिशेने - गट क्र. २५९, पश्चिमेला किंवा त्यादिशेने - गट क्र. २५७, उत्तरेला किंवा त्यादिशेने - गट क्र. २५७, दक्षिणेला किंवा त्यादिशेने - गट क्र. २५६. (३) गट क्र. २५९, मोजमापित अंदाजे १-१३-९ एच.आर.पी. पूर्वेला किंवा त्यादिशेने - गट क्र. २६१ आणि ३०१ पैकी, पश्चिमेला किंवा त्यादिशेने - गट क्र. २५७ आणि २५८, उत्तरेला किंवा त्यादिशेने - गट क्र. ३०१, दक्षिणेला किंवा त्यादिशेने - गट क्र. २६० आणि २६२. (४) गट क्र. २६०/२ मोजमापित अंदाजे ०-१५-५ एच.आर.पी. पूर्वेला किंवा त्यादिशेने - गट क्र. २५९, पश्चिमेला किंवा त्यादिशेने - मुरुड-साळाव रोड, उत्तरेला किंवा त्यादिशेने - गट क्र. २६०(पी), दक्षिणेला किंवा त्यादिशेने - गट क्र. २६२. (५) गट क्र. २६२ मोजमापित अंदाजे ०-१८-० एच.आर.पी. पूर्वेला किंवा त्यादिशेने - गट क्र. २५९, पश्चिमेला किंवा त्यादिशेने - मुरुड-साळाव रोड, उत्तरेला किंवा त्यादिशेने - गट क्र. २६०(पी), दक्षिणेला किंवा त्यादिशेने - गट क्र. २६१.
सीईआरएसए आयडी:	सिक्युरिटी आयडी - गट क्र. २५७ - ४००००८०७२८०८ असेट आयडी - गट क्र. २५७ - २००००८०६२०९४ गट क्र. २५८ - ४००००८०७३२५८ गट क्र. २५८ - २००००८०६२५४१ गट क्र. २५९ - ४००००८०७४१५३ गट क्र. २५९ - २००००८०६३४३५ गट क्र. २६०/२ - ४००००८०७४४०३ गट क्र. २६०/२ - २००००८०६३६८५ गट क्र. २६२ - ४००००८०७४७२८ गट क्र. २६२ - २००००८०६४०१०
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत (रु. मध्ये):	रु. २,१६,१६,०००/- (रुपये दोन कोटी सोळा लाख सोळा हजार मात्र)
इसारा अनामत रक्कम (इएमडी) :	रु. २१,६१,६००/- (रुपये एकवीस लाख एकसष्ट हजार सहाशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही
मिळकतीचे निरीक्षण	२८/०२/२०२४ रोजी स. ११.०० ते दु. ०१.०० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. परेश कारंडे - ९५९४३१३१११ श्रीम. सानिका वाडकर - ८८७९८१०७३३
बोली सादर करण्यासाठी अंतिम तारीख	१५/०३/२०२४ रोजी सायं. ५.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत १६/०३/२०२४ रोजी दु. ०३.०० पासून दु. ४.०० पर्यंत
सदर प्रकाशन हे सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/गहाणदार यांना तीस (३०) 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 बिडर्स सपोर्ट: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: vi.jay.shetty@auctiontiger.net , ramprasad@auctiontiger.net , श्री. रामप्रसाद, मोबाईल क्र. +९१ ८०००२३२९७, ईमेल: support@auctiontiger.net येथे संपर्क साधावा.	
ठिकाण : मुंबई दिनांक : १५.०२.२०२४	
प्राधिकृत अधिकारी पेगासस असेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगासस ग्रुप थर्टी टु ट्रस्ट १ चे ट्रस्टी)	



इंडिया एसएमई असेट रिकन्स्ट्रक्शन कंपनी लिमिटेड

(सीआयएस : ५९७९१०एमएच २००८पीएलसी१८१०६२)

