

**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 Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 (1) 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 Guarantor(s) that the below described secured asset 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 RBL Bank 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 with all known and unknown liabilities on **28/03/2025**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured asset being immovable property on **18/10/2022** 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 Guarantor(s):</b>	<b>Nikhil Parmar (Borrower) Bhavesh Tejraj Parmar (Co-Borrower) Bharti Parmar (Co-Borrower) Geeta N. Parmar (Co-Borrower) Pushpa Parmar (Co-Borrower)</b>
<b>Outstanding Dues for which the secured assets are being sold:</b>	<b>Rs.1,71,87,742.56</b> (Rupees One Crore Seventy-One Lakhs Eighty Seven Thousand Seven Hundred Forty Two and Paise Fifty Six Only) as on 10/09/2021 per notice under section 13(2) of SARFAESI Act. <b>(Rs.3,00,36,987.22</b> (Rupees Three Crore Thirty Six Thousand Nine Hundred Eighty Seven And Paise Twenty Two Only) <b>as on 29/11/2024</b> plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 30/11/2024 till the date of payment and realization.)
<b>Details of Secured Asset being Immovable Property which is being sold</b>	<b>Mortgaged by:- Mr. Nikhil Parmar</b> Flat no. 1006, admeasuring 681 sq. ft. carpet area i.e. 63.29 sq. mtrs. (carpet) area on 10th Floor, in the Abhishek Height Co-operative Housing Society Ltd., standing on plot of land bearing Tika No. 5, CTS No. 19, 20 (pt), 23 (p), 24 (p), 26-A (p), 26-B, Village-Thane lying being and situated behind Govt. Guest House, Kharkar Ali, Thane West 400601.
<b>CERSAI ID:</b>	<b>Security Interest ID – 400020649875 Asset ID- 200020605224</b>
<b>Reserve Price below which the Secured Asset will not be sold (in Rs.):</b>	<b>Rs. 76,03,000/-</b> (Rupees Seventy Six Lakhs Three Thousand Only)
<b>Earnest Money Deposit (EMD):</b>	<b>Rs.7,60,300/-</b> (Rupees Seven Lakhs Sixty Thousand Three Hundred Only)
<b>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value</b>	<b>Society Dues as on 01/04/2024 is Rs.1,62,188/-</b>
<b>Inspection of Properties:</b>	<b>On 13/03/2025 between 03.00 pm to 05.00 pm</b>
<b>Contact Person and Phone No:</b>	<b>Ms. Prerana Adhav 8879802170 Mr. Gautam Bhalerao 8999569572 Mr. Siddhesh Pawar- 9029687504</b>
<b>Last date for submission of Bid:</b>	<b>27/03/2025 till 4:00 pm</b>
<b>Time and Venue of Bid Opening:</b>	<b>E-Auction/Bidding through website (<a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a>) on 28/03/2025 from 11:00 am to 01:00 pm.</b>

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors under Rule 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.auction-tiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: 079-68136805/68136837 Mo.: +919978591888, Email : ramprasad@auctiontiger.net and support@auctiontiger.net before submitting any bid.

**AUTHORISED OFFICER**Place: Thane  
Date: 10/03/2025**Pegasus Assets Reconstruction Private Limited**  
(Trustee of Pegasus Group Thirty-Nine Trust-1)



**BEFORE THE HON'BLE DEBTS RECOVERY TRIBUNAL-II, AT MUMBAI**  
3<sup>rd</sup> Floor, MTNL Bhavan, Colaba Market, Colaba, Mumbai-400 005.

ORIGINAL APPLICATION NO. 460 OF 2022 Exh. 18  
**UNION BANK OF INDIA** ..... Applicant  
VERSUS  
**M/S. D. J. CLOTHING & ORS.** ..... Defendant

**SUMMONS**

WHEREAS, O. A. No. 460 of 2022 was listed before Ld. Registrar on 21.10.2024.  
WHEREAS, the Hon'ble Tribunal is pleased to issue Summons / Notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of ₹ 61,58,194.60 (Rs. Sixty One Lakhs Fifty Eight Thousand One Hundred Ninety Four and Paise Sixty Only) (Application Along with Copies of Documents etc. Annexed).  
Whereas the service of summons could not be affected 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 as under:-  
(i) To show cause within 30 (Thirty) days of 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 asset specified by the applicant under Serial Number 3A of the Original Application;  
(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 the 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;  
(v) You shall be liable to account for the sale proceeds realized by sale of secured asset or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank of financial institutions holding security interest over such assets.  
You are also directed to file written statement with a copy thereof furnished to the applicant and to appear before Registrar - The Debts Recovery Tribunal-II on 06.06.2025 at 11:00 A. M. failing which the application shall be heard and decided in your absence.  
Given under my hand and the Seal of This Tribunal on this 12<sup>th</sup> Day of Feb. 2025.

Sd/-  
Registrar, DRT-II, Mumbai

**SEAL**

To,  
1. M/s. D. J. Clothing, ... Defendant No. 1  
Through Proprietor Mr. Ashish Rupani, Borrower, 101/803, Motilal Nagar No. 1, Road, No. 1, Near Sainath Hotel, Goregaon West, Dist. Mumbai-400 069.  
2. Mr. Ashish Rupani, Guarantor ... Defendant No. 2  
32, Rupani House, Road No. 9, Ashoknagar Society, Vile Parle (W), Dist. Mumbai-400 049.

