

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**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 Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank limited (RBL Bank Ltd.) vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on **"As is where is", "As is what is", and "Whatever there is"** basis along with all its known and unknown liabilities on **21/01/2025**.

The Authorized Officer of Pegasus has taken **Physical possession** of the below described secured assets being immovable property on **06/02/2024** under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):	a) M/s. Mad Hatter Productions – Prop. Mr. Arvind Jain (Borrower) b) Mr. Suryaprakash Rampal Jain (Co-Borrower & Mortgagor) c) Mrs. Shashi Suryaprakash Jain (Co-Borrower) d) Mr. Arvind Suryaprakash Jain (Co-Borrower & Mortgagor)
Outstanding Dues for which the secured assets are being sold:	Rs. 3,41,28,632.77 (Rupees Three Crores Forty One Lakhs Twenty Eight Thousand Six Hundred Thirty-Two and Paise Seventy Seven Only) as on 10/09/2021 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 11/09/2021 till the date of payment and realization. (Rs. 5,52,38,862.13 as on 30/08/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f 31/08/2024 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Property Mortgaged by: Mr. Arvind Jain & Mr. Suryaprakash Jain Residential Flat No. 4008, admeasuring 109.16 sq. mtrs., 40th floor, A wing, in the building known as "Alta Monte", Tower A, Off W. E. Highway, Kokani Pada, Kurar, Malad (East), Mumbai- 400 097 along with 2 car parking.
CERSAI ID:	Security ID – 400031037978 Asset ID – 200030987531
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 3,27,87,000/- (Rupees Three Crores Twenty Seven Lakhs Eighty Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs. 32,78,700/- (Rupees Thirty Two Lakhs Seventy Eight Thousand Seven Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	1) Society dues pending of approx. Rs. 4.88 lakhs as on Dec, 2024 2) SA filed by third party alleging to be a purchaser Note- a) Pegasus has filed S.C. Suit No. (L) 7599/2024 filed before City Civil Court at Dindoshi for cancelling/terminating the third party rights.
Inspection of Properties:	13/01/2025 between 3.00 pm to 05.00 pm
Contact Person and Phone No:	Mr. Siddhesh Pawar- 9029687504 Mr. Vishal Kapse- 7875456757
Last date for submission of Bid:	20/01/2025 till 5.00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 21/01/2025 from 11.00 am to 12.00 pm.

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

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

AUTHORISED OFFICERPlace: Mumbai
Date: 03/01/2025Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Nine Trust 1)

KVB Karur Vysya Bank Asset Recovery Branch Shop No 12 & 13, Diamond Mansion, Dr Vieges Street, Kalbadevi Main Road, Kalbadevi, Mumbai, Maharashtra 400002

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 provision to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Canara Bank MUMBAI ANDHERI LOKHANDWALA (2677) Ground Floor, CTS No. 612, Plot No.B-6, Andheri New Link Road, Opp.Raheja Classic, Andheri (W) II, Email:cb2677@canarabank.com

POSESSION NOTICE [SECTION 13(4)] (For Immovable property) Whereas: The undersigned being the Authorised Officer of the Canara Bank under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") 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 07.10.2024 calling upon the borrower Miss Kanika Umesh Shriyani & Mrs. Vanita Umesh Shriyani to repay the amount mentioned in the notice, being Rs. 19,60,836.17 (Rupees Nineteen Lakh Sixty Thousand Eight Hundred and Thirty Six and Paise Seventeen Only) within 60 days from the date of receipt of the said notice.

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 55-56, 5th Floor Free Press House Nariman Point, Mumbai - 400021, Tel: 022-56184700 Email: srs@pegasus-arc.com URL: 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 Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002

THE DETAILS OF AUCTION ARE AS FOLLOWS: Name of the Borrower(s), Co-Borrower(s) and Mortgagee(s) a) Ms. Mad Hatter Productions - Prop. Mr. Arvind Jain (Borrower) b) Mr. Suryaprakash Rampal Jain (Co-Borrower & Mortgagee)

PUBLIC NOTICE NOTICE is hereby given to the public at large that our client Mr. Mohammad Talha Riyaz Momin having PAN - AAYPM8392H, Residing at 687, Dargah Road, Near Faiyyaz Bakery, Gauri Pada, Bhiwandi-421302 are in negotiation in respect of Development of the Property more particularly described in the Schedule hereunder written ("the said Property") by Mr. Bhaskar Narsaihal Konda (the "Owner's").