नोंदीपकृत कार्यालय : अरेना हाऊस, २रा मजला, प्लॉट क्र. ३, प्लॉट नं. १०३, पथ क्र. १२, मोडळ, एम.आय.डी.सी. अपेरी - ३१० (मुंबई) +९१ फोन ९१ २२ ६९३९१००, ईमेल: isarc@isarc.in, वेबसाइट : www.isarc.in

स्थावर मालमत्तेच्या विक्रीसाठी विक्री सूचना

(अप्रिभूत हित (अंमलबजावणी) नियम, २००२ च्या नियम ८(६) ची तरतुद)

सुरक्षा हित (अंमलबजावणी) नियम, २००२ ("नियम") च्या नियम ८(६) च्या तरतुदीसह वाचलेल्या प्रतिभूती आणि वित्तीय मालमत्तांची पूर्तताकरण आणि प्रतिभूत हित अंमलबजावणी कायदा, २००२ (२००२ मधील ५४) अंतर्गत स्थावर मालमत्तेच्या विक्रीसाठी ई-लिलाव विक्री सूचना ("सर्फेसी कार्ड") याद्वारे सर्वसाधारणपणे जनेतला आणि विशेषतः कर्जदार आणि जमीनदारंमार्फत सूचना देण्यात येत आहे की खाली वर्णन केलेल्या स्थावर मालमत्ता इंडिया एसएमई असेट रिकन्स्ट्रक्शन कंपनी लिमिटेड (आयएसएआरसी - कर्ना बँक आय/२०१३-१४ ट्रस्ट चे विश्वस्त म्हणून त्याच्या क्षमतेनुसार कार्य करत आहेत) ("आयएसएआरसी") च्याचकडे गहाण/प्रमाणित आहे आणि जेथून फायनान्स असेट रिकन्स्ट्रक्शन कंपनी लिमिटेड (जेएसएफआरसी) नेना बँक मार्च २०१४ - ट्रस्ट च्या विश्वस्त म्हणून काम करत आहे ("जेएसएफआरसी") (एकत्रितपणे "सुरक्षित कर्जदार") म्हणून संदर्भित), ज्याचा भीतीक तबाबा आयएसएआरसी च्या प्राधिकृत अधिकार्याने १८/०५/२०२२ आणि २०/०५/२०२२ रोजी सुरक्षित कर्जदारांच्या वतीने अनुक्रमे लॉट १ आणि लॉट २ मालमतेसाठी घेतला आहे (असत मालमत्तेचा तपशील येथे येवढ्याप्रमाणेही लॉट क्रमांक १ आणि २ मध्ये नमूद केला आहे), जी २० मार्च २०२४ रोजी "जेसे आहे जेसे आहे" (जेसे आहे जे आहे)" आणि "जे काही येथे आहे)" आणि "कोणताही आपापामिना" या तत्वावर एकूण रकम रु. ३१,१२,२०२३ रोजी अनुसार आयएसएआरसी (कर्ना बँकेचे नियुक्त) यांना देवा रु.१,५९,०३,०७,३३९.८७ (रुपये एकशे एकशेलाड कोटी, तीन लाख, सहा हजार, दोनशे एकशेचावीस आणि सव्वशीशे पैसे फक्त) आणि ३१,१२,२०२३ रोजी अनुसार जेएसएफआरसी यांना देवा एकूण रु. ११६,९१,७९,७५६/- (रुपये एकशे सोळा कोटी एकशेवीस लाख फक्त चौदाशे हजार सातशे छव्वस मास) आणि "पुढील व्यवहार, आर्थिक धर्म, धर्म, शुद्धते, न, मेहेक ओळखलेली लिमिटेड ("कर्जदार") करून आणि १, श्रीमती दिती जतीन उमर, श्री. जतीन जे उमर यांच्या विषया (जे. सी. जतीन उमर यांचे कायदेशीर वारस) २, श्री. सविन उमर, (जे. सी. जतीन उमर यांचे कायदेशीर वारस) ३, कु. पुढी उमर (जे. सी. जतीन उमर यांचे कायदेशीर वारस) ४, सी. शकुन्ता जे. उमर (जे. श्री. विंजिटी पी. उमर यांचे कायदेशीर वारस) ५, सी. दिवस रघुचंजी (जे. श्री. विंजिटी पी. उमर, संघालक यांचे कायदेशीर वारस), (एकत्रितपणे "जमीनदार(र)" आणि गहाणकार") म्हणून संबोधले जाते) यांच्याकडून आयएसएआरसी आणि जेएसएफआरसी यांना वाचकार आणि देव आहे.