**SBFC SBFC Finance Limited**

Registered Office: Unit No.103, 1st Floor, C&B Square, Sangam Complex, CTS No.95A, 127 Andheri Kurla Road, Village Chakala, Andheri (E), Mumbai-400059.  
T: +91-22-67875300 / F: +91-22-67875334 | www.sbfc.com CIN No. L67190MH2008PL C178270

**Sub - Amravati Branch Shifting to New Address**

Dear Customer  
This is to inform you that we are relocating our existing Amravati Branch w.e.f. 13th June 2025 as detailed follows

Current Branch Address	New Branch address
<b>SBFC Finance Limited</b> Shop No.15, Ground Floor, Gulshan Tower, Jai Stambh Chowk, Amaravati - 444601	<b>SBFC Finance Limited</b> C-10 Block, Ashadeep complex, Navathe chowk, Badnera Road, Amravati - 444607

Customers are therefore requested to visit the new branch for their transaction / request w.e.f. 13TH June 2025. For any queries, please feel free to contact at our new branch.  
For and behalf of SBFC Finance Limited.

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT, my client, intends to verify the Title and any claims, objections in respect of the Land/Property mentioned in schedule herunder.  
Any person(s) who has/have his/her/their claim or interest in or any part of the said Land by way of sale, exchange, mortgage, gift, trust, inheritance, bequest, possession, lease, lien, easement development or otherwise, should raise such claim and intimate the same in writing along with appropriate documents to the undersigned within 07 (Seven) days from the date of publication of this Public Notice; failing which the title of the said Land is (a) declared as clear, marketable and free from any encumbrances and/or (b) regard to any such claim or interest and the same shall be deemed to have been waived to all intents and purposes.

SCHEDULE OF PROPERTY Village Arivali, Tal. Panvel, Dist. Raigad			
Sr. No.	Survey & Hissa No.	Total Area (Hs.Ar.Sq.Mtrs.)	Assessment (Rs. Paise)
01.	133	0-46-00 P.K. 0-06-00 Total-0-52-00	7.94

Date :10/03/2025 Sd/-  
Add.: PL-6A-4-3, Khandeshwar Apts, Adv. Abhimanyu Hindurao Jadhav  
Sector 01, Khanda Colony, New Panvel (W), Tal. Panvel, Dist. Raigad 410206

**OFFICE OF THE CHIEF ENGINEER (BUILDING)**  
**PUBLIC WORK DEPARTMENT OLD PALASIYA INDORE**  
Email :- apdipiindore@gmail.com Tel. No :- 0731-4989768

S.No. /F-3/Gen/tender publish/Chif eng.(building) indore/2025/NIT-27/582 Indore Date : 07/03/25

Online percentage rate bids for the following works are invited (SOR w.e.f. 01.01.2024) from Registered Contractors and Firms of reputed fulfilling registration criteria Interested bidders can view the detailed NIT-27/ 2025 on the website http://mptenders.gov.in. The Bid Document can purchased only online. For Amendment to NIT, if any, would be published on website only, and not in newspaper.

S. No.	Tender No.	Name of Work	District	PAC in Lacs	EMD in Rs	Cost of Documents in Rs.	Time Period for Completion in Months
1	2025_PWPIU_406957_1	CONSTRUCTION OF GOVERNMENT NURSING COLLEGE AND 140 SEATER HOSTEL AT NEEMUCH DISTRICT NEEMUCH	Mandsor	1111.50	10,00,000	30,000	18
2	2025_PWPIU_406872_1	CONSTRUCTION OF 100 BEDDED CIVIL HOSPITAL BUILDING AT GAROTH, DISTRICT MANDSAUR	Mandsor	1904.19	10,00,000	30,000	24

(Key Date) :-  
1. Document Download/Sale Start Date - 04.03.2025  
2. Bid Submission Start Date - 05.03.2025  
3. Bid Submission End Date - 19.03.2025  
4. Bid Opening Date - 21.03.2025

Sd/-  
Chief Engineer (Building)  
PWD Zone Indore

**SBI भारतीय स्टेट बैंक State Bank of India** Home Loan Centre - Mumbai South, Voltas House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (E), Mumbai - 400 033.

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

Whereas, The undersigned being the Authorised Officer of the State Bank of India under the Securitization and Reconstruction of Financial Asset 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 Rules, 2002 issued a demand notice to borrowers to repay the amounts mentioned in the notice with further interest as mentioned below, within 60 days from the receipt of the said notice. The borrowers having failed to repay the amounts, notice is hereby given to the under noted borrowers and public in general that undersigned has taken **Symbolic Possession of the property** described herein below in exercise of powers conferred on him under section 13 (4) said Act read with rule 8 & 9 of the said rules on **Date 06/03/2025**. 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 subject to charge of State Bank of India for the amounts and further interest thereon mentioned against account herein below:

