

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**

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

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 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), Director(s), Mortgagor(s) and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Thirty Four Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by NKGSB Bank vide Assignment Agreement dated 26/03/2019 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all known and unknown dues on **30/03/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **03/03/2022** under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Director(s), Mortgagor(s) and Guarantor(s):	a) M/s. ARK Honkon Lasers India Pvt. Ltd. (Borrower/Mortgagor)
	b) Mr. Raghav Shamrao Kulkarni (Director/Guarantor)
	c) Mrs. Aarti Raghav Kulkarni (Director/Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 1,92,09,537.55 (Rupees One Crore Ninety-Two Lakhs Nine Thousand Five Hundred Thirty-Seven and Paise Fifty-Five Only) as on 31/05/2017 as per notice under section 13(2) of SARFAESI Act.
	Rs. 4,72,08,809.69 (Rs. Four Crore Seventy Two Lakhs Eight Thousand Eight Hundred Nine & Sixty Nine Paise Only) as on 13/02/2024 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization

Details of Secured Asset being Immovable Property which is being sold
Mortgaged by: M/s ARK Honkon Lasers India Pvt Ltd.
i) All that piece and parcel of premises being Industrial Unit No. 217 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.
ii) All that piece and parcel of premises being Industrial Unit No. 218 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.
iii) All that piece and parcel of premises being Industrial Unit No. 219 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.
iv) All that piece and parcel of premises being Industrial Unit No. 220 admeasuring 2400 Sq. fts. carpet area i.e., situated on the second floor of the RCC Building No. E-3.
All the above units are situated in the building known as Bhumi World Industrial Park and the said building constructed on Land bearing survey no. 57/2, along with the equal area of village – Pimplas, Talathi Saja – Vehele, Taluka – Bhiwandi and District – Thane, Registration District Thane and Sub-District of Bhiwandi owned by M/s. ARK Honkon Lasers India Private Limited, the property constructed on all that piece and parcels of immovable properties being larger piece of land admeasuring 4400 Sq. Mtrs. Bearing Survey No. 57/2 along with the equal area of Village – Pimplas, Talathi Saja – Vehele, Taluka - Bhiwandi and District – Thane, Registration District Thane and Sub-District of Bhiwandi together with proportionate right in the land under the building and with the right to use and avail common areas and facilities and with right of ways and easements and parking made available to the said premises along with share certificate and membership attached to the said premises.

CERSAI ID	Unit No. 217	Security Interest ID – 400011162832 Asset ID - 200011140656
	Unit No. 218	Security Interest ID - 400011163083 Asset ID - 200011140907
	Unit No. 219	Security Interest ID - 400011165072 Asset ID - 200011142896
	Unit No. 220	Security Interest ID - 400011165346 Asset ID - 200011143169

Reserve Price below which the Secured Asset will not be sold (in Rs.):		Units	Reserve price (Rs – Lakhs)
	Lot 1	Unit No. 217	56.87
	Lot 2	Unit No. 218	56.87
	Lot 3	Unit No. 219	56.87
	Lot 4	Unit No. 220	56.87
		Total	227.48

Earnest Money Deposit (EMD):		Units	E.M.D. (Rs – Lakhs)
	Lot 1	Unit No. 217	5.69
	Lot 2	Unit No. 218	5.69
	Lot 3	Unit No. 219	5.69
	Lot 4	Unit No. 220	5.69
		Total	22.76

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not known
Inspection of Properties:	On 22/03/2024 between 3.00 pm to 5.00 pm.
Contact Person and Phone No:	Contact Persons:- Mr. Paresh Karande (Authorised Officer)- 9594313111 Mr. Pratik Rasal-9664657106.
Last date for submission of Bid:	28/03/2024 till 5:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 30/03/2024 from 11.00 am to 1.00 pm.

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

AUTHORISED OFFICER

Place: Bhiwandi, Thane
Date: 12/03/2024

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

Sd/-
Officer

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**

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	Lot 4	Unit No. 220	5.69
		Total	22.76

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not known
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Inspection of Properties:	On 22/03/2024 between 3.00 pm to 5.00 pm.
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Contact Person and Phone No:	Contact Persons:- Mr. Paresb Karande (Authorised Officer)- 9594313111 Mr. Pratik Rasal-9664657106.
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Last date for submission of Bid:	28/03/2024 till 5:00 pm
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Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 30/03/2024 from 11.00 am to 1.00 pm.
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This publication is also a fifteen (15) days' notice to the aforementioned Borrower, Directors, Mortgagors and Guarantors under Rule 8 & 9 (1) of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Place: Bhiwandi, Thane
Date: 12/03/2024

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



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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 6(2), Rules 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), Mortgagee(s) and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as **Trustee of Pegasus Group Thirty Two Trust I (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Abhyudaya Co-Operative Bank Ltd.** vide Assignment Agreement dated 30th June, 2017 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all known and unknown liabilities on 30/03/2024.
In view of the aforesaid Assignment Agreement, Office of the Official Liquidator, High Court, Bombay pursuant to Honble Bombay High Court's Order dated 04/06/2018 passed in Company Application No. 688/2017 handed over the Physical Possession of the below mentioned mortgage property to the Authorized Officer of the Pegasus Assets Reconstruction Pvt. Ltd. on 14/09/2018.
The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), Mortgagee(s) and Guarantor(s):	1. M/s. Pinnacle Infrastructure International Pvt. Ltd. (A/c. in Liquidation) (Borrower) 2. Mrs. Manju Narinder Tandon Director of M/s. Pinnacle Infrastructure International Pvt. Ltd. (In Liquidation) 3. Mr. Pawan Mukesh Kahar Managing Director of M/s. Pinnacle Infrastructure International Pvt. Ltd. (In Liquidation) 4. Mrs. Devyani Pawan Kahar
Outstanding Dues for which the secured assets are being sold:	Rs.28,85,82,533.09 (Rupees Twenty Eight Crores Eighty Five Lakhs Eighty Two Thousand Five Hundred Thirty-Three and Paise Nine Only) as on 28/02/2013 as per notice under section 13(2) of SARFAESI Act. Rs.129,09,31,998.35 (Rs. One Hundred Twenty Nine Crore Nine Lakhs Thirty One Thousand Nine Hundred Ninety Eight and Thirty Five Paise Only) as on 31/01/2024 plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Property Owned and Mortgaged by: M/s. Pinnacle Infrastructure International Pvt. Ltd. Lot 1: All piece and parcel of Land being Survey No. 42 (PT), 46 (PT), 60, 61/1, 61/2, 64/1, 65/1, 65/2A, admn. 233869 sq. mtrs. with all Buildings and structures thereon situated at Village-Patagan, Murbad-Karjat Road, Taluka-Murbad, Dist-Thane, Maharashtra. Lot 2: All the structures constructed/attached to the Earth or permanently fastened to anything attached to the earth at the aforementioned site and more particularly described as under: Shed A (Admeasuring 4600 sq. mtrs.) Description - Structure: Members like I-Beam columns supported / erected on concrete foundation, BB masonry walls on side up to certain height there after aluminum sheet cladding up to the roofing on all sides supported on steel trusses, WINDOW: Aluminium Sliding Window, WIRING: Industrial Pipe Wiring. Shed B (Admeasuring 270 sq. mtrs.) Description - Structure: Members like I-Beam columns supported / erected on concrete foundation, BB masonry walls on side up to certain height, thereafter aluminum sheet cladding up to the roofing on all sides supported on steel members, DOOR: MS Rolling Shutters, WINDOW: Aluminium Sliding Window, WIRING: Industrial Pipe Wiring.
CERSAI ID:	Asset ID: 2000782499 Security Interest ID: 400007902579
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Lot 1- Rs. 25,79,17,000/- (Rupees Twenty Five Crore Seventy Nine Lakhs Seventeen Thousand Thousand Only) Lot 2- Rs. 78,30,000/- (Rupees Seventy Eight Lakhs Thirty Thousand Only)
Earnest Money Deposit (EMD):	Lot 1- Rs. 2,57,91,700/- (Rupees Two Crores Fifty Seven Lakhs Ninety One Thousand Seven Hundred Only) Lot 2- Rs. 7,83,000/- (Rupees Seven Lakhs Eighty Three Thousand Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	1) Arrears of Land Revenue- Rs.22,15,775/- as per letter dated 17/03/2018 2) Arrears of payment of Rs. 9,89,025/- towards "Gharpati" as per letter dated 26/10/2020
Inspection of Properties:	From 19/03/2024 to 22/03/2024 between 12.00 pm to 03.00 pm with prior appointment
Contact Person and Phone No:	Mr. Siddhesh Pawar- 9029887504 Mr. Rohan Kadam- 9167981607
Last date for submission of Bid:	28/03/2024 till 5.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontigger.net) on 30/03/2024 from 11.00 am to 1.00 pm