स्थावर मालमत्तेने तपशीलवार वर्णन, तपशीलगी तारीख, राखीव किंमत आणि बगणा देनी खालीलप्रमाणे असतील : (रक्कम रु. मध्ये)

लॉट क्र.	मालमतेचे वर्णन	राखीव किंमत	इसारा रक्कम ठेव
लॉट १	निवासी फ्लॅट क्रमांक १०१ आणि १०२; १ रा मजला, बी-विंग, इमारत क्र. २२, टिळकवाडी सी.एच.एस. लि., टिळकनगर, चेन्नू, मुंबई-४०००६१	रु.३,४६,००,०००/-	रु. ३,४६,००,०००/-
लॉट २	निवासी फ्लॅट क्रमांक बी/७११, ७ बा मजला, बी-विंग, ग्रॅफिक सीएचएस-लिमिटेड, इमारत क्र. २, सर्व्हे नंबर १४, सीटीएस नं.१७ (भाग) टिळकनगर, चेन्नू, मुंबई-४०००८९	रु.१,१७,००,०००/-	रु. १,१७,००,०००/-
ई-लिलावाची तारीख आणि वेळ : २०.०३.२०२४, वेळ : ११.०० वा. ते दुसरी १२.०० रोबटच्या पाच मिनिटांत बोली लावनास प्रत्येकी पाच मिनिटांच्या खर्च-विनाकारासह.			
ईमईटी सबमिट करण्याची तारीख आणि वेळ	११.०३.२०२४ रोजी किंवा त्यापूर्वी, संयकाळी ५:०० पूर्वी.		
मालमत्ता तपशीलगी तारीख आणि वेळ	२२.०३.२०२४, सकाळी ११.०० ते दुसरी ४.०० दरम्यान.		
संपर्क व्यक्ती/संपर्क क्रमांक	श्रीमती. गीता कुमार (सीएम), मो : ९३७२४५२३४.		

सदर प्रकाशन सुरक्षा हित (अंमलबजावणी) नियम, २००२ च्या नियम ८(६) अंतर्गत कर्जदार, जमीनदार आणि गहाणकार यांना ई-लिलावासाठी ३० दिवस अगोदर सूचना म्हणून देव्हील कार्य करे.
ज्ञात असलेल्या कोणत्याही भारासाठी : कृपया विक्रीच्या तपशीलवार अटी आणि शर्ती पहात. विक्रीच्या सफलत्वावर अटी व शर्तीसाठी, कृपया India SME Asset Reconstruction Company Ltd., वेबसाइट, म्हणजे www.isarc.in वर दिलेल्या लिंकाचा संदर्भ घ्या. बोली लावण्यासाठी, वर लॉट इंग्रजी मध्ये www.bankauctions.com, सी१ मधील नि, हेल्लसालन नं. +९१-७३९९१६८१२४-२४-२६, +९१-८८६६८२१३७.

सही/-

प्राधिकृत अधिकारी, इंडिया एसएमई असेट रिकन्स्ट्रक्शन कंपनी लि.
आयएसएआरसी - कर्ना बँक-१/२०१३-१४ ट्रस्टचे विश्वस्त म्हणून त्याच्या क्षमतेनुसार कार्य करत

दिनांक : १५/०२/२०२४

ठिकाण : मुंबई

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जाहीर सूचना

सर्व संबंधितांना माहिती देण्यात येते की, सी.टी.एस.नं. २०१३-ब/१, गोरगांव गाव, गोरगाव (पूर्व) मुंबई, महाराष्ट्र येथील मे. नीतनवरी रील इस्ट्रेट प्रायव्हेट लिमिटेड द्वारा विद्यमान व्यावसायिक इमारतीची प्रस्तावित जोडणी व बदल बांधकाम प्रकल्पाला पत्रक क्रमांक (EC Identification No.:EC24B038 MH137302, दिनांक : ८ फेब्रुवारी २०२४), नुसार महाराष्ट्र सरकारच्या राज्यस्तरीय आघात म्युफांकन (SEIAA) समितीने पर्यावरण संमती दिली आहे.