Sr. Name of the Borrower No. & Loan Account No.	Date of 13(2) Notice and Amount	Description of properties
1. Mr. Shalabh Kumar Sinha (HL 36444291770)	08.11.2024 / Rs. 10,25,130/- (Rupees Ten Lacs Twenty Five Thousand One Hundred Thirty Only) as on 08.11.2024 with further interest, cost, etc.	Flat No. 201 (area approx. 450 sq. ft. Built up) 2nd Floor, B Wing, Building Known as Chandresh Yamuna of Chandresh Yamuna CHS Ltd., Lodha Haven, Kalyan Shil Road, Nilje, Dombivli East, Tal. Kalyan, Dist. Thane.
2. Mr. Shivaji Chandrakant More & Mrs. Bhagyashri Shivaji More (HL 37484413858) Top Up 37484625987/Suraksha 37485410368)	05.12.2024 / Rs. 28,68,022/- (Rupees Twenty Eight Lacs Sixty Eight Thousand Twenty Two Only) as on 05.12.2024 with further interest, cost, etc.	Flat No. 605 on 6th Floor, Adm. Area 66.70 sq. mtrs. (Carpet) which is inclusive of areas of balconies in wing E named as Maple CHS Ltd. of the scheme known as Krishna Estate lying, being and situate at Dubey Baug Road, Hendrepada, Kulkarni Badliapur West 421503.
3. Mrs. Nilima Santosh Jadhav (HL 40445435303 / Suraksha 40460165562)	16.12.2024 / Rs. 53,38,673/- (Rupees Fifty Three Lacs Thirty Eight Thousand Six Hundred Seventy Three Only) as on 16.12.2024 with further interest, cost, etc.	Flat No. 605, Adm. Area 760 sq. ft. Built up area on 6th Floor, in B Wing of the Bldg. Known as Shree Suryardshan CHS Ltd. At Parsik Nagar, Parsik, Kalwa, Thane 400605 constructed on land Bearing Guf No. 121, Hissa No. 2/3 of Village Parsik, Tal. & Dist. Thane.
4. Mr. Sudhir Narayan Naik & Mrs. Shivani Sudhir Naik (HL 32858807421 / Top Up 38713069745 / 41048245883)	13.12.2024 / Rs. 19,38,332/- (Rupees Nineteen Lacs Thirty Eight Thousand Three Hundred Thirty Two Only) as on 13.12.2024 with further interest, cost, etc.	Flat No. 402 adm. 33.44 sq. mtrs. Carpet area on 4th Floor (Building known as Prathamesh Paras constructed on all that piece and parcel of Plot No. 115, of Village Kalndra, Tal. Panvel, Dist. Raigad.
5. Mr. Vijay Tukaram Sawant & Vandana Vijay Sawant (HL 4074044633)	13.09.2024 / Rs. 28,74,312/- (Rupees Twenty Eight Lacs Seventy Four Thousand Three Hundred Twelve Only) as on 13.09.2024 with further interest, cost, etc.	Flat No. 201 adm. About 25.731 sq. mtrs. Of carpet area + 3.594 sq. mtrs. Usable enclosed Balcony + 4.320 sq. mtrs. (Architectural Projection) area on the 2nd Floor, of the building project known as 'Mangalmurti Laxmi Niwas' consisting of stairs/ground + Floor upper Floors to be constructed on Plot No. 303, Sector No. R-3, R & R Pocket No. 01, Village Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.  
Date: 06-03-2025, Place: Dombivli / Badliapur / Thane / Panel

Authorised Officer, State Bank of India

**BRIHANMUMBAI MUNICIPAL CORPORATION**

**E-Tender Notice**

Department	Hydraulic Engineer
Sub Department	Dy. Hydraulic Engineer (Bhandup Complex)
BID Invitation No.	2025_MCGM_1154936_1
Subject	The work of Non-Comprehensive Maintenance) Contract of Wireless communication System at various locations in H.E. department
Sale of Bid	(Date : From 10.03.2025 at 11:00 Hrs. to 28.03.2025 at 16:00 Noon Submission of Packet A, B & Packet C (Online)
Website	http://portal.mcgm.gov.in
Contact officer	A. E.(Wireless) Bhandup Complex
A) Name	Smt. Deepali J. Rane
B) Telephone	022-2565 8531
C) Mobile No.	9930260565
D) E-mail	aewirelessbc.he@mcgm.gov.in

**The tenderer shall have to pay 'Tender Fees' of Rs. 13,200/- + 18% GST (9% CGST +9% SGST) through online payment gateway before downloading the tender document**

By Order of the  
Municipal Commissioner of Greater Mumbai  
Sd/-  
E. E. (S.I.P.S.) B. C.

PRO/2742/ADV/2024-25

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

**मुलांपासून आजोबांपर्यंत एकच निवड**

**नवशक्ति**

**www.navshakti.co.in**

**West End Housing Finance Limited**  
Regd. / Corp. Office : Ground Floor, Bakhtawar, 229, Backbay Reclamation Scheme Block III Nariman Point, Mumbai-400 021.

**CHANGE IN REGISTERED ADDRESS**

All the customers of **West End Housing Finance Limited** are hereby informed that our Mumbai office @ **Old Office Address** : West End Housing Finance Limited, XII/A, 13<sup>th</sup> Floor, Bakhtawar, Backbay Reclamation Scheme Block III, Nariman Point, Mumbai-400 021 is shifted to **New Office Address** @West End Housing Finance Limited, Plot No. 229, Ground Floor, Bakhtawar, Backbay Reclamation Scheme Block III Nariman Point, Mumbai-400 021.  
• Contact No. (022) 22801516 • Email Id : westendhousing@westendhfi.com  
All the Customer of **West End Housing Finance Limited** are requested to make their business transactions from 10<sup>th</sup> March 2025 Onwards in the above-mentioned New Premises.