(*) Exclusive of applicable GST/VAT
This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagees under Rules 6(2), 8 & 9 of the Security Interest (Enforcement) Rules, 2002. For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontigger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tigger, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9975891888 & 8000023297, Email: ramprasad@auctiontigger.net & support@auctiontigger.net

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

Place: Murbad, Thane
Date: 12/03/2024



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
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The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 03/03/2022 under the provisions of the SARFAESI Act and Rules thereunder.
The details of Auction are as follows:

Name of the Borrower(s), Director(s), Mortgagee(s) and Guarantor(s):	a) a M/s. ARK Honkon Lasers India Pvt. Ltd. (Borrower/Mortgagor) b) Mr. Raghav Shamrao Kulkarni (Director/Guarantor) c) Mrs. Aarti Raghav Kulkarni (Director/Guarantor)																		
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AUTHORISING OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Four Trust I)


Place: Bhiwandi, Thane
Date: 12/03/2024

'FORM 'Z'
(See sub-Rule (11) (d) (1) Of Rule Possession Notice For Immovable property)
Whereas, the undersigned being Mr. Ratan Sitaram Gadhave, Special Recovery Officer Shiviyoti Sahakari Patpedhi Limited, Mumbai Kurla (W). Under the Maharashtra Co-operative Societies Act 1960, Rules 1961, Sec-156, Rule-107 issued a Demand Notice dated-15/11/2016 calling upon the judgment debtor **Mr. Baburav Tukarn Shirke (Lonee)** and **Mr. Sandip Baburav Shirke (Co-Lonee)** to repay the amount mentioned in the Demand Notice issued by this office Rs.10,71,826/- (Rs.Ten Lakh Seventy One Thousand Eight Hundred Twenty Six Rupees only) with date of receipt the said notice and judgment debtor having failed to repay the amount, the undersigned has issued a notice for attachment dated 12/02/2024 and attached the Symbolic property described herein below.
The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor and the public in general that the undersigned has taken possession of 107 (11(d-1)) of the Maharashtra Co-operative Societies Rules.
The judgment debtor in particular and public in general is hereby given to the judgment debtor and the public in general that the undersigned has taken Symbolic possession of 107 (11(d-1)) of the Maharashtra Co-operative Societies Rules, 1961.
The judgment debtor in particular and the public in general (Specially in Thane) is hereby cautioned not to deal with the property and dealings with the property will be subject to the charges of Shiviyoti Sahakari Patpedhi Limited, Mumbai for an amount Rs.10,98,486/- (Rupees -Ten Lakh Ninety Eight Thousand Four Hundred Eighty Six Rupees only) and interest thereon.

Description of the Immovable Property
All that part and parcel of the property consisting of:
Room No.6 Uday Bhavan 1st Floor , Shanti Nagar,Pachphakadi Road,No 27, Near Hanuman Tempal,Wagale Estate,Thane (W) .pin code- 400606.
Date: 05/03/2024
Location: Mumbai
(Shri.R.S. Gadhave)
Special Recovery Officer,
(Maharashtra Co-Op. Societies Act 1960
Section 156 & Rules 1961, Rule 107)
Shashan Patra Jawak No. Patansantha
S.A.a.-5/Ka.K.156/Shiviyoti Sah/ 2022/1036
Date : 05 - 02 - 2024
Mobile no. 8828111958



NOTICE INVITING BID
Supplying, installing, testing & commissioning, operation & maintenance of Organic Waste Digesters at Kharghar, Sector - 40 & Talaja Sector - 21, 22, 37 Housing sites, Navi Mumbai.
CIDCO of Maharashtra Limited through the process of e-tendering invites "ON LINE" item rate Percentage Bids from the experienced prospective bidders fulfilling the mandatory eligibility criteria and who have completed work of similar nature like Installation, Commissioning and Operation of Organic Waste Digesters for the work mentioned below :
1) Name of Work: Supplying, installing, testing & commissioning, operation & maintenance of Organic Waste Digesters at Kharghar, Sector- 40 & Talaja Sector - 21, 22, 37 Housing sites, Navi Mumbai. 2) C.A. No.: 02/CIDCO/SE(HSG-II)/EE(HSG-II)/2023-24 3) Cost put to the Bid: ₹2,45,62,789.08 (excluding GST) 4) E.M.D.: ₹2,46,000/- 5) Completion Period (including monsoon): 1) 90 (Ninety) Days for Supplying, Installing, Testing & Commissioning of Organic Waste Digester. 2) 2 (Two) years of O & M of Organic Waste Digester. O & M period will start within six months after completion of Installation of Organic Waste Digester and same will be communicated by Engineer. 6) Tender Processing Fee: ₹11,800.00 (including 18% GST (Non-Refundable))
Bid Document along with Bidding Programme will be available on the website mahatenders.gov.in from 14/03/2024 at 17.01 Hrs. **Supertending Engineer (HSG-II)**
CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in CIDCO/PR/671/2023-24



GREATER BANK
The Greater Bombay Co-operative Bank Limited
(Scheduled Bank)

PUBLIC NOTICE FOR GOLD AUCTION
Take Notice that the under mentioned borrowers have availed credit facility from our various branches against pledge of Gold Ornaments. The said borrowers have failed to pay the Loan/Overdraft outstanding dues in stipulated period even though the Bank served upon them notice.