PUBLIC NOTICE Notice is hereby given to the public that our Client Mr. Mohd. Hanif Ansari being Owner of the property mentioned in the Schedule below, by a registered Development Agreement dated 30th December 2011 bearing Registration No.1065 of 2012 had given development right of the Schedule property to the Developer M/s. Blue Stone Realty, having its registered Office at 3/2, Municipal Chawl No.71, Morland Road, Mumbai Central, Mumbai - 400 008, on the terms and conditions and consideration of Rs. 1,00,000/- and Residential flat of 900 sq. feet carpet to be given in the new building to be constructed on the schedule plot by the said Developer to our Client and on various terms and conditions as set out in the said Development Agreement and he had also given irrevocable Power of Attorney dated 6th January 2012 bearing Registration No. 1066 of 2012 and conferred various powers and authorities to do various acts, deeds, things and matters pertaining to the redevelopment of the below mentioned schedule property in favour of the said Developer.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO: All that piece or parcel of land or ground together with building consisting of ground plus one storied/floor known as Yusuf Manzil, situate, lying and being at Mohammed Street X Lane, in the Registration Sub-District of Bombay, Bycolla outside the Fort of Bombay in the Town and Island of Bombay and registered in the Books of the Bombay Collector of Land Revenue under Old Nos.135 and 524 New Nos.13645 Old Survey Nos.268, 270 and New Survey No.38-40 to 42 and bearing C.S. No.1/1699 of Bycolla Division and containing by admeasurement 210 sq. yards or thereabouts and the building wherein are assessed under E-Ward NO.3877 (28) and A/C. No.10-0022-00-6 and Street No.2 at Rippan Road, Madanpura, Mumbai - 400 008. Dated this 3rd day of January, 2025.

SCHEDULE-I FORM A PUBLIC ANNOUNCEMENT (Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons/Regulations, 2016) FOR THE ATTENTION OF THE CREDITORS OF M/s GIGS MEDIA PRIVATE LIMITED

Table with 2 columns: RELEVANT PARTICULARS and GIGS MEDIA PRIVATE LIMITED. It lists details of the corporate debtor, including name, incorporation date, registered address, and insolvency commencement date.

Notice is hereby given that Hon'ble National Company Law Tribunal, Mumbai Bench has ordered the commencement of a Corporate Insolvency Resolution Process of Gigs Media Private Limited on 16.10.2024 and 29.11.2024 (Orders received on 31.12.2024). The creditors of M/s Gigs Media Private Limited, are hereby called upon to submit their claims with proof on or before 31.01.2025 to the Interim Resolution Professional at the address mentioned against entry No.10.

PUBLIC NOTICE Notice is hereby given on behalf of my client, who are intending to purchase property from Prakash Charitable Trust owners of Unit No. 21, Bezzola Complex Premises Cooperative Society Ltd., Survey No.237, VN Puram Marg, Chembur East, Mumbai-400071, and that they are holding Share Certificate No. 46 of the Society for 5 Shares, of Rs. 50/-Each bearing numbers 226 to 230, as they represented and confirmed that they are the owners of the above-mentioned unit and that they are in exclusive use and possession of the said unit.

Hawkins Cookers Limited Regd. Office: Maker Tower F 101, Cuffe Parade, Mumbai 400005. CIN: L28997MH1959PLC011304 T: 022-2218 6607, F: 022-2218 1190 E-mail: cosec@hawkinscookers.com Website: www.hawkinscookers.com

LOST SHARE CERTIFICATES NOTICE is hereby given that Mr. Hemant Kumar Aggarwal, shareholder in Folio No. H009023, has requested duplicate share certificates for 65 shares, in lieu of original share certificate Nos. 1765, 70163 and 97596 bearing distinctive Nos. 493651 to 493675, 3614424 to 3614448 and 5159485 to 5159499 respectively that are lost/misplaced. Please contact the undersigned at the above contact details in case of any objection. If no objection is received within 15 days from the date of publication of the notice, the Company will issue duplicate share certificates.