**THE CITY CO-OPERATIVE BANK LTD., MUMBAI (UNDER LIQUIDATION)**

Head Office : 1st Floor, Padmavati Darshan, Near Deepak Talkies, N. M. Joshi Marg, Lower Panel, Mumbai 400 013.  
Tel. : 022-235220879 / 022 35221029.  
Email: personnel@citycoopbank.com

**PUBLIC NOTICE**

The advertisement regarding the Cancellation of Banking License and appointment of Liquidator was published in daily newspapers "Navshakti" and "The Free Press Journal" on 04.09.2024 & 03.12.2024 for the Customers and Depositors of the Bank. All the Locker holders of the Giraog, V.P.Road, Borivali, Dahisar (West) and Mira Road Branch are hereby informed that to start the wind up procedure of the bank and to Liquidate movable property of the bank, we are selling the Lockers of the Bank. Therefore we request you to take out and collect your documents / or naments etc. kept in the Lockers immediately and hand over the Locker Keys to the Bank authorities within 15 days from the date of the publication of this advertisement. The Bank and its officials will not be responsible for the Loss of any documents/ or naments etc. kept in the Lockers after the expiry of the said period.  
Date: 08/03/2025 LIQUIDATOR

**PUBLIC NOTICE**

Notice is hereby given that Mr. AMIT SITARAM KACHALE and Mr. SITARAM MHALU KACHALE are having rights, title and interest in the property bearing Flat NO 1003, 10th Floor in ZENEETH Co-Op Housing Society LTD, Survey No 881, registered with No. MUM/SRA/HSGT/13020/2019 30-09-19, LBS Road Mulund West Pin 400 080, more particularly described in the schedule herunder written (hereinafter referred to as "said property").  
My client Mr. Hemang J. Thakker and Riddhi H. Thakker going to purchase the said Property from Mr. AMIT SITARAM KACHALE and Mr. SITARAM MHALU KACHALE  
All persons/entities having any right, title, claim, benefit, demand or interest in respect of the under mentioned property by way of Conveyance, Development, Sale, Exchange, Assignment, leave & license, Lease, Sub-Lease, family arrangement/settlement, Deed or Order of any Court of Law, Tenancy, Sub-Tenancy, License, Mortgage, Charge, Lien, Occupation, Possession, Maintenance, Trust, Easement, Bequest, Inheritance, Gift, partnership or otherwise of whatsoever nature, are hereby required to make the same known in writing, along with documentary evidence to the undersigned at the address mentioned below within 14 days from the date of the publication of the public notice, failing which they shall be deemed to have given up such claim or claims, if any.  
**SCHEDULE**  
Flat NO 1003 10th Floor in ZENEETH Co-Op Housing Society LTD, Survey No 881, LBS Road Mulund West Pin 400 080.  
Dated this day of 10-03-2025 Sanika C. Athalye ADVOCATE HIGH COURT 20, First Floor,Vasudev Mansion, Opp. Yazdani Bakery, Cawasjee Patel Road, Fort, Mumbai-400 032. Phone no. 8454951038

**POSSESSION NOTICE (For Immovable Property)**

Whereas, the undersigned, Authorized Officer of CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFMARC) (CIN:U67100GJ2015PTC083994), an asset reconstruction company duly registered under Section 3 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under Section 13 (12) read with relevant Rules of the Security Interest (Enforcement) Rules, 2002 (Rules) issues the following notice:  
The Authorized Officer of **SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) (now known as SAMMAAN CAPITAL LTD)** in exercise of powers conferred under Section 13 (12) of SARFAESI Act read with Rule 3 of the Rules issued Demand Notice dated 17.01.2020 calling upon the Borrower(s) **RAMCHANDRA SADIGALE ALIAS RAMCHANDRA PADMAKAR SADIGALE PRO-PRRIETOR ORSS INFRA & PROPRIETOR ORSS IMPEX AND SARIKA SADIGALE ALIAS SARIKA RAMCHANDRA SADIGALE (THROUGH POA HOLDER RAMCHANDRA SADIGALE ALIAS RAMCHANDRA PADMAKAR SADIGALE)** to repay the amount mentioned in the Notice being Rs.3,25,44,470/- (Rupees Three Crore Twenty Five Lakh Forty Four Thousand Four Hundred Seventy Nine Only) under the Loan Account No. **HLLPMP00412387** as on 17.01.2020 alongwith interest thereon and other charges within 60 days from the date of receipt of the said Notice.  
The Borrower(s) have, under the provisions of SARFAESI Act, assigned the loan of the above mentioned Borrower(s) to CFMARC acting in its capacity as Trustee of CFMARC Trust-IHFL, vide Assignment Agreement dated 30.06.2020 pursuant to which CFMARC has stepped in as a secured creditor with respect to the above Loan Account which has been renumbered as **Loan Account No. HLLPMP00412387** in books of CFMARC.  
The Borrower(s) having failed to repay the amount as mentioned above, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 06/03/2025.  
The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of CFMARC for an amount **Rs.3,25,44,470/- (Rupees Three Crore Twenty Five Lakh Forty Four Thousand Four Hundred Seventy Nine Only)** as on 17.01.2020 and interest thereon alongwith other charges.  
The Borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.  
**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
Flat No. 4502 Having Carpet Area Of 1026 Square Feet On 45th Floor, Wing – C In The Building Known As "Roma" Of The Project Known As "Lodha Fiorenza" Constructed Upon Land Bearing Survey No. 587 (Part) And 588 (Part) At Pahadi Village And 258 (Part) Of Goregaon Village, Off. Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra Together With 2 Car Parking Space.  
Place: MUMBAI Sd/- Authorized Officer  
Date: 06.03.2025 CFM ASSET RECONSTRUCTION PRIVATE LIMITED  
ACTING IN ITS CAPACITY AS TRUSTEE OF CFMARC TRUST-IHFL