सदर पर्यावरणीय संमती प्राची प्रत पर्यावरण, वन आणि हवामान बदल मंत्रालय, भारत सरकारच्या वेब पोर्टलवर <https://parivesh.nic.in> या संकेत स्थळावर उपलब्ध आहे. स्थळ : मुंबई दिनांक : १५ फेब्रुवारी २०२४

जाहीर सूचना

सूचना तमाम जनेतला याद्वारे देण्यात येते की, श्री. पुखराज नथूलाल संघवी, तालुका अंधेरी, गाव विले पार्ले (पूर्व), चित्रिजन रोड विले पार्ले (पू), मुंबई - ४०००५७ स्थित सी.टी.एस. क्र. ९५७, ५७५/१ ते १११ शारीकीवरील अंतिम प्लॉट क्र. ६५ मिळकतीवर बांधण्यात येणाऱ्या "अथर्व लक्ष्मी" म्हणून ओळखल्या जाणाऱ्या इमारतीतील "ए" विंगमधील पाचव्या मजक्यावरील मोजमापित ३४४ चौ.फू. म्हणजेच ३१.९९ चौ.मी. (ररा कापट एरिया) प्लॉट क्र. ५०२ चे मालक यांनी २२/१२/२०२२ दिनांकित रीतसर नोंदीकृत पद विलेखाद्वारे त्यांचे बंधू श्री. बाबूलाल पत्रालाल जैन उर्फ सिंघवी उर्फ संघवी आणि त्यांचे स्वतःचे ५०% टक्के शेअर्स संपादन केले आहेत.

सदर श्री. बाबूलाल पत्रालाल जैन उर्फ सिंघवी आणि पुखराज नथूलाल संघवी हे मासिक भाडेकरू होते आणि बी.एम.सी.ने तयार केलेल्या अनेकसर ३ च्या अ.क्र. मध्ये पाद्यविल्याप्रमाणे हक्दार आणि त्यांना २२/१२.२०२२ दिनांकित कायम पर्यायी जागेसाठीच्या नोंदीकृत काराद्वारे मे. सनजिन्ह हार्मोनी यांनी प्रपू निवास इमारतीच्या प्लॉटवरील चालू क्र. ४ या जुन्या इमारतीतील जुन्या मिळकतीच्या बदल्यात मालकी हक्काने विनाशुल्क "अथर्व लक्ष्मी" या नव्याने विकसित इमारतीतील प्लॉट क्र. ५०२ त्यांना वाटप केला होता. सदर विद्यमान मालक सदर प्लॉटची विक्री, हस्तांतरण, ताबा, अभिहस्तांकन करण्यास आणि सदर प्लॉटचा माझे अशील १) श्री. शशांक महेश कोटिया आणि २) श्रीमती मंगू महेश कोटिया यांना सदर प्लॉटचा प्रत्यक्ष ताबा देण्यास इच्छुक आहेत.