Sr. No.	Branch Address and Tel. No.	Name of the Borrower	Account No.	Sanction Amount (₹)	Weight of Gold in Gms (Gross Wt.)
1	The Greater Bombay Co-op Bank Ltd, Bhuleshwar Branch, GBCB House, 89,Bhuleshwar, Mumbai - 400 002. Phone No. 8657929246 / 8657929249 / 8657929257	Avnish M Harsora	30210539530	442000	114.21
2	The Greater Bombay Co-op Bank Ltd, Wadala Branch, Shop No.2/3/4, Shree Krishna Gyan Mandir, Pathshala Bldg., Station Road, Wadala(W), Mumbai-400 031 Phone : 8657941227 / 8657941228 / 8657941229	Asif Ashfaq Khan Asif Ashfaq Khan Harishchandra Gaurya Paykoli Kamlesh Kumar Lalmani Mishra Prashant Jagannath Bhosle Sajid Ashfaq Khan Sajid Ashfaq Khan Sajid Ashfaq Khan Sajid Ashfaq Khan Sajid Ashfaq Khan Sajid Ashfaq Khan	30210326714 30210326725 30210288031 30210553259 30210292489 30210308081 30210308092 30210308105 30210308116 30210308218 30210308229	527000 294000 48500 225000 150000 445000 231000 299000 440000 331000 374000	147.23 89.30 25.60 66.97 50.95 113.40 69.24 83.00 125.41 99.81 106.57
12	The Greater Bombay Co-op Bank Ltd, Dadar Branch, Naorji House, N.C. Naniwala Agiary Trust Bldg, Dadar(E), Mumbai - 400 014. Phone No : 8657736987 / 8657736991 / 8657736992	Kunal Ashok Patil Kunal Ashok Patil Rajesh Balkrishna Ambolkar Rajesh Balkrishna Ambolkar Rasika Rajesh Parab Sushila Anand Gaikwad Sushila Anand Gaikwad Sushila Kishor Gurjar Sushila Kishor Gurjar	30210278838 30210274243 30210550189 30210778830 30210561872 30210415378 30210617089 30210405585 30210001229	30800 95000 125000 107000 170000 135800 89000 66500 120000	9.86 29.00 34.91 28.85 45.15 44.69 32.57 19.75 41.92
21	The Greater Bombay Co-op Bank Ltd, Goregaon Branch, 110, Jawahar Nagar, Goregaon (W), Mumbai - 400 062. Phone no : 8657961392 / 8657961397 / 8657961398	Kusum Paresh Sarkar Narendra Vasant Dhuri Narendra Vasant Dhuri Nishit Prakash Panchal	30210315645 30210778466 30210778477 30210564759	108000 423000 183000 156000	34.00 116.50 57.00 43.05
26	The Greater Bombay Co-op Bank Ltd, J.B.Nagar Branch, Unit No G-1, Wing-B, Silver Astra Apt, J. B. Nagar, Andheri (E), Mumbai- 400 059. Phone No. 8657961473 / 8657961474 / 8657961475	Ashok Gopichand Mangale Ashok Gopichand Mangale Ashok Gopichand Mangale Swapnil Rajaram Sawant Yokeshperumal Kannan Nadar Yokeshperumal Kannan Nadar Yokeshperumal Kannan Nadar	30210468579 30210516002 30210385147 30210294055 30210420229 30210420230 30210691461	40000 40000 62000 116000 180000 435000 136000	15.90 14.30 26.60 47.40 66.10 148.38 43.90
33	The Greater Bombay Co-op Bank Ltd, Malad Branch, Gala no 4, Sarvoday Bhuvan, Ramchandra Lane Extn.Rd, Nr M D Shah Mahila College, Malad (W) Mumbai - 400 064. Phone No - 8828851013 / 8828851014 / 8828851015	Dashrath Shivram Shinde Firoz Ahmed Shaikh Hemangi Suresh Tumde Kapillesh Sayaji Dhone	30210581425 30210708227 30210289919 30210774303	73000 105000 57000 140000	36.99 26.69 21.73 44.45
37	The Greater Bombay Co-op Bank Ltd, Borivali Branch, A - 11, Ratna Dham Rattan Nagar, Borivali (E), Mumbai - 400068. Phone no : 8657789352 / 8657789353 / 8657789354	Bhumika Rahul Jain Bhumika Rahul Jain Kedarnath Rambhuj Mayuraya Kedarnath Rambhuj Mayuraya Kedarnath Rambhuj Mayuraya Madhu Anil Digra Madhu Anil Digra Rasiklal Nathalal Shah	30210441499 30210523213 30210378627 30210652749 30210286747 30210473690 30210473703 30210416892	416000 130000 61000 242000 58000 467000 420000 487000	178.95 45.47 20.18 82.27 20.27 141.76 127.09 191.58
44	Rasiklal Nathalal Shah	30210416905	490000	144.00	
46	Rasiklal Nathalal Shah	30210416916	496000	156.09	
47	Rasiklal Nathalal Shah	30210416927	100000	30.36	
48	The Greater Bombay Co-op Bank Ltd, Dahisar Branch, 6, Sheffield, Ground Floor,Opp. Jari Mari Garden, Anand Nagar, Dahisar (East),Mumbai - 400 068 Phone No- 8657959577 / 8657959581 / 8657959590	Sneha Alkesh Vyas Sneha Alkesh Vyas Sneha Alkesh Vyas	30210539494 30210542260 30210542271	1650000 320000 305000	486.50 87.75 80.92
51	The Greater Bombay Co-op Bank Ltd, Vile Parle Branch, Meghmala Co-op.Society, Sant Janabai Road, Vileparle (E), Mumbai-400 057. Phone no : 8657783172 / 8657783173 / 8657783174	Mangalkumar Khanwar Manoj Bhaskar Joshi	30210284988 30210518703	46000 40000	24.20 11.30
53	The Greater Bombay Co-op Bank Ltd, Vasai Branch, Regency Co-op, Hsg. Scty, Opp. St. Francis High School, Ambadi Road, Vasai (W),Dist. Thane - 401 202. Phone no - 0250-2340321 / 0250-2337442 / 960771166	Kiran Kanji Bagda Sanjay Suresh Gawde Sanjay Suresh Gawde Sanjay Suresh Gawde	30210609588 30210545181 30210665678 30210678519	225000 335000 180000 180000	58.80 96.70 58.93 48.50
57	The Greater Bombay Co-op Bank Ltd, Kandivli Branch, Bhoomi Apartments, Bldg. No. 8, Dahakur Wadi, Sector 4, Panchsheel Enclave, Kandivli (W), Mumbai - 400 067. Phone No. 9324139369 / 7715081918	Himesh Harish Dave	30210733446	500000	143.75
58	The Greater Bombay Co-op Bank Ltd, Thane Branch, Shop No. 2 & 3, Prince Palace,Bldg., Next to Khandelwal Sweets, Near Aradhana Theatre, Panchpakadi, Thane (W) - 400 602. Phone No. 7506438695, 9152538695, 9152043037	Suraj Vitthal Landge	30210308581	297500	101.14

SCDR MAHARASHTRA MUMBAI
O.W. NO. - 865
DATE - 6/3/2024
BEFORE THE STATE CONSUMER DISPUTES REDRESSAL COMMISSION FOR MAHARASHTRA AT MUMBAI
Old Secretariats Building, Extension Building, Ground Floor, Opp. Jahangir Arts Gallery, M. G. Road, Kalaghoda, Mumbai - 400 032.
EXECUTION APPLICATION NO. EA/12/17 IN CONSUMER COMPLAINT NO. CC/2019/ Mr. Vivek Devram Patil & Mrs. Ruchita V. Patil V/S M/S. Karm Infrastructure Pvt. Ltd. Through its Director Mr. Ramkanth S. Jadhav & Mrs. Ruchita Vivek Patil 1) Vivek Devram Patil 2) Mrs. Ruchita Vivek Patil Having address at:- Flat No. 202, B-2, Anand Kirti CHS, Chendani Koliwada, Subhash Nagar, Opp. Police Marine Workshop, Thane - 400603.
Versus.
1) M/S. Karm Infrastructure its Director 2) Mr. Ramkanth S. Jadhav 3) Mr. Satish Gangadharra Pillangwad. Having address at:- Ground Floor Shop No.1, A Wing, Vivekananda CHS K Keishan Menan Marg, Kunte Marg Nagar, 90 Feet Road, Near Aayush Hospital Dharav Mumbai-400017.
Public Notice
TAKE NOTICE THAT The Applicant above named has/have filed Execution Application No.12/17/ before, State Consumer Disputes Redressal Commission for Maharashtra at Mumbai. WHEREAS the Execution Application above mentioned was listed before the Commission for the hearing/submission but as it is not possible to serve the notice by regular service, to Accused / Respondents, hence the Hon'ble Commission ordered the service by substituted service i.e., Public Notice by paper publication. Notice is hereby given to Accused/Respondent, that if you wish to contest the Execution Application you are required to remain present on 28/03/2024, at 10.30 a.m. in person or by pleader duly instructed and produce the documents in your defence on which you desire to rely on.
TAKE FURTHER NOTICE THAT in default of your appearance on the date and time above mentioned the Execution Application will be proceeded for determination in your absence and no further Notice in relation thereto shall be given. Given in my hand on this 05th day of March, 2024
Mumbai Sd/- Registrar (Legal) State Consumer Disputes Redressal Commission Maharashtra, Mumbai



UNION BANK OF INDIA
A Government of India Undertaking
CREDIT RECOVERY AND LEGAL SERVICE DEPARTMENT KOLHAPUR REGIONAL OFFICE
1411, C, Maya Chambers, Laxmipuri, Kolhapur

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular by the Authorized Officer, that the under mentioned properties mortgaged to Union Bank of India, taken possession under the provision of Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, will be sold by E-Auction as mentioned below for recovery of under mentioned dues and further interest, charges and costs etc, as detailed below. The property is being sold on "As is where is", "As is what is" and "Whatever there is" as such sale is without any kind of warranties and indemnities.
Details of any Encumbrances on the below mentioned properties is not known to Bank. All the properties will be sold on the basis of Symbolic Possession. Bid Increment Amount to further increase the bid amount from base price is 1% of reserve price for all the properties mentioned.

Sr. No.	Names of the Borrowers / Guarantors	Reserve Price, EMD Amount (Rs.)	Debt due in Rs. as per sale notice (excluding further interest & Legal/Other Charges)	Union Bank of India Branch Name, contact Info
1.	Borrower: Abdul Haneef M Sadhoo, Tayyba Abdul Hanif Sadhu Guarantor: Sayyed Yasin Abdul Rahiman Zari	11,94,000 1,19,400	22,94,889.00	Ratnagiri eCB 9130052954
Description of the Property : All the piece and parcel of Flat No. 205, 'A' Wing Building, Attari Residency, situated on Survey No. 71/1, Mouje Rahatagar within Municipal limits, Tal. and Dist. Ratnagiri, owned by Mr. Abdul Haneef Mohammad Sadhu. The said property is Bounded on or towards: East- Open Space, West- Passage, North- Flat No. 204 and South- Flat No. 206.				
6.	Borrower: Mr. Shaji Pushkaran Puthen Purackal Guarantors: Mr. Bhushan Shivaji Satam, Mrs. Sharmila Babaji Gaonkar	19,21,000 1,92,100	36,05,741.00	Malvan 9158252102
Description of the Property : Flat No. A-10, Sai Sankalp-A, in Survey No. 356, (871 A-1-A-9), Hissa No. 1A, City Survey No. 2982-2983-2984-2985, Area 1000 Sq.Fts., Malvan, Sindhudurg, Maharashtra-416606.				
Date & Time of E-Auction : 27.03.2024 from 12.00 PM. to 5.00 PM. For detailed terms and condition of the sale, please refer to the link provided in www.unionbankofindia.co.in OR https://www.ibapi.in For Registration and Login and Bidding Rules visit https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp				
This may also be treated as notice u/r 8(6) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the above said loan about the holding of E-Auction Sale on the above mentioned date, if their outstanding dues are not repaid in full.				
Place: Kolhapur. Date: 11.03.2024 Sd/-, Authorized Officer, Union Bank of India				



PUNE MUNICIPAL CORPORATION
CHIEF ENGINEER DEPARTMENT
NOTICE INVITING TENDERS (N.I.T) YEAR 2022-23
Tender Sale Date:- 12-03-2



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरियमन पॉइंट,

मुंबई-४०० ०२१. दूरध्वनी क्र. : ०२२ - ६१८८ ४७००.