**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**

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Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Guarantor(s) that the below described secured asset 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 RBI Bank vide Assignment Agreement dated 31/03/2024 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 with all known and unknown liabilities on 28/03/2025.  
The Authorized Officer of Pegasus has taken physical possession of the below described secured asset being immovable property on 18/10/2022 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 Guarantor(s):	The details of Auction are as follows:
Nikhil Parmar (Borrower) Bhavesh Tejraj Parmar (Co-Borrower) Bharti Parmar (Co-Borrower) Geeta N. Parmar (Co-Borrower) Pushpa Parmar (Co-Borrower)	Rs.1,71,87,742.56 (Rupees One Crore Seventy-One Lakhs Eighty Seven Thousand Seven Hundred Forty Two and Paise Fifty Six Only) as on 10/09/2021 per notice under section 13(2) of SARFAESI Act. (Rs.3,00,36,987.22 (Rupees Three Crore Thirty Six Thousand Nine Hundred Eighty Seven And Paise Twenty Two Only) as on 29/11/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 30/11/2024 till the date of payment and realization.)
Outstanding Dues for which the secured assets are being sold:	
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mr. Nikhil Parmar Flat no. 1006, measuring 681 sq. ft. carpet area i.e. 63.29 sq. mtrs. (carpet) area on 10th Floor, in the Abhishek Height Co-operative Housing Society Ltd., standing on plot of land bearing Title No. 5, CTS No. 19, 20 (pt), 23 (p), 24 (p), 26-A (p), 26-B, Village-Dhane lying being and situated behind Govt. Guest House, Kharkar Ali, Thane West 400601.
CERSAI ID:	Security Interest ID - 400020649875 Asset ID- 200020655224
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 76,03,000/- (Rupees Seventy Six Lakhs Three Thousand Only)
Earnest Money Deposit (EMD):	Rs.7,60,300/- (Rupees Seven Lakhs Sixty Thousand Three Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Society Dues as on 01/04/2024 is Rs.1,62,188/-
Inspection of Properties:	On 13/03/2025 between 03.00 pm to 05.00 pm
Contact Person and Phone No:	Ms. Prerana Adhav 8879802170 Mr. Gautam Bhalekar 8995695972 Mr. Siddhesh Pawar- 9029687504
Last date for submission of Bid:	27/03/2025 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 28/03/2025 from 11:00 am to 01:00 pm.

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors under Rule 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.auction-tiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auctioning Tiger Bidder Support Nos: 079-68136805/68136837 Mo.: +91987851888, Email : ramprasad@auctiontiger.net and support@auctiontiger.net before submitting any bid.

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

Place: Thane  
Date: 10/03/2025

**Thane Municipal Corporation, Thane**

**EDUCATION DEPARTMENT**  
**SCHOOL STATIONARY**  
**TENDER NOTICE- 2024-25**

Tenders are invited for the supply of register, forms and necessary stationery to schools of Thane Municipal Corporation in the year 2024-25. Blank Tender forms are available on Government Website <https://mahatenders.gov.in> from date 10/03/2025 to date 25/03/2025 Online tenders shall be accepted on website <https://mahatenders.gov.in> up to date 25/03/2025 at 16.00 Hrs.All tenders are cautioned that the tenders containing any deviation from the contractual terms and conditions, specifications and other requirements and conditional tenders will be rejected. If possible, Tender shall be opened on date 26/03/2025 at 16.00Hrs.  
TMC/PRO/ Education/1177/2024-25 Sd/-  
Dt.07.03.2025 Dy. Commissioner  
pls visit our official web-site Education Department  
[www.thanecity.gov.in](http://www.thanecity.gov.in) Thane Municipal Corporation

**MAHA MUMBAI METRO OPERATION CORPORATION LIMITED (A Government of Maharashtra PSU)**

4<sup>th</sup> Floor, NaMTTRI Building, Adjoining New MRDA Building, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051. Website: <https://mahatenders.gov.in/> / [www.mmmocl.co.in](http://www.mmmocl.co.in)

**e-TENDER NOTICE**

Maha Mumbai Metro Operation Corporation Limited (MMMOCL) invites Application from eligible Applicant for the following work:

**Policy to Allot Available Spaces at Mumbai Metro Lines 2A & 7 Stations for Retail & other Commercial Uses**

Application fees	Rs. 10,000/- (Rupees ten thousand only) non-refundable by Bankers Cheque/ Demand Draft
License Period	Kiosks - 5 (Five) years, extendible by another 5 (five) years Blocks- 8 (Eight) Years extendible by another 5 (five) years
Policy Publishing Date & Time	10-March-2025, 1200 hours
Application period	11-March-2025, 1200 hours to 28-March-2025, 1800 hours
Last Date & Time of Submission	28-March-2025, 1800 hours