कोणीही व्यक्ती/ कोणत्याही व्यक्तींना सदर मिळकतीच्या संर्भात गहाण, समर्जय करणार, विक्री, अदलाबदल, गहाण, प्रभार, भेटवस्तू, वाडपट्टा, विरयस्त, ताबा, वारसाहक, धारणाधिकार, सुविधाधिकार, अन्यदान, भार, अभिहस्तांकन किंवा अपाया कोणत्याही स्वरुपात कोणत्याही प्रकारे कोणाही दावा, वाटा, हक, नामाधिकार, हितसंबंध असल्यास त्यांनी कृपया सदरहू सूनेच्या प्रसिद्धाच्या तारखेपासून १४ दिवसांच्या आत त्याच्या/तिच्या/ त्यांच्या पुढाऱे, मागण्या, आक्षेप, विरोध यांच्या दुरुधर्ष सर्व कागदपुटी पुराव्यांना नोटाईइड प्रमाणित प्रतीतसह निमन्स्वाक्षरीकारांना त्यांच्या कार्यालयात लिखित स्वरुपात याची माहिती देणे आवश्यक आहे, कसूर श्वाल्पास, असे सर्व दावे, जर अस्त्यास ते त्यामित आणि/किंवा सोडून दिल्याचे मानले जाईल आणि माझ्या अशिलावर बंधंकारक असणार नसेल आणि माझे अशील सदर प्लॉटचे संपादन आणि प्रत्यक्ष ताबा देण्याची आणि तेथील मूळ नामाधिकार विलेख आणि विक्री विलेख/कारार यांची नोंदणी करण्याची प्रक्रिया सुरू करतील.


दिनांक १५ फेब्रुवारी, २०२४

सही/—

उत्तम ए. चव्हाण - वकील

पता - लोकत्रयसह लिटल अहोराष्ट्र, बी-१२, शिव कुमार बी बिल्डिंग, प्ले ग्राउंड क्रॉस रोड क्र. २, नेहरू रोड, पेट्रोल पंप, विले पार्ले (पू), मुंबई - ४०००५७.