IN THE DEBTS RECOVERY TRIBUNAL - 2 AT MUMBAI, MTNL Bhavan, 2nd Floor, Strand Road, Apollo Bandar, Colaba, Market, Colaba, Mumbai- 400005. EXH. 13 ORIGINAL APPLICATION NO. 153 OF 2024 SUMMONS ICIICI Bank Limited ...Applicant Prahlad S Chawla & Anr ...Defendant

Whereas, OA was listed before Hon'ble Presiding Officer on 20/03/2024. Whereas, this Hon'ble Tribunal is pleased to issue summons/ notices on the said application under Section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 17,51,615.60 (application along with copies of documents etc. Whereas the service of summons could not be effected in ordinary manner and whereas the Application for substituted service has been allowed by this Hon'ble Tribunal.

Whereas the service of summons could not be effected in ordinary manner and whereas the Application for substituted service has been allowed by this Hon'ble Tribunal. In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed to attend the service of summons as to why relief prayed for should not be granted. (ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties; (iii) You are restrained from dealing with or disposing of secured assets of such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties; (iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal.

NASHIK MUNICIPAL CORPORATION, NASHIK Public Works Department, Rajiv Gandhi Bhavan, Sharanpur Road, Nashik 422001. RFP invited from agencies, corporation, firms/individuals for the following: 1. Consultancy services for preparation of master plan of Godavari Riverfront and detailed designs of Ram-Kal Path

Table with 4 columns: Sr. No., Name of the Borrower / Owner of the Property / Guarantor, Date of Demand Notice, Date of Physical Possession, Description of Property, Amount claimed in Demand notice (Rs.).

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

IDBI BANK IDBI BANK LIMITED, Retail Recovery Department, 2nd Floor, Mittal Court, B-Wing, Nariman Point, Mumbai 400021. Tel. No.: 022-6224 6860 / 6127 9377/ 6127 9342.

APPENDIX IV [RULE 8(1)] POSSESSION NOTICE (For Immovable Property) The undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice, calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of the receipt of the said notice.

Table with 5 columns: Sr. No., Name of the Borrower / Owner of the Property / Guarantor, Date of Demand Notice, Date of Physical Possession, Description of Property, Amount claimed in Demand notice (Rs.).

SBI State Bank of India Stressed Assets Recovery Branch, Mumbai (05168) - The International Building, 6th Floor, 16 Maharshi Karve Road, Churchgate, Mumbai - 400020. Phone: 022-22053163/64/65, Email: sbi.05168@sbi.co.in

DEMAND NOTICE A notice is hereby given that the following Borrower/s, Co-Borrower/s & Guarantors, have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unserved and as such they are hereby informed by way of this public notice.

Table with 5 columns: Name of the Borrower/ Guarantors, Details of Immovable Properties/ Address of Secured Assets to be Enforced, Date of Notice, Date of NPA, Amount Outstanding as on date of notice.

वसई विरार शहर महानगरपालिका मुख्य कार्यालय, विरार जाहीर ई-निविदा सूचना (घनकचरा व्यवस्थापन विभाग) वसई विरार शहर महानगरपालिका कार्यक्षेत्रातील खालील नमूद कामासाठी शासन नोंदणीकृत संस्था व योग्य त्या वर्गातील अभिकर्त्यांकडून ई-निविदा मागविण्यात येत आहे.

Table with 5 columns: अ.क्र., कामाचे नाव, इतरात रक्कम, ई-निविदा फॉर्म फी, कामाची मुदत. It lists details for waste management projects in Vasai Virar.

वरील कामाचा निविदा फॉर्म https://mahatender.gov.in या संकेतस्थळावर खालील दिलेल्या कालावधीत उपलब्ध होईल.