Documents can be obtained online from MMOCL official website: [www.mmmocl.co.in](http://www.mmmocl.co.in)  
For detailed information and subsequent Addendum/ Corrigendum (if any), please log on to above website.  
For any additional information & help for downloading the Policy, please contact MMOCL's commercial team at the following email address: [business@mmmocl.co.in](mailto:business@mmmocl.co.in) or call on 022-35001854/860.  
In case of any query/ clarifications, Bidding Entities are requested to contact, Manager (Commercial) at email: [mgco@mmmocl.co.in](mailto:mgco@mmmocl.co.in)

Date: 10.03.2025 Sd/-  
Place: Mumbai Managing Director, MMOCL

**ESAF** REGD. OFFICE: ESAF Bhavan, Mannuthy, Thrissur- 680 651, Kerala.  
**ESAF SMALL FINANCE BANK**

**GOLD AUCTION NOTICE**

Notice is hereby given for the information of all concerned that Gold ornaments pledged with ESAF Small Finance Bank and not redeemed by borrowers, despite repeated reminders and notices, of our branches, are listed below. This will be auctioned as per the details given below:

**DATE OF AUCTION: 21-03-2025 TIME: 2 PM TO 5 PM**  
**AUCTION VENUE: THROUGH E-AUCTION**  
**AUCTION ADDRESS: <https://gold.matexnxt.org/>**  
**Contact Number: 9500173386/9962979770**

To register as bidder for the e-Auction with terms and conditions, and full details of e-Auction please visit the above site.

**BRANCHES & LOAN ACCOUNT NUMBERS**

**AHMEDNAGAR:** 6324000025282, 752400002711568, 2771554, 2790737, AKOT: 75240002723345, BHANDARA: 63240000628326, 632658, 635583, 75240000424863, 426739, BUTIBORI: 63240000623435, 625312, CHAMORSHI: 6324000089799, CHANDRAPUR: 63240000616649, 75240002705950, GADCHANDUR: 63240000625962, 75240002697723, 2698181, 2729814, GONDYIA: 75240002774988, 2781704, 2785217, HINGANGHAT: 63240000621819, 75240002705720, 2776154, JALGAON: 63240000622097, 625322, KOLHAPUR: 75240000473399, KORADI: 63240000619074, MUMBAI - THANE: 752400006292002, 2788192, MUMBAI-KALYAN: 63240000620811, MUMBAI-BORIVALI : 75240002771894, NAGBHID: 75240000092303, 614463, 638897, 75240000634680, NAGPUR: 75240002740263, NAGPUR- SADAR: 63240000634784, OSMANABAD: 63240000632455, 625232, TEOSA: 7524000271248, UMRED: 63240000632578, 639695, 75240002762631, WARDHA: 63240000636161, WARORA: 632400005040871, 63240000540871, 618715, 619354, 613300, 75240002714753, 2735073, 2765875, 2766874, 2774868, WARUD: 63240000632308, 634554, 75240000420460, 2716109, WASHIM: 63240000635953, YAVATMAL: 63240000632158, 75240002765615.

Customers who are interested to release the ornaments by paying the total due amount may do so, at the respective branches, on or two days before the date of the auction.  
Bidders who wish to participate in the auction shall produce their KYC documents. GST No. is mandatory for registered firms/companies. Bidders shall deposit a sum of Rs.50,000 as EMD before participating in the auction.  
Thirissur Sd/-  
Date:10-03-2025 Authorized Signatory

**DEBTS RECOVERY TRIBUNAL-1 MUMBAI**  
(Government of India, Ministry of Finance)  
2<sup>nd</sup> Floor, Telephone Bhavan, Colaba Market, Colaba, Mumbai - 400005  
(5<sup>th</sup> Floor, Scindia House, Ballard Estate, Mumbai-400 001)  
O.A. No. 28 OF 2024 Exh - 13

UNITY SMALL FINANCE BANK LIMITED ...Applicant  
M/S DHANSHREE INFRA TECH PVT LTD AND ORS ...Defendants  
To

**DEFENDANT NO.1** M/S DHANSHREE INFRA TECH PVT LTD  
316, BORKAR COMPOUND, GANESH NAGAR, W.E. HIGHWAY OPP CCI, BORIVALI WEST, MUMBAI 400092  
ALSO AT  
303, WESTERN EDGE-1, WESTERN EXPRESS HIGHWAY, NEAR MAGATHANE DEPOT, BORIVALI EAST, MUMBAI 400066

**DEFENDANT NO.3** MR ANKUSH PRABHAKAR YADAV  
24, BORKAR COMPOUND, GANESH NAGAR, BORIVALI EAST. MUMBAI 400066

**DEFENDANT NO.5** M/S DHANSHREE DEVELOPERS PVT LTD  
A/4, SADDICHHA CHS LTD, ROKADIA ESTATE, S.V.P ROAD, NEAR JAIN MANDIR, BORIVALI WEST, MUMBAI 400066

**SUMMONS**

1. WHEREAS, OA/28/2024 was listed before Hon'ble Presiding Officer/Registrar on 01/10/2024  
2. WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 37,96,35,635/-  
3. WHEREAS the service of summons/Notice could not be effected in the ordinary manner and whereas the Application for substituted service has been allowed by this Tribunal.  
4. In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-  
(i) To show cause within thirty days of 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;  
(iii) You are restrained from dealing with or disposing of secured assets or 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





## पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉईंट,  
मुंबई-४०००२९. फोन क्र. : ०२२-६१८८४७००.

ईमेल: [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) युआरएल: [www.pegasus-arc.com](http://www.pegasus-arc.com)

सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ (१) ला सहवाचत  
सिक्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी  
इंटरस्ट ॲक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमुद कर्जदार, सह-कर्जदार आणि गहाणदार यांना याद्वारे सूचना देण्यात येते की, खाली नमुद तारण मत्ता असलेली स्थावर मिळकत ही सरफैसी ॲक्ट, २००२ च्या तरतुदीअन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे आरबीएल बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमुद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोकडे गहाण/प्रभारित आहेत, ज्या २८/०३/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्वांसह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने सरफैसी ॲक्ट आणि त्यामधील नमुद नियमच्या तरतुदी अन्वये विकण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील उल्लेखित तारण मत्ता असलेल्या स्थावर मिळकतीचा सरफैसी ॲक्ट आणि त्यामधील नमुद नियमच्या तरतुदीअन्वये १८/१०/२०२२ रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील खालीलप्रमाणे:

कर्जदार/ हमीदारांचे नाव	१. निखिल परमार (कर्जदार) २. भावेश तेजराज परमार (सह-कर्जदार) ३. भारती परमार (सह-कर्जदार) कर्जदार ४. गीता एन परमार (सह-कर्जदार) ५. पुष्पा परमार (सह-कर्जदार)
उर्वरीत थकीत	रु. १,७१,८७,७४२.५६/- (रुपये एक करोड एकाहत्तर लाख सत्त्याऐंशी हजार सातशे बेचाळीस आणि पैसे छपत्र मात्र) सरफैसी ॲक्ट च्या कलम १३(२) अन्वये सूचनेनुसार १०.०९.२०२१ रोजीस २९/११/२०२४ रोजीस ३,००,३६,९८७.२२/- (रुपये तीन कोटी छत्तीस हजार नऊशे सत्त्याऐंशी आणि पैसे बावीस मात्र) अधिक सांपाश्चिक दराने व्याज अधिक प्रदान आणि देयाच्या तारखेपर्यंत ३०/११/२०२४ पासून त्यावरील परिव्यय, प्रभार, खर्च
स्थावर मिळकतीचे वर्णन	द्वारे गहाण: श्री. निखिल परमार गव्ह. गेस्ट हाऊस, खारकर आळी, ठाणे पश्चिम ४००६०१ येथे स्थित असलेले आणि वसलेले टिका क्र. ५, सीटीएस क्र. १९, २० (भाग), २३ (भाग), २४ (भाग), २६-ए (भाग), २६-बी धारक जमिनीच्या प्लॉटवर उभारीत अभिषेक हाईट्स को ऑपरेटिव्ह हाऊसिंग सोसायटी लि मधील १०व्या मजल्यावरील फ्लॅट क्र. १००६, मोजमापित ६८१ चौ.फू. चटई क्षेत्र म्हजेच ६३.२९ चौ मी (चटई) क्षेत्र
सीईआरएसएआय	सिक्युरिटी इंटरस्ट आयडी-४०००२०६४९८७५ ॲसेट आयडी- २०००२०६०५२२४
राखीव किंमत	रु. ७६,०३,०००/- (रुपये शह्यात्तर लाख तीन हजार मात्र)
इसारा अनामत रक्कम	रु. ७,६०,३००/- (रुपये सात लाख साठ हजार तीनशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	०१/०४/२०२४ रोजीस सोसायटी थकीत रु. १,६२,१८८/-
मिळकतीचे निरीक्षण	१३/०३/२०२५ रोजी दु. ०३.०० ते सायं ०५.००
संपर्क व्यक्ती आणि दूर क्र:	श्री. प्रेरणा आढाव ८८७९८०२१७० गौतम भालेराव ८९९५६९५७२ श्री. सिद्धेश पवार-९०२९६८७५०४
बोली सादर करण्यासाठी अंतिम तारीख	२७/०३/२०२५ रोजी सायं. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) मार्फत २८/०३/२०२५ रोजी स.११.०० पासून दु.१.०० पर्यंत

सदर प्रकाशन हे सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ (१) अंतर्गत वरील नमुद कर्जदार/सह-कर्जदार/गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशिलवार अटी आणि शर्तीकरिता तारण धनकोची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> चा संदर्भ घ्यावा किंवा कोणतेही बोली सादर करण्यापूर्वी सेवा पुरवठादार ई-प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बोलीदारांसाठी सहाय्य क्र. मो: ०७९-६८१३६८०५/६८१३६८३७ मोबा. क्र. +९१९९७८५९१८८८, ईमेल: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), आणि [support@auctiontiger.net](mailto:support@auctiontiger.net) येथे संपर्क साधावा.

ठिकाण: ठाणे  
दिनांक: ०८/०३/२०२५

प्राधिकृत अधिकारी  
पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
(ट्रस्टी ऑफ पिगॉसस ग्रुप थर्टी नाईन ट्रस्ट १)





**Account: Mr. Sameer Jotiram Latke**  
**Trust: Pegasus Group Thirty Nine Trust 1**

**PROPERTY DESCRIPTION**

Flat no. 1006, admeasuring 681 sq. ft. carpet area i.e. 63.29 sq. mtrs. (carpet) area on 10th Floor, in the Abhishek Height Co-operative Housing Society Ltd., standing on plot of land bearing Tika No. 5, CTS No. 19, 20 (pt), 23 (p), 24 (p), 26-A (p), 26-B, Village-Thane lying being and situated behind Govt. Guest House, Kharkar Ali, Thane West 400601.
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**Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 28/03/2025 for the mortgaged property/ies mentioned in the e-auction sale notice ("Schedule Property/ies") from 11:00 a.m. to 01:00 p.m. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ies/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property/ies are being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property/ies of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property. Following are the known claims/dues which have been put forward against the property/ies by the Secured Creditor:- Society Dues as on 01/04/2024 is **Rs.1,62,188/-**
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property/ies, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property: Not Known
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along



with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.