 भारत सरकार वसुली अधिकाऱ्यांचे कार्यालय -१ कर्ज वसुली न्यायाधिकरण, बंगळूरु (डीआरटी १) चौथा मजला, टेलिकोन हाऊस, राजभवन रोड, बंगळूरु, पिनकोड- ५६०००१	
विज्ञी उद्घोषणेचे निराकरण करण्यासाठी सूचना कर्जवसुली आणि दिवाळीदारी अधिनियम, १९९३ च्या पुराणांमधील वाचल्या जाणाऱ्या आयकर अधिनियम, १९६१ च्या दुसऱ्या अनुसूचीच्या नियम ५३ अंतर्गत, आसारी १०१९१/२०१९ मध्ये ओए/७८/२० कर्नरा बँक, बेङ्गुरी मुख्य शाखा - विस्तृत - मेसर्स एजी-सन सीइस (इंडिया) प्रायव्हेट लिमिटेड आणि इतर	
प्रति, प्रमाणित कर्जदार: १. मेसर्स एजी-सन सीइस (इंडिया) प्रायव्हेट लिमिटेड, क्र. ६०३, मुलीथर चॅम्बर्स, ३५२, जे.एस. मार्ग, डाकुंदार, मुंबई-४००००२ २. श्री सुभाष बलवंत वैरांगपान, बलवंत वैरांगपान यांचे पुत्र ३. श्रीमती वीणा सुभाष वैरांगपान, श्री. सुभाष बलवंत वैरांगपान यांच्या पत्नी २ आणि ३ यांचा पता क्रमांक ८/२००५, नंदादीप, न्यू एमआरबी कॉलनी, वांद्रे पूर्व, मुंबई असा आहे. ४. कर्नाटक औद्योगिक क्षेत्र विकास मंडळ, केआयएरडीबी झोनल ऑफिस, दावणगेर इंडियन एरिया, लॉकिके रोड, दावणगेर- ५७७००५.	
आणि ज्याअर्बी आपल्याला कर्ज वसुली न्यायाधिकरण, बंगळूरु (डीआरटी १) च्या पीठासम अधिकाऱ्याने ज्याने ओए क्र. ८७/२०१३ अन्वये पुराणी प्रतिपणपत्र क्र. १०१९/२०१९ चाऊ ठेवले होते त्याने, खर्च आणि रोख पत्र खाल्याअंतर्गत रु. १,६९,९०,६६७/- रकमेवर मासिक चक्रवर्दीने दसाल १७.५ टक्के दराने आणि मुदत कर्ज / बाह्य कर्ज घाते क्रमांक १०१३१ अंतर्गत रु. ४,६९,८३०/- रकमेवर अर्धवार्षिक चक्रवर्दीने दसाल १४.५ टक्के दराने परिचालितात व्याज यांसह मूळ अर्ज दाखल केल्याच्या तारखेपासून म्हणजेच ३०.०५.२०१३ पासून सुकूनविल्या तारखेपर्यंत संपूर्णपणे, संसृकणे आणि प्रमाणित कर्जदार १ ते ३ यांचेकडून प्रमाणपत्र धाक बँकेला रु. २,८८,६८,०४१/- (रुपये दोन कोटी अठ्ठाशेवीस लाख अठ्ठावन हजार चेचाडीस फक्त) अदा करण्याचे आदेश दिले होते, या कर्जदारांचा उद्घेष्ट पुढीलप्रमाणे आहे :	
प्रमाणित कर्जदार १ प्रमाणित कर्जदार २ प्रमाणित कर्जदार ३	मेसर्स एजी-सन सीइस (इंडिया) प्रायव्हेट लिमिटेड श्री. सुभाष बलवंत वैरांगपान श्रीमती वीणा सुभाष वैरांगपान
आणि ज्याअर्बी आपल्याकडून उक्त रकम अदा केली गेलेली नाही, खाली स्वाक्षरी करणाऱ्यांनी खाली नमूद केल्याच्या स्थावर मालमतेची विक्री करण्याचे आदेश दिले आहेत. आपल्याला याद्वारे सूचित केले जाते की या सूनेच्या बजावणीच्या तारखेपासून पंधराव्या दिवशी किंवा नंतराा दिवस विक्रीची उद्घोषणा करण्यासाठी आणि त्यासंबंधीतली सर्व निव्वक्त विकासासाठी निव्वक्त करण्य़ा आला आहे. नमूद मालमतेने संरल कोणतेही भार, शुल्क, दावे किंवा दायित्वे खाली स्वाक्षरी करणाऱ्यांच्या निर्दनास आणून घालेत, अशी आपल्याला विनंती करण्यात येत आहे.	
अनुसूची ए बाब क्र. ३ ए : बेङ्गुरी जिन्हालीतील बेगलंग गाव येथील ४ एकर १ सेंट्स अधिमाणन क्षेत्र असलेले सर्व्हे क्र. १३३१/ए/ए/२ चे आणि पूर्वीकडे सर्व्हे क्रमांक १३३१/ए/३, परिचमेकडे सर्व्हे क्रमांक १३३१/ए/३, उत्तरेकडे सर्व्हे क्रमांक १३७ व दक्षिणेकडे सर्व्हे क्रमांक १२८ या सीमा असलेले सर्व भूखंड बाब क्र. ३ बी : बेङ्गुरी जिन्हालीतील बेगलंग गाव येथील ३ एकर ३० सेंट्स अधिमाणन क्षेत्र असलेले सर्व्हे क्र. १३३१/ए/३ आणि पूर्वीकडे सर्व्हे क्रमांक १३३/बी; पश्चिमेकडे सर्व्हे क्रमांक १३३/ए/२; उत्तरेकडे सर्व्हे क्रमांक १३७; दक्षिणेकडे सर्व्हे क्र. १२८ या सीमा असलेले सर्व भूखंड १८.०१.२०२४ रोजी माझ्या हाताखाली आणि न्यायाधिकरणाच्या सीलने दिलेले	
सही/— वसुली अधिकारी कर्ज वसुली न्यायाधिकरण-१, बंगळूरु	