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

ई लिलाव करिता जाहीर सूचना

सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९(१) ला परंतुकासह वाचत सिक्कुरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषतः खालील नमूद कर्जदार, संचालक, गहाणदार आणि हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद तारण मत्ता असलेल्या स्थावर मिळकती ह्या सरफेसी अँक्ट, २००२ च्या तरतुदीन्वये दिनांक २६/०३/२०१९ रोजीच्या अभिहस्तांकन कराराद्वारे एनकेजीएसबी बँक द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी फोर ट्रस्ट - १ चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकॉकडे गहाण/प्रभातित आहेत, जे ३०/०३/२०२४ रोजी याखालील सरफेसी अँक्ट आणि रुल्स अंतर्गत सर्व ज्ञात आणि अज्ञात थकीत सह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने विकण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील सरफेसी अँक्ट आणि रुल्स अंतर्गत खालील नमूद तारण मत्ता असलेल्या स्थावर मिळकतीचा ०३/०३/२०२२ रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील पुढीलप्रमाणे:

कर्जदार, संचालक, गहाणदार आणि हमीदारांचे नाव

ए) मे. एआरके हॉर्कॉन लेझर्स इंडिया प्रायव्हेट लिमिटेड (कर्जदार/गहाणदार)
श्री. राघव शामराव कुलकर्णी (संचालक/हमीदार)
सी. आरती राघव कुलकर्णी (संचालक/हमीदार)

थकबाकी ज्यासाठी तारण मत्ता विकण्यात येणार आहेत

सरफेसी अँक्टच्या कलम १३(२) अंतर्गत सूचनेप्रमाणे ३१/०५/२०१७ रोजीस रु. १,९२,०९,५३७.५५ (रुपये एक कोटी व्याणव लाख नऊ हजार पाचशे सद्तीस आणि पैसे पंचावन्न मात्र).
(रु. ४,७२,०८,८०९.६९/- (रुपये चार कोट बाहतर लाख आठ हजार आठशे नऊ आणि पैसे एकोणसत्तर मात्र) १३/०२/२०२४ रोजीस) अधिक प्रदान आणि वसुलीच्या तारखेपर्यंत त्यावरील सांपारिर्वक दरांने व्याज आणि परिव्यय, प्रभार आणि खर्च

तारण मत्ता असलेल्या स्थावर मिळकतीचे वर्णन ज्या विकण्यात येणार आहेत

द्वारे मालकीचे: मे. एआरके हॉर्कॉन लेझर्स इंडिया प्रायव्हेट लिमिटेड

१. आरसीसी इमारत क्र. ई-३ च्या दुसरा मजल्यावर स्थित म्हणजेच परिसर धारक इंडस्ट्रीअल युनिट क्र. २१७, मोजमापित २४०० चौ.फू. चटई क्षेत्रचे परिसराचे सर्व ते भाग आणि विभाग.

२. आरसीसी इमारत क्र. ई-३ च्या दुसरा मजल्यावर स्थित म्हणजेच परिसर धारक इंडस्ट्रीअल युनिट क्र. २१८, मोजमापित २४०० चौ.फू. चटई क्षेत्रचे परिसराचे सर्व ते भाग आणि विभाग.

३. आरसीसी इमारत क्र. ई-३ च्या दुसरा मजल्यावर स्थित म्हणजेच परिसर धारक इंडस्ट्रीअल युनिट क्र. २१९, मोजमापित २४०० चौ.फू. चटई क्षेत्रचे परिसराचे सर्व ते भाग आणि विभाग.

४. आरसीसी इमारत क्र. ई-३ च्या दुसरा मजल्यावर स्थित म्हणजेच परिसर धारक इंडस्ट्रीअल युनिट क्र. २२०, मोजमापित २४०० चौ.फू. चटई क्षेत्रचे परिसराचे सर्व ते भाग आणि विभाग.

वरील सर्व युनिट्स भिवंडीचा उप जिल्हा आणि गाव पिंप्लास, तलाठी सजा वेहेले, तालूका भिवंडी आणि जिल्हा ठाणे, नोंदणीकृत जिल्हा ठाणेच्या समान क्षेत्रसह जमीन मोजमापित ४४०० चौ.मीटर्स धारक सव्हे क्र. ५७/२ चा मोठाभाग असलेली स्थावर मिळकतीवर बांधलेले मिळकत मे. एआरके हॉर्कॉन लेझर्स इंडिया प्रायव्हेट लिमिटेड द्वारे मालकीचे भिवंडीचा उप जिल्हा आणि गाव पिंप्लास, तलाठी सजा वेहेले, तालूका भिवंडी आणि जिल्हा ठाणे, नोंदणीकृत जिल्हा ठाणेच्या समान क्षेत्रसह जमीन मोजमापित ४४०० चौ.मीटर्स धारक सव्हे क्र. ५७/२ चा मोठाभाग असलेली स्थावर मिळकतीवर बांधलेली इमारत आणि भुमी वर्ल्ड इंडस्ट्रीअल पार्क नावे ज्ञात इमारतीमध्ये स्थित सह इमारतीअन्वये जमीनीमधील यथायोग्य अधिकार आणि सदर परिसराचे पार्किंग उपलब्ध सह सदर परिसराला जोडलेले शेअर प्रमाणपत्र आणि सभासदत्व.

सेरसाई आयडी

युनिट क्र. २१७, सिक्कुरिटी इंटरेस्ट आयडी- ४०००१११६२८३२
असेट आयडी- २०००१११४०६५६

युनिट क्र. २१८, सिक्कुरिटी इंटरेस्ट आयडी- ४०००१११६३०८३
असेट आयडी- २०००१११४०९०७

युनिट क्र. २१९, सिक्कुरिटी इंटरेस्ट आयडी- ४०००१११६५०७२
असेट आयडी- २०००१११४२८९६

युनिट क्र. २२०, सिक्कुरिटी इंटरेस्ट आयडी- ४०००१११६५३४६
असेट आयडी- २०००१११४३१६९

ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत

	युनिट्स	राखीव किंमत (रु. लाखात)
संच १	युनिट क्र. २१७	५६.८७
संच २	युनिट क्र. २१८	५६.८७
संच ३	युनिट क्र. २१९	५६.८७
संच ४	युनिट क्र. २२०	५६.८७
	एकूण	२२७.४८

इसारा अनामत रक्कम (इएमडी):

	युनिट्स	इ.एम.डी (रु. लाखात)
संच १	युनिट क्र. २१७	५.६९
संच २	युनिट क्र. २१८	५.६९
संच ३	युनिट क्र. २१९	५.६९
संच ४	युनिट क्र. २२०	५.६९
	एकूण	२२.७६

मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकांना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य

ज्ञात नाही

मिळकतीचे निरीक्षण

२२/०३/२०२४ रोजी दु. ०३.०० ते सायं. ५.०० वा दरम्यान

संपर्क व्यक्ती आणि फोन क्र

संपर्क क्र. श्री. परेश कारंडे (प्राधिकृत अधिकारी)-९५९४३१३१११
संपर्क क्र. श्री. प्रतिक रसाळ-९६६४६५७१०६

बोली सादर करण्यासाठी अंतिम तारीख

२८/०३/२०२४ रोजी सायं. ५.०० पर्यंत

बोली उघडण्याचे ठिकाण आणि वेळ

ई- लिलाव/बोली वेबसाईट (<https://sarfaesi.auctiontiger.net>) मार्फत ३०/०३/२०२४ रोजी स. ११.०० पासून दु. १.०० पर्यंत

सदर प्रकाशन हे सिक्कुरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९(१) अंतर्गत वरील नमूद कर्जदार/हमीदार यांना पंधरा(१५) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया ई-लिलावात भाग घेण्यासाठी त्यांची बोली सादर करण्यापूर्वी इतर तपशील आणि संबंधित मिळकतीच्या ई-लिलाव/विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता तारण धनकांची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> मध्ये दिलेली लिंक पाहावी. बोलीदार वेबसाईट <https://sarfaesi.auctiontiger.net> ला देखील भेट देऊ शकतात किंवा सेवा पुरवठादार मे. ई-प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोट: +९१ ९२६५५६२८२१ व ९३७४५१७५४; ई-मेल: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net श्री. रामप्रसाद मोबाईल क्र. +९१ ८०००२३२९७, ईमेल: support@auctiontiger.net येथे संपर्क साधावा.