9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (09) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property/ies shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property/ies or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property/ies have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5<sup>th</sup> floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **27/03/2025 till 4:00 p.m.** Email address: [siddhesh@pegasus-arc.com](mailto:siddhesh@pegasus-arc.com) and [gautam@pegasus-arc.com](mailto:gautam@pegasus-arc.com) to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrowers/guarantors/mortgagors pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction property is as follows: - Rs.76,03,000/- (Rupees Seventy Six Lakhs Three Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs.7,60,300/- (Rupees Seven Lakhs Sixty Thousand Three Hundred Only)**
18. Last date for submission of bid is 27/03/2025 till 4:00 p.m. and the Auction is scheduled on 28/03/2025 from 11:00 a.m. to 01:00 p.m. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).



19. **Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty 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 Account Name: - Pegasus Group Thirty Nine Trust 1, Bank Name: RBL Bank Ltd Address: Nariman Point Branch, IFSC Code: RATN0000155.**
20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs. 50,000/-**.
21. **Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.**
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property/ies.
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
- Notarized copy on Rs. 500 stamp paper to be provided for Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
  - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
  - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
  - Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
  - Other necessary statutory and govt. compliances, if any.
  - Notarized copy of Annexure III – Declaration by Bidders on Rs. 500 Stamp Paper.
27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.



28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Siddhesh Pawar cell:- 9029687504 email:- siddhesh@pegasus-arc.com
31. This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers/guarantors/mortgagors under Rule 8 and/or 9 of The Security Interest (Enforcement) Rules, 2002.

**Special Instructions:**

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

**Place: Mumbai**  
**Date: 10/03/2025**

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

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

Name(s) of Bidder (in Capital)

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

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

[illegible]

11

Date of Remittance

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

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

***Provide the names of the companies where appointed as a Director***



**Whether connected to any political party: Yes**

☐

**No**

☐

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


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I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website <https://.auctiontiger.net> and shall abide by them.

\_\_\_\_\_  
**Name & Signature**





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

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

**Borrower: (a) Nikhil Parmar, (b) Bhavesh Tejraj Parmar, (c) Bharti Parmar,  
(d) Geeta N. Parmar & (e) Pushpa Parmar**

**Property Description:**

Flat no. 1006, admeasuring 681 sq. ft. carpet area i.e. 63.29 sq. mtrs. (carpet) area on 10th Floor, in the Abhishek Height Co-operative Housing Society Ltd., standing on plot of land bearing Tika No. 5, CTS No. 19, 20 (pt), 23 (p), 24 (p), 26-A (p), 26-B, Village-Thane lying being and situated behind Govt. Guest House, Kharkar Ali, Thane West 400601.

**To,**  
**Authorized Officer**  
**Bank Name: Pegasus Assets Reconstruction Pvt. Ltd.**

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

7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

**9. Source of Funds**

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

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

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

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

**E-Mail ID:** \_\_\_\_\_



### **Affidavit cum Declaration**

***Property for which bid submitted ("Property"):***

*Flat no. 1006, admeasuring 681 sq. ft. carpet area i.e. 63.29 sq. mtrs. (carpet) area on 10th Floor, in the Abhishek Height Co-operative Housing Society Ltd., standing on plot of land bearing Tika No. 5, CTS No. 19, 20 (pt), 23 (p), 24 (p), 26-A (p), 26-B, Village-Thane lying being and situated behind Govt. Guest House, Kharkar Ali, Thane West 400601.*

***Mortgagor of the Property ("Mortgagor"):*** Mr. Nikhil Parmar

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

(a) Nikhil Parmar, (b) Bhavesh Tejraj Parmar, (c) Bharti Parmar, (d) Geeta N. Parmar & (e) Pushpa Parmar.

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

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

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):

- (1) if such person, or any other person acting jointly or in concert with such person –
  - (a) is an undischarged insolvent;
  - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
  - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

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

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

*Explanation I.*- For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of

conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid.

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

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

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

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):  
Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;
- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:  
  
Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of Mortgagor by the bidder as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;
- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is] subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or



- (j) has a connected person not eligible under clauses (a) to (i).

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

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

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

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

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

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;
- (c) any investment vehicle, registered foreign institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company registered with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and

Enforcement of Security Interest Act, 2002 (54 of 2002);

(e) an Alternate Investment Fund registered with Securities and Exchange Board of India;

(f) such categories of persons as may be notified by the Central Government.

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

Deponent

Verification

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

Deponent

To,

Pegasus Assets Reconstruction Private Limited

55-56, 5<sup>th</sup> Floor, Free Press House,

Nariman Point,

Mumbai – 400 020

**Sub: Consent for KYC Verification**

Dear Sir,

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

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

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

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

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

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

2. I am informed by Pegasus and understand that:

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

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



- c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;
- d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.

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

- a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);
- b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;
- c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;
- d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.

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

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

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

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

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

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