 भारत सरकार वसुली अधिकाऱ्यांचे कार्यालय -१ कर्ज वसुली न्यायाधिकरण, बंगळूरु (डीआरटी १) चौथा मजला, टेलिकोन हाऊस, राजभवन रोड, बंगळूरु, पिनकोड- ५६०००१	
स्थावर मालमत्तेच्या जरीसंबंधी अधिपत्र कर्जवसुली आणि दिवाळीदारी अधिनियम, १९९३ च्या पुराणांमधील वाचल्या जाणाऱ्या आयकर अधिनियम, १९६१ च्या दुसऱ्या अनुसूचीचे कानम २५ आणि २१ पहा)	
प्रति, प्रमाणित कर्जदार: १. मेसर्स एजी-सन सीइस (इंडिया) प्रायव्हेट लिमिटेड, क्र. ६०३, मुलीथर चॅम्बर्स, ३५२, जे.एस. मार्ग, डाकुंदार, मुंबई-४००००२ २. श्री सुभाष बलवंत वैरांगपान, बलवंत वैरांगपान यांचे पुत्र ३. श्रीमती वीणा सुभाष वैरांगपान, श्री. सुभाष बलवंत वैरांगपान यांच्या पत्नी २ आणि ३ यांचा पता क्रमांक ८/२००५, नंदादीप, न्यू एमआरबी कॉलनी, वांद्रे पूर्व, मुंबई असा आहे. ४. कर्नाटक औद्योगिक क्षेत्र विकास मंडळ, केआयएरडीबी झोनल ऑफिस, दावणगेर इंडियन एरिया, लॉकिके रोड, दावणगेर- ५७७००५.	
आणि ज्याअर्बी प्रमाणित कर्जदारांकडून उक्त रकम अदा केली गेलेली नाही, खाली स्वाक्षरी करणाऱ्यांनी खाली नमूद केल्यानुसार किंवा उक्त अर्जदार बँकेद्वारे निर्दनास आलेल्या तपशीलवार मालमतात आणि जोरवरील ती तुमच्या वरील कितीहीरकम आणि या अर्जाचा ताबा देत नाही तोपर्यंत उक्त करण्यात आणि वसुली अधिकाऱ्याकडून पुढील अर्धशे येवईवरी राबून देण्यात येत आहे. तसेच आपल्याला बॉरड कोणत्या दिवशी व कशा पद्धतीने अंमलात आणले गेले आहे किंवा का अंमलात आणले गेले नाही ते प्रमाणित करणाऱ्या पुढांकानसह त्या दिवशी आणि त्यापूर्वी परत करण्याची आज्ञा देण्यात येत आहे.	
अनुसूची ए बाब क्र. ३ अ : बेङ्गुरी जिन्हालीतील बेगलंग गाव येथील ४ एकर १ सेंट्स अधिमाणन क्षेत्र असलेले सर्व्हे क्र. १३३१/ए/ए/२ चे आणि पूर्वीकडे सर्व्हे क्रमांक १३३१/ए/३, परिचमेकडे सर्व्हे क्रमांक १३३१/ए/३, उत्तरेकडे सर्व्हे क्रमांक १३७ व दक्षिणेकडे सर्व्हे क्रमांक १२८ या सीमा असलेले सर्व भूखंड बाब क्रमांक ३ बी : बेङ्गुरी जिन्हालीतील बेगलंग गाव येथील ३ एकर ३० सेंट्स अधिमाणन क्षेत्र असलेले सर्व्हे क्र. १३३१/ए/३ आणि पूर्वीकडे सर्व्हे क्रमांक १३३/बी; पश्चिमेकडे सर्व्हे क्रमांक १३३/ए/२; उत्तरेकडे सर्व्हे क्रमांक १३७; दक्षिणेकडे सर्व्हे क्र. १२८ या सीमा असलेले सर्व भूखंड १८.०१.२०२४ रोजी माझ्या हाताखाली आणि न्यायाधिकरणाच्या सीलने दिलेले	
सही/— वसुली अधिकारी कर्ज वसुली न्यायाधिकरण-१, बंगळूरु	