प्राधिकृत अधिकारी

ठिकाण : भिवंडी, ठाणे पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
दिनांक : १२/०३/२०२४ (पेगासस ग्रुप थर्टी फोर ट्रस्ट १ चे ट्रस्टी)



नोंदणी. कार्यालय : १धा मजला, अंजिरीध भवन, २१, के. जी. मार्ग, नवी दिल्ली – ११०००१.
१ूर. : ०११-२३३०७१२, २३३०७१२, २३३०५४२४, वेबसाईट: www.pnbhousing.com

किरण शाखा:- ३०२, हिसरा मजला, ग्रेडी ऑफिस, ह्याक्के नगर एक्सप्रेस २ लेहडमार्क, १००फुट नाली बायपास रोड, बालाजी हॉटेल वर, बिरार भवन, महाराष्ट्र ४०१३०१

कच्चा सूचना (स्थवार मिलकतीसाठी)					
<p>ज्याअर्थी, निमन्त्याव्हीकरांनी पीएचडी हाऊसिंग फायनान्स लि. चे प्राधिकृत अधिकारी म्हणून सिक्वियुटीयझेसन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सिअल असेट्स् अन्वये आणि एफोर्समेंट ऑफ सिक्वियुटी इंस्ट्रेट अँक्ट, २००२ च्या नियम ८(१) च्या अनुषंगानत आणि कलम ३३(१२) सहावातया सिक्वियुटी इंस्ट्रेट (इफोर्समेंट) रुल्स, २००२ च्या नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून प्रत्येक खाल्यासाठी तसेच एच मागणी सूचना जारी करून संबंधित कर्जदारांना प्रत्येक खाल्यासाठी दिलेल्या रकमेने परतफेड करून सूचनेच्या प्राप्तीची तारीख/सूचनेच्या तारखेपासून ६० दिवसांत करण्यात यावितेले होते.</p> <p>रकमेची परतफेड करण्यात कर्जदार असमर्थ ठरल्याने याद्वारे कर्जदार आणि सर्वसामान्य जनतेला सूचना देण्यात येते की, निमन्त्याव्हीकरांनी येथे खाली वर्णन केलेल्या मिळकती(जी) या कच्चा खाल्या/हिसरा मंदर अँडच्या कलम १३(४) सहावातया मंदर कल्ल्याच्या नियम ८ अन्वये याच अधिकारांचा वापर करून प्रत्येक खाल्यासाठी नमूद तारखेस येतील.</p> <p>विशेषतः कर्जदार आणि सर्वसामान्य जनतेला याद्वारे इशारा देण्यात येतो की, मिळकतीची व्यवहार करू नये आणि मिळकतीची केलेला कोणताही व्यवहार पोलीस चौकीची हाऊसिंग फायनान्स लि. च्या रकमा ३ अन्वये करायला येतील ज्यात ज्या कच्चा खाल्यासाठी भागअवधीत एच मागणी सूचना जारी करून संबंधित कर्जदारांना प्रत्येक खाल्यासाठी दिलेल्या रकमेने परतफेड करून सूचनेच्या प्राप्तीची तारीख/सूचनेच्या तारखेपासून ६० दिवसांत करण्यात यावितेले होते.</p> <p>रकमेची परतफेड करण्यात कर्जदार असमर्थ ठरल्याने याद्वारे कर्जदार आणि सर्वसामान्य जनतेला सूचना देण्यात येतो की, निमन्त्याव्हीकरांनी येथे खाली वर्णन केलेल्या मिळकती(जी) या कच्चा खाल्या/हिसरा मंदर अँडच्या कलम १३(४) सहावातया मंदर कल्ल्याच्या नियम ८ अन्वये याच अधिकारांचा वापर करून प्रत्येक खाल्यासाठी नमूद तारखेस येतील.</p> <p>विशेषतः कर्जदार आणि सर्वसामान्य जनतेला याद्वारे इशारा देण्यात येतो की, मिळकतीची व्यवहार करू नये आणि मिळकतीची केलेला कोणताही व्यवहार हा कॅनरा बँक, पोडबंदर रोड, ठाणे पश्चिम – ४०००१५</p>					
अ. क्र.	कर्जदाराचे/सह-कर्जदाराचे/जामीनदार यांचे नाव	मागणी सूचनेची तारीख	थकबाकी रकम	कच्चा येतयुनची तारीख	गहाण मिळकतीचे वर्णन
१.	एचओआय/व्हीआरआय/ ०८१६/१३१०५/शा.का.-१. बिरार.	अभिहित हो. खांदे	16-01-2020	रु. ११,८६,६६६,६६५/- (एचये एचओआय तहजारी हजारा सहाशे सहाशेचौर आणे एकाशेनवसहस्र तेथे मास)	०७.०३.२०२४ (सांकेतिक)
विकाय: बिरार, दिनांक: ११.०३.२०२४			प्राधिकृत अधिकारी, पीएचडी हाऊसिंग फायनान्स लि.		

ICICI Bank	शाखा कार्यालय: आयसीआयसीआय बँक लिमिटेड, तळ मजला, आकूती सेंटर, एमआयडीसी, टेलिकोन एक्सचेंज जवळ, आकूती स्टारच्या समोर, अंधेरी पूर्व, मुंबई – ४०००१३
जाहीर सूचना – तारण मत्तेच्या विक्रीसाठी निविदा ई-लिलाव [नियम ८(६) चे तरतुदीकडे पहा]	
स्थवार मिळकतीच्या विक्रीकरिता सूचना	

सिक्वियुटीयझेसन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सिअल असेट्स् अँड एफोर्समेंट ऑफ सिक्वियुटी इंस्ट्रेट कायदा २००२ सह नियम ८(६) च्या तरतुदीनुसार स्थवार मालमत्तेचा ई-लिलाव विक्री सूचना.

सर्वसामान्य लोक आणि विशेषतः कर्जदार आणि जामीनदार यांना सूचना देण्यात येत आहे की खाली वर्णन केलेली स्थवार मालमता जी सिक्वयर्ड ब्रेकडॅटर यंत्रणाकडे गहाण/चावर्ड करण्यात आली असून, त्याचा प्रत्यक्ष ताबा आयसीआयसीआय बँक लि.चे अधिकारी यांनी घेतला असून ती ’’जसे आहे जिथे आहे’’, ’’जे आहे ते आहे ’’ आणि ’’तेथे जे असले ते ’’ या आधारे होणार आहे, त्याचे तपशील खाली देण्यात आले आहेत.