Bank of Baroda ranch - Dr. Annie Besant Road, Worli Naka Branch, Tulsi Vihar, Dr. Annie Besant Road, Worli Naka, Mumbai 400018. Sale Notice For Sale Of Immovable Properties | "APPENDIX- IV A [See proviso to Rule 6 (2) & 8 (6)]

FOR THE ATTENTION OF THE CREDITORS OF M/s GIGS MEDIA PRIVATE LIMITED RELEVANT PARTICULARS 1. Name of corporate debtor GIGS MEDIA PRIVATE LIMITED 2. Date of incorporation of corporate debtor 19/12/2017

Authorized Officer, Bank of Baroda



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

दूरध्वनी क्र. : (०२२) ६१८८४७००.

ई-मेल : sys@pegasus-arc.com युआरएल : www.pegasus.arc.com

ई लिलावाद्वारे करिता जाहीर सूचना

सिक््युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ ला परंतुकासह वाचत
सिक््युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक््युरिटी
इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व जामीनदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफैसी अँक्टच्या तरतुदीन्वये दिनांक ३१.०३.२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे रत्नाकर बँक लिमिटेड (आरबीएल बँक लि.) द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकांडे गहाण/प्रभारित आहेत. जे सरफैसी कायदा च्या तरतुदी आणि त्या नियमानुसार २१/०१/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने विकण्यात येणार आहे.

पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफैसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये ०६.०२.२०२४ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, सहकर्जदार आणि हमीदारांचे नावे	ए) मे. मॅड हॅटर प्रॉडक्शन - प्रो.प्रा. श्री. अरविंद जैन (कर्जदार) बी) श्री. सुर्यप्रकाश रामपाल जैन (सह-कर्जदार व गहाणदार) सी) सौ. शशी सुर्यप्रकाश जैन (सह-कर्जदार) डी) श्री. अरविंद सुर्यप्रकाश जैन (सह-कर्जदार व गहाणदार)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	१०.०९.२०२१ रोजीस रु. ३,४९,२८,६३२.७७/- (रुपये तीन करोड एकेचाळीस लाख अठ्ठावीस हजार सहाशे बत्तीस आणि पैसे सत्त्वाहत्तर मात्र) अधिक प्रदान आणि वसुलीच्या तारखेपर्यंत ११.०९.२०२१ रोजीपासून त्यावरील सांपाश्विक दराने व्याज आणि परिच्यय, प्रभार आणि खर्च. (३०.०८.२०२४ रोजीस रु. ५,५२,३८,८६२.१३ अधिक प्रदान आणि वसुलीची तारिखेपर्यंत त्यावरील सांपाश्विक दराने व्याज आणि ३१.०८.२०२४ पासून परिच्यय, प्रभार आणि खर्च)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	मिळकत गहाणीत द्वारे : श्री. अरविंद जैन आणि श्री. सुर्यप्रकाश जैन रहिवासीत फ्लॅट क्र. ४००८, मोजमापित १०९.१६ चौ.मि.टर्स, ४० वा मजला, ए विंग, इमारत नाव अल्टा मॉटे नावे ज्ञात इमारत, टॉवर ए, डब्ल्यु ई हायवे लगत, कोकणी पाडा, कुरुर, मालाड (पूर्व), मुंबई ४०० ०१७ त्यासह २ कार पार्किंग.
सीईआरएसए आयडी	सिक््युरिटी आयडी- ४०००३१०३७९७८ असेट आयडी- २०००३०९८७५३१
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	रु. ३,२७,८७,०००/- (रुपये तीन करोड सत्तावीस लाख सत्त्वाऐंशी हजार मात्र)
इसारा अनामत रकम (इएमडी) :	रु. ३२,७८,७००/- (रुपये बत्तीस लाख अठ्ठ्याहत्तर हजार सातशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकांडांना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	१) डिसें, २०२४ रोजीस एकूण रु. ४.८८ लाख चे प्रलंबित सोसायटी थकीत २) खरेदीदारावर त्रयस्थ पक्ष आरोपाद्वारे एस दाखल टीप: ए) पेगासस यांनी त्रयस्थ पक्ष अधिकार रद्द/हद्दपार करिता दिंडोशी येथे शहर दिवाणी न्यायालय समक्ष एस.सी. सुट क्र. (एल) ७५९९/२०२४ दाखल केला.
मिळकतीचे निरीक्षण	१३.०१.२०२५ रोजी दु. ३.०० ते ०५.०० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. सिद्धेश पवार-९०२९६८७५०४ श्री. विशाल कापसे - ७८७५४५६७५७
बोली सादर करण्यासाठी अंतिम तारीख	२०.०१.२०२५ रोजी सं. ५.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत २१.०१.२०२५ रोजी सं. ११.०० पासून दु. १२.०० पर्यंत