वाब क्र. ३ अ: बेङ्गुरी जिन्हालीतील बेगलंग गाव येथील ४ एकर १ सेंट्स अधिमाणन क्षेत्र असलेले सर्व्हे क्र. १३३१/ए/ए/२ चे आणि पूर्वीकडे सर्व्हे क्रमांक १३३१/ए/३, परिचमेकडे सर्व्हे क्रमांक १३३१/ए/३, उत्तरेकडे सर्व्हे क्रमांक १३७ व दक्षिणेकडे सर्व्हे क्रमांक १२८ या सीमा असलेले सर्व भूखंड
बाब क्रमांक ३ बी: बेङ्गुरी जिन्हालीतील बेगलंग गाव येथील ३ एकर ३० सेंट्स अधिमाणन क्षेत्र असलेले सर्व्हे क्र. १३३१/ए/३ आणि पूर्वीकडे सर्व्हे क्रमांक १३३/बी; पश्चिमेकडे सर्व्हे क्रमांक १३३/ए/२; उत्तरेकडे सर्व्हे क्रमांक १३७; दक्षिणेकडे सर्व्हे क्र. १२८ या सीमा असलेले सर्व भूखंड
१८.०१.२०२४ रोजी माझ्या हाताखाली आणि न्यायाधिकरणाच्या सीलने दिलेले

सही/— वसुली अधिकारी

कर्ज वसुली न्यायाधिकरण-१, बंगळूरु

मुख्य व्यवस्थापक, प्राधिकृत अधिकारी, बँक ऑफ बरोडा



pnb
Punjab National Bank
(Joint of India University)

पंजाब नैशनल बँक
punjab national bank
(Joint of India University)

सर्कल सारा सेंट, मुंबई शहर:-

बुवीआय बिल्डिंग, ६वा मजला, सर पी पी रोड, कोर्ट, मुंबई-४००००१.

ईमेल : cs6041@pnb.co.in

कच्चा सूचना (जोडपत्र IV) (नियम ८ (१) पहा) जोडपत्र IV

ज्याअर्बी, निमन्स्वाक्षरीकार हे पंजाब नॅशनल बँकेचे प्राधिकृत अधिकारी म्हणून दि सिक्कुरिटीयेशनेन अॅट रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अॅट एफओसॅमॅट ऑफ सिक्कुरिटी डेटरेट अॅट, २००२ अन्व आणू सिक्कुरिटी डेटरेट (नियम २०२) सहायका नम १३ सहायका नियम अन्व प्रदान केलेल्या वारप कलम १३(१) अन्व प्रदान केलेल्या वारप क

Terms & Conditions
A/c: M/s. Konshila Infrastructure Pvt Ltd
Pegasus Group Thirty Two Trust 1

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **16/03/2024** for the above mentioned mortgaged properties from **03.00 p.m. to 4.00 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 & 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 is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). The bidder cannot withdraw the EMD after submission of the bid. In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submit by the bidder).
7. **The reserve price of the auction property is Rs. 2,16,16,000/- (Rupees Two Crore Sixteen Lakhs Sixteen Thousand Only) and the Earnest Money Deposit will be Rs. 21,61,600/- (Rupees Twenty One Lakhs Sixty One Thousand Six Hundred Only).**
8. The mortgaged property will be sold **on "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities/encumbrances on 16/03/2024.**

9. **The last date for submission of bid is 15/03/2024 before 5.00 PM and the date and the Auction is scheduled on 16/03/2024 from 03.00 pm to 4.00 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 15/02/2024.**
12. **Intending Bidders shall deposit the aforesaid Earnest Money Deposit (EMD) through RTGS / NEFT / Fund Transfer to the credit of A/c no. 006021100006019 A/c. Name: - Pegasus Group Thirty Two Trust 1, Bank Name: Abhyudaya Co-op Bank Ltd., Mumbai Fort Branch, IFSC Code: ABHY0065006 before submitting bids online. EMD can also be paid by way of Pay Order / Demand Draft in favour of: - Pegasus Group Thirty Two 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. 5,00,000/- (Rupees Five Lakhs Only)**.
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 thirty days' notice to the aforementioned borrowers/guarantors under Rule 8 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, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884726, Mobile No.9594313111, email: paresh@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: Murud
Date: 15/02/2024

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

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

eMail ID

Bank A/c No.

IFSC Code No.

Branch Name

_____ / _____ / _____

Yes

No

/ /

Name of Bank

Branch Name

Account No.

IFSC Code No.

Amount In Figure

Amount in Word

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: _____