अ. क्र.	कर्जदाराचे/सह- कर्जदाराचे/ जामीनदाराचे नाव/ कर्ज खाते क्रमांक	काही असल्यास ज्ञात तारण मत्तेचा तपशील	थकबाकी रकम ₹	आवश्कित मूल्य (₹) इसारा अमाजत वेळ	मालमत्तेच्या परीक्षणीत तारीख आणि वेळ	लिलाव तारीख आणि वेळ
(ए)	(बी)	(सी)	(डी)	(ई)	(एफ)	(जी)
1.	मिस्टर नेहिल विल्यम लोबो (कर्जदाराचे) आणि श्रीमती प्योती नेहिल लोबो (सह-कर्जदाराचे), कर्ज खाते क्रमांक- LBTNE00002436882	प्लॉट क्र. ४०३, ४था मजला, बी-७ बिल्डिंग, अर्धहॉल अंजिरीया, एस. क्र. २१/१, २२/१, २२/२, २२/३, २३/२ आणि २५/१, ग्याद दखिली, तालुका खालापूर, अदलाब इमेजिका जवळ, खोपोली, रायगड, महाराष्ट्र – ४१०२३२, मोझामपूर क्षेत्र करारासुमार ३३८.८५ चौ.फूट कार्पेट बिल्ट-अप.	₹ ३१,००, ०५२/- (दि. मार्च ०६, २०२४ पर्यंत)	₹ १२,००, ०००/-	मार्च २८, २०२४ सकाळी ११:०० ते दुपारी ०२:०० पर्यंत	एप्रिल ०६, २०२४ सकाळी ११:०० पर्यंत
2.	श्रीमती कल्पना हरी देशमुख (कर्जदाराचे), श्री हरी मनोहर देशमुख (सह कर्जदाराचे), कर्ज खाते क्रमांक- LBALGX00002933117	प्लॉट २, उंच तळमजल्यावर, ई-बिंग, 'को-ऑपरेटिव्ह हाऊसिंग सोसायटी' जिल्हा रायगड, तालुका – अलिबाग, सहई क्रमांक 1112, 1112/१, 1112/बी, अलिबाग – 402201 येथे स्थित आहे. मोझामपूर क्षेत्र ८.५७ चौरस मीटर	₹ ६७,१४, १३०/- (दि. मार्च ०६, २०२४ पर्यंत)	₹ ३७,५०, ०००/-	मार्च २८, २०२४ दुपारी ०२:०० ते संध्याकाळी ०५:०० पर्यंत	एप्रिल ०६, २०२४ सकाळी ११:०० पर्यंत

ऑनलाईन लिलाव युआरएल लिंक- (**https://disposalhub.com**) मे. नेक्सझेन सोल्युशन्स प्रायव्हेट लिमिटेड या ई-लिलाव एजन्सीच्या वेबसाईटवर आयोजित करण्यात येईल. तारणदार/नोंदीती यांना एप्रिल ०५, २०२४ रोजी **संध्याकाळी ०५.००** वाजणेपूर्वी एकूण थकबाकी आणि पुढील त्यान्यासह रक्कम परतफेड करण्याची संधी देण्यात येत आहे. अन्यथा सदर तारण मालमतावारीत परिशिष्टाप्रमाणे विक्री करण्यात येईल.

संभायर बोलीदारांनी बयाणा रक्कम (ईंपडी) **आयसीआयसीआय बँक लिमिटेड, लेवल ३-५, ७४ टेकनो पार्क, सीझ ६२ क्रमांक ०२ समोर, एमआयडीसी, अंधेरी पूर्व, मुंबई-४०००१३** यावेकडे डीमांड ड्राफ्ट (डीडी) (कॉलम ई) पहा) एप्रिल ०५, २०२४ रोजी **संध्याकाळी ०४.००** वाजणेपूर्वी सादर करावी आणि त्यानंतर त्यांनी त्यांचा प्रस्ताव फक्त वर नमूद वेबसाईटफॉर्मवर **एप्रिल ०५, २०२४ रोजी संध्याकाळी ०५.००** वाजणेपूर्वी ईमपीडीच्या पैसे भरल्याच्या पुराव्यासाठी सहई पोचसह – डीडीरी स्कॅन केलेल्या ईमेलसह सादर करावी आवश्यक आहे. कृपया नोंद घ्यावी, जर संभायर बोलीदारांना वेबसाईटफॉर्मफट त्यांचे प्रस्ताव सादर करणे शक्य नसल्यास, स्वाक्षरीकृत निविदा दस्तावेजाची प्रत **आयसीआयसीआय बँक लिमिटेड, लेवल ३-५, ७४ टेकनो पार्क, सीझ ६२ क्रमांक ०२ समोर, मरोल एमआयडीसी, अंधेरी पूर्व, मुंबई-४०००१३** येथे एप्रिल ०५, २०२४ रोजी **संध्याकाळी ५.००** वाजणेपूर्वी सादर करावी. बयाणा रक्कम राष्ट्रीयकृत/वर्गीकृत बँकेकडील डीडी/पीओ **’’आयसीआयसीआय बँक लिमिटेड ’’** यांच्या नावे **मुंबई** येथे देणे सादर करावा.

पाहणीसंबंधित, ई-लिलावाच्या शर्ती व अटी किंवा निविदा सादर करण्याशी संबंधित कोणत्याही खुलाशाकरिता कृपया संपर्क आयसीआयसीआय बँक लिमिटेडला **८४५४०८८२३४ /७३४१११५११४/ ९००४३१२४१६** वर संपर्क करा.

कृपया नोंद घ्यावी की मार्केटिंग एजन्सी **१. मे. नेक्सझेन सोल्युशन्स प्रायव्हेट लिमिटेड, २. अंजीओ असेट मॅनेजमेंट प्रायव्हेट लिमिटेड, ३. मॅटेक्स प्रॅट प्रायव्हेट लिमिटेड**, यांनादेखील सदर मिळकतीच्या विक्री सुविधेसाठी नेमण्यात आले आहे.

कोणतेही कारण न देता कोणतीही किंवा सर्व बोली पराजित किंवा न्यायमरणाचा अधिकार प्राधिकृत अधिकाऱ्याकडे राखीव आहे.

विक्रीच्या विस्तृत शर्ती व अटींकरिता कृपया भेटा **https://www.icicibank.com/n4p4s**.

दिनांक : मार्च १३, २०२४	प्राधिकृत अधिकारी
ठिकाण : मुंबई	आयसीआयसीआय बँक लिमिटेड

AXIS BANK LTD.	नोंदणीकृत कार्यालय – अक्सिस बँक लि., ’’त्रिशूल’’, उरा मजला, समथेश्वर मंदीर समोर, लॉ गार्डन एलिबिज जवळ, अहमदाबाद – 380006. शाखेचा पत्ता – अक्सिस बँक लि., तिसरा मजला, गिगालेक्स, एनपीसी -1, टीटीपी इंडस्ट्रीअल एरिया, गुमलासन रोड, ऐरोली, नवी मुंबई – 400708.
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(नियम ८(9) ताबा सूचना

ज्याअर्थी, खाली सही करणार **अक्सिस बँक लि, चे प्राधिकृत अधिकारी** या नात्याने वित्तीय प्रतिभूतीकरण व पुनर्रचना आणि प्रतिभूती अंमलबजावणी अधिनियम 2002 च्या अंतर्गत तसेच प्रतिभूती हिताधिकार (येथे ’’सांगित कायदा’’ म्हणून संदर्भित) आणि सुस्था हित (अमलबजावणी)नियमावली 2002 च्या (नियम ३) च्या वाचल्या जाणा-या कलम 13(12) अंतर्गत खाली नमूद केलेल्या कर्जदार/ गहाणदारांना नोंदीसमवेत नमूद केलेल्या एकूण थकबाकीची परतफेड करण्याची 13 (2) मागणी सूचनेनुसार 60 दिवसांसाठी अत भरपाई करण्याच्या उद्देशानेय सूचना दिली होती.

खाली नमूद कर्जदार/ जमानतदार /गहाणदार यांनी खालील नमूद रकमेची परतफेड न केल्यामुळे एतद् द्वारा खाली नमूद कर्जदार/ जमानतदार/ गहाणदार/ जमानतदार आणि सर्व सामान्य जनतेला सूचित करण्यात येते की खालील सही करणा-यांनी 2022 नियमावली सहा वाचल्या जाणा-या आणि उक्त अधिनियमाच्या कलम 13 उपकलम (4) च्या सिक्वियुटी इंस्ट्रेट एफोर्समेंट रुल्स 2002 अंतर्गत प्रदान केलेल्या अधिकार्याचा वापर करून बँकेस गहाण असलेल्या खालील मालमत्तेचा **प्रत्यक्ष ताबा बँकेने** घेतला आहे. विशेष करून कर्जदार आणि सर्व सामान्य जनतेला एतद् द्वारा वरील संपत्तीच्या विषयी काहीही शोध देऊ न करण्याकरिता ताकीद दिली जात आहे. तसेच पुढील संपत्तीचे व रक्कमेवरील व्याजाचे आणि अन्य खर्चाचे देणेघेणे **अग्रेसर बँक लि.** व्याजासह इतर प्रभाराधिन राहील.सुरक्षित मालमत्तेची पूर्तता करण्यासाठी कर्जदाराचे लक्ष कायद्याच्या कलम 13 मधील उप-कलम (8) मधील तरतुदीसाठी कर्जदाराचे विशेष लक्ष आम्नित्रित केले आहे.