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

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकांडी वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा सेवा पुर्वठामार मे. ई-प्रोक््युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: ramprasad@auctiontiger.net, श्री. रामप्रसाद मोबाईल क्र. +९१ ८०००२३२९७, ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.

प्राधिकृत अधिकारी

ठिकाण : मुंबई

दिनांक : ०३.०१.२०२५

पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ चे ट्रस्टी)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **21/01/2025** for the mortgaged properties mentioned in the e-auction sale notice of **M/s. Mad Hatter Productions** from **11.00 a.m. to 12.00 noon** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email : ramprasad@auctiontiger.net & support@auctiontiger.net
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus ARC and Pegasus ARC will not be responsible for any error, misstatement, or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). The bidder cannot withdraw the EMD after submission of the bid. In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submitted by the bidder).
7. **The reserve price of the auction property is Rs. 3,27,87,000/- (Rupees Three Crores Twenty Seven Lakhs Eighty Seven Thousand Only) and the Earnest Money**

Deposit will be Rs. 32,78,700/- (Rupees Thirty Two Lakhs Seventy Eight Thousand Seven Hundred Only).

8. The mortgaged property will be sold on **"As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities** on **21/01/2025**.
9. **Last date for submission of bid is 20/01/2025 before 5.00 PM and the date and the Auction is scheduled on 21/01/2025 from 11.00 am to 12.00 noon.**
10. **"The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc".**
11. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property:
 - Society Dues pending of approx.. Rs. 4.88 lakhs as on Dec'2024
 - SA No.09 of 2024 filed by third party before Hon'ble DRT-1, Mumbai alleging to be purchaser; (Pegasus has filed S.C. Suit No. (L) 7599 of 2024 before City Civil Court, Dindoshi for cancelling/terminating third party rights)
12. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of Pegasus Group Thirty Nine Trust 1 payable at Mumbai or EMD can also be paid by way of RTGS / NEFT/Fund Transfer to the credit of A/c no. 409819116154, A/c name: - Pegasus Group Thirty Nine Trust 1, Bank Name: RBL Bank Limited, Mumbai Nariman Point Branch, IFSC Code: RATN0000155.**
13. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers in multiples of **Rs. 2,00,000/- (Rupees Two Lakhs Only)**.
14. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (11). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be

agreed upon in writing by the Authorised officer but not later than 90 days from the date of auction.

15. In default of payment within the said period, the sale will automatically stand revoked and the entire deposit made by the successful bidder together with the earnest money shall be forfeited without any notice and the property shall be resold.
16. The EMD of the unsuccessful bidders will be returned within 7 days after the closure of the e-auction sale proceedings, to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
17. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount dues of the Pegasus ARC in full with all costs, charges and expenses incurred, to Pegasus ARC anytime before sale of the secured assets, no sale will be conducted.
18. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
19. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
20. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
21. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above and the conditions mentioned in the public notice dated **03/01/2025**.
22. Further enquiries may be clarified with the Authorized Officer- Mr. Siddhesh Pawar- Senior Manager - Mobile No. 9029687504, and Mr. Vishal Kapse- Officer- 7875456757, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884728, email:, siddhesh@pegasus-arc.com.

Special Instructions:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Mumbai
Date: 03/01/2025

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