अ. क्र.	कर्जदार/ सह-कर्जदार/ गहाणदार/ जामीनदाराचे नाव व पत्ता	थकबाकी रक्कम रु.	मागणी सूचनेची तारिख	संभाव्य मालमत्तेचे वर्णन
1.)	भाहलाव अली (कर्जदार/ गहाणदार), 2) मोहम्मद अरसूम सच्चौर कुशी (सह-कर्जदार/ गहाणदार/ जमानतदार/ जिपीओ), लोन खाता नं. PHR086107297777	रु. 24,38,43५/- (रुपये चौवीस लाख अडतीस हजार चारशे पत्तरीस फक्त) 29.08.2022, रोजी देय रक्कम आणि त्यावरील पुढील व्याजासह कराऱ्याच्या दराने तसेच पेमेंट केल्याच्या तारखेपर्यंतचे सर्व खर्च, शुल्क आणि खर्च	29.08.2022	प्लॅट नं. 401, चौथा मजला, एस पी श्रावणधारा अपार्टमेंट, सर्वे नं. 175 /52, ममदापूर नेरल कार्जत, रायगड- 410101
2.)	आसीम अब्दुल अझीज कुशी (कर्जदार/ गहाणदार), 2) अलकणा कुशी (सह-कर्जदार/ गहाणदार/ जमानतदार/ जिपीओ), लोन खाता नं. PHR032706730633	रु. 23,97,019/- (रुपये तेवीस लाख सत्तराण्व हजार एकशेअवीस फक्त) 28.07.2022, रोजी देय रक्कम आणि त्यावरील पुढील व्याजासह कराऱ्याच्या दराने तसेच पेमेंट केल्याच्या तारखेपर्यंतचे सर्व खर्च, शुल्क आणि खर्च	29.07.2022	प्लॅट नं. 105, पहिला मजला, ’’क्रीष्णा व्याली’’ या नावाने ओळखली जानारी बिल्डिंग जमीनीचा बेअरिंग सर्वे नं. 169, प्लॉट नं. 59, गाय ममदापूर, ए2 जवळ, ड्रिस्स पार्क, नेरल- बदलापूर, ए2, नेरल, ता-कारजत, जि. रायगड-410101
3.)	सोनीशा डि ठाकुर (कर्जदार/ गहाणदार), 2) प्रतीभा संजय म्हात्रे (सह-कर्जदार/ गहाणदार/ जमानतदार/ जिपीओ), लोन खाता नं. PHR086105666440	रु. 22,61,197/- (रुपये बावीस लाख एकसष्ट हजार एकशे सत्तराण्व फक्त) 25.08.2022, रोजी देय रक्कम आणि त्यावरील पुढील व्याजासह कराऱ्याच्या दराने तसेच पेमेंट केल्याच्या तारखेपर्यंतचे सर्व खर्च, शुल्क आणि खर्च	29.08.2022	प्लॅट नं. 201, दुसरा मजला, साई छत्र अपार्टमेंट या नावाची बिल्डिंग, नेरल ममदापूर सर्वे नं. 160, प्लॉट नं. 4 / 5, नेरल पुर्व, कार्जत- 410101
4.)	राजेशचंद्र श्रीपती जयसवाल (कर्जदार/ गहाणदार), 2) सराजा देवी, (सह-कर्जदार/ गहाणदार/ जमानतदार/ जिपीओ), लोन खाता नं. PHR032706299343	रु. 19,07,756/- (रुपये एकोशीस लाख सात हजार सहाशे छप्पन फक्त) 07.07.2022, रोजी देय रक्कम आणि त्यावरील पुढील व्याजासह कराऱ्याच्या दराने तसेच पेमेंट केल्याच्या तारखेपर्यंतचे सर्व खर्च, शुल्क आणि खर्च	07.07.2022	प्लॅट नं. 202, दुसरा मजला, ’’मुन वॅली’’ या नावाने ओळखली जानारी बिल्डिंग जमीनीचा बेअरिंग सर्वे नं. 169 /30 येथे बांधलेले रा. गाव ममदापूर येथे स्थित, सेंट्रल पार्क गार्डन येथे स्थित, आंतर्गत रोड, नेरल (पुर्व) ता. कार्जत, जि. रायगड- 410101
5.)	इमरान मुहम्मदमद सय्यद (कर्जदार/ गहाणदार), 2) आईशा इमरान सय्यद, (सह-कर्जदार/ गहाणदार/ जमानतदार/ जिपीओ), लोन खाता नं. PHR032706375096	रु. 11,66,400/- (रुपये अकरा लाख सहासष्ट हजार चारशे फक्त) 28.03.2022, रोजी देय रक्कम आणि त्यावरील पुढील व्याजासह कराऱ्याच्या दराने तसेच पेमेंट केल्याच्या तारखेपर्यंतचे सर्व खर्च, शुल्क आणि खर्च	13.04.2022	प्लॅट नं. 203, दुसरा मजला, ’’मुन वॅली’’ या नावाने ओळखली जानारी बिल्डिंग विलकज कॉलेज रोड ड्रिस्स रियालिटी नेरल जवळ, मुन वॅली येथे बांधलेले सर्वे नं. 169, प्लॉट नं. 42, ममदापूर, नेरल, कार्जत, रायगड-410101
			11-03-2024	प्लॅट नं. 203, दुसरा मजला, ’’मुन वॅली’’ या नावाने ओळखली जानारी बिल्डिंग जमीनीचा बेअरिंग सर्वे नं. 169, प्लॉट नं. 42, ममदापूर, नेरल, कार्जत, रायगड-410101
			11-03-2024	प्लॅट नं. 199 रोजी चौ.मी कार्पेट एरिया

दिनांक : 11.03.2024	अधिकृत अधिकारी
ठिकाण : ममदापूर, नेरल	अक्सिस बँक लि.
(मजकुरात संपित्तात असल्यास इंग्रजी मजकूर शाख्क मानला.)	

जाहीर सूचना
नागरिकांना याद्वारे सूचना देण्यात येते की, **विकासक समआयजी (प्रांठ) रिअलटर्स अँड विल्डर्स प्रायव्हेट लिमिटेड आणि कंपनी, रेडिअस इस्ट्रेट्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड**, यांनंतर **सदर विक्रेता** असा उल्लेख, हे आमच्या अशीलांना खालील परिशिष्टात नमूद परिसर मधील सर्व त्यांचे अधिकार, नामाधिकार आणि हितसंबंध विक्री, हस्तांतर, अभिह्तांकन आणि स्वाधीन करण्यास राजी आहेत.
विक्रेत्यांनी आमच्या अशीलांना सांगितले आहे की, विक्रीच्या करारामध्ये नमूद केलेल्या भार मजलादी परिसरावर इतर कोणताही भार नाही, वरील नमूदच्या आधारवार आणि इतर विश्वास केल्यामुसार आणि विक्रेता द्वारे दिलेली हमी नुसार आमचे सदर परिसर खपार, प्रभार, भेट, अंदावळपट्टा, विपरिस्त, कुळवणपट्टा, भाडेपट्टा, गव्हाना, कच्चा, मूद नामाधिकार विलेख कच्चा, सुविधाधिकार, अधिकारारच्या मार्ग द्वारे कोणताही दावा असल्यास आमह्ताला आमच्या खालील नमूद पत्त्यावर थोय पृच्छत्र्य दस्तावेजांसह सदर सूचना प्रकाशनाच्या तारखेपासून **१५ (पंधरा)** दिवसांच्या आत कळविणे आवश्यक आहे, कम्सू केल्यास ते त्यागीत परित्यागित आणि/किंवा सोडून दिल्याचे समजण्यात येतील आणि आमचे अशील असा कोणत्याही दाव्याच्या संदर्भाशिवाय खरेदी किंवा भोगवटा द्वारे व्यवहाराची प्रक्रीया करतील.

उपरोक्त संदर्भात परिशिष्ट
पालिका एच (पुर्व) वॉर्ड मध्ये गंधीनगर लेआऊट, बांद्रा पूर्व, मुंबई ४०० ०५१ येथे जमीन भोजमापित १५,९०७.३२ चौरस मीटर्स किंवा तत्सम धारक सहई क्र. ३४१ (भाग), संबधीत सी टी एस क्र. ६४९ (भाग) आणि ६४९/४ (भाग) ते ४८ (भाग) आर जी १०१ आणि सी ४,२५,२०८ चौरस मीटर्स किंवा तत्समच्या (**सदर जमीन**) भागावर टेन बीकेसी नावे ज्ञात प्रोजेक्ट मध्ये **डब्ल्यु४,८ च्या मजक्यारवर प्लॅट धारक क्र. ०८०१**, भोजमापित १२५.८९ चौरस मीटर्स (ररा नुसार चर्टई क्षेत्र) (समल्लय १३५५.०६ चौरस फूट (चर्टई क्षेत्र) (**सदर प्लॅट**) सदर २ (दोन) कार पार्किंग जागा (पार्किंग जागा), १९७७ वर्षी महाराष्ट्र को-ऑपरेटीव्ह सोसायटी अँक्ट, १९६० च्या तरतुदीअन्वये अतारीत **मिडल इनकम ग्रुप को-ऑपरेटीव्ह सोसायटी लिमिटेड (सदर सोसायटी)** जी १४ सर्पटॅज, १९७७ दिनांकीत प्रमाणण धारक नोंदणी क्र. बीओएच/एचएफए ५/२०१ द्वारे नोंदणीकृत आणि त्याच्याशी जोडलेले सुविधा. सदर प्लॅट सह पार्किंग जागा एकत्रितपणे **सदर परिसर** असा संदर्भ.

१३ मार्च २०२४ दिनांकीत

मे. दिव्या शेट्टी करीता

वकील

ऑफिस रु. ६ आणि ७,

४ धा मजला, कामनवाला चेंबरस,

सर पी एम रोड, फोर्ट,

मुंबई ४०० ००१

रिलायन्स कमर्शियल फायनान्स लिमिटेड
नोंदणीकृत कार्यालय : - रिलायन्स कमर्शियल फायनान्स लि., न्ही टॉवर, ११ था मजला, नॉर्थ वेस्ट विंग, प्लॉट नं. २९, जे. के. सारंग मार्ग, दादर मुंबई-४०० ०२८.
कच्चा सूचना
(सिक्वियुटी इंस्ट्रेट (एफोर्समेंट) रुल्स, २००२ च्या नियम ८(१) नुसार)

ज्याअर्थी, पुढेशिखल प्रेमबर्क फॉर क्रेडिटल्युगन ऑफ डेव्हंड अँडेट वर आजीवाय पापिकर क्रमांक आरओआय/२०१८-१९/२०३, डीबीआर क्र. बी.पी. बीसी. ४५/२१.०४८७/२०१८-१९ दिनांक ७ जून २०१९ रोजी मारुन त्याच्या कर्जदारांद्वारे **रिलायन्स होम फायनान्स लिमिटेड (आयएफएलएस)** च्या मान्यताप्राप्त पारित योजनेच्या अनुषंगाने, भारताच्या मागील सर्वोच्च न्यायालयाचा दिनांक ३ मार्च २०२३ चा आदेश आणि २५ मार्च २०२३ रोजी जेअरधाकांनी पारित केलेल्या विरोध, आरसीएफएल २ रिलायन्स कमर्शियल फायनान्स लिमिटेड (आरसीएफएल) कडे वित्तांकन आधारवार घराणीच्या विक्रीच्या मार्गे त्याचा व्यवसाय हस्तान्तरित करण्यासाठी करात केला. आणि जेव्हा कर्जदाराच्या सर्व खाल्याची संबंधित सह अधिकार आणि यंत्रिये देखील आरसीएफएल कडे हस्तान्तरित केली गेली आहेत. आणि ज्याअर्थी, निमन्त्याव्हीकरांनी निमन्त्याव्हीकरांना सूचना देण्यात येतो की, निमन्त्याव्हीकरांनी येथे खाली वर्णन केलेल्या मिळकती(जी) या कच्चा खाल्या/हिसरा मंदर अँडच्या कलम १३(४) सहावातया मंदर कल्ल्याच्या नियम ८ अन्वये याच अधिकारांचा वापर करून प्रत्येक खाल्यासाठी नमूद तारखेस येतील.

विशेषतः कर्जदार आणि सर्वसामान्य जनतेला याद्वारे इशारा देण्यात येतो की, निमन्त्याव्हीकरांनी येथे खाली वर्णन केलेल्या मिळकती(जी) या कच्चा खाल्या/हिसरा मंदर अँडच्या कलम १३(४) सहावातया मंदर कल्ल्याच्या नियम ८ अन्वये त्याता/हिसरा प्राप्त अधिकारांचा वापर करून खालील तपशीलाने घेतला.

विशेषतः कर्जदार आणि सर्वसामान्य जनतेला याद्वारे इशारा देण्यात येतो की, निमन्त्याव्हीकरांनी येथे खाली वर्णन केलेल्या मिळकती(जी) या कच्चा खाल्या/हिसरा मंदर अँडच्या कलम १३(४) सहावातया मंदर कल्ल्याच्या नियम ८ अन्वये त्याता/हिसरा प्राप्त अधिकारांचा वापर करून खालील तपशीलाने घेतला.

अ. क्र.	कर्जदाराचे/सह-कर्जदाराचे नाव/जामीनदार यांचे नाव आणि पत्ता	मागणी सूचनेनुसार नमूद तारिख आणि वेळ	कच्चा सूचनेनुसार नमूद तारिख आणि वेळ	कच्चाची तारीख
१	१) वन कॅपिटल लि आणि २) अरेफ असनार पटेल दोन्ही पता येथे असलेले – प्लॅट क्र.१९०२,१९१ा मजला, सी पॅसेस, प्लॅट क्र. २, २७, १९, १३, १४, १५, १६ आणि १७ या घर कारावे, सेक्टर ३६, नेरळ, नवी मुंबई-४०००५४, आणि येथे देखील: फोर्स ऑफिशर सख्खिस – कार्यालय क्र. एफ/२, १ला मजला, हावर्स सॅल्युगियन, प्लॅट क्र.८८-९१, सेक्टर-११/ए, नेरळ (पुर्व) सीव्हड जवळ, नवी मुंबई-४०००५४, आणि येथे देखील: फोर्स ऑफिशर सख्खिस – कार्यालय क्र. २०२, २ला मजला, सी पॅसेस, जमीन धारक, प्लॅट क्र. २, २७, १९, १३, १४, १५, १६ आणि १७, सेक्टर ३६, या कारावे, नेरळ, नवी मुंबई – ४०००५४.	१०-जानेवारी-२०२० आणि १०-३३,२४,२५,२६/३ (रुपये दोन कोटी तेव्हास लाख लाख सहासोहस्र हजार पाचशे कोटीमधील मास)	रु.६,३८,७७,५६३/- (रुपये सहा कोटी अडतीस लाख सहासोहस्र हजार पाचशे कोटीमधील मास)	०७-०३-२०२४
२	१) मारु सहाशिया कोटिओड्रिग्विल आणि २) रिमना एम. कोडिओड्रिग्विल आणि ३) अनंत सायकोड	१३-जानेवारी-२०२०	०६-मार्च-२०२४	
		रॉजीस	रॉजीस	

Terms & Conditions
A/c: ARK Honkon Lasers India Pvt Ltd
Pegasus Group Thirty Four Trust 1

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **30/03/2024** for the above mentioned mortgaged properties from **11.00 a.m. to 1.00 p.m.** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload a proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and E Procurement Technologies Ltd. Auction Tiger, Ahmedabad, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details. (Details of bidder form are annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). The bidder cannot withdraw the EMD after submission of the bid. In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submit by the bidder).
7. The reserve price of the auction property is Rs.56,87,000/- (Rupees Fifty Six Lakhs Eighty Seven Thousand Only) **for Each Unit** and the Earnest Money Deposit will be Rs. 5,69,000/- (Rupees Five Lakhs Sixty Nine Thousand Only) **for Each Unit**.
8. The mortgaged property will be sold on "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities/encumbrances on 30/03/2024.

9. The last date for submission of bid is 28/03/2024 before 5.00 PM and the date and the Auction is scheduled on 30/03/2024 from 11.00 am to 1.00 pm.
10. "The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc".
11. Sale is subject to condition prescribed in SARFESI Act 2002 and condition mentioned in public notice dated 12/03/2024.
12. Intending Bidders shall deposit the aforesaid Earnest Money Deposit (EMD) through RTGS / NEFT / Fund Transfer to the credit of A/c no. 38341657398 A/c. Name: - Pegasus Group Thirty Four Trust 1, Bank name: State Bank of India, Nariman Point Mumbai Branch, IFSC Code: SBIN0006945 before submitting bids online. EMD can also be paid by way of Pay Order / Demand Draft in favour of: - Pegasus Group Thirty Four Trust 1 payable at Mumbai and the same can be deposited/sent to Authorised Officer at the office of Pegasus mentioned hereinabove with a reference of the said E-auction notice.
13. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 1,00,000 (Rupees One Lakhs Only) for each unit.**
14. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
15. In default of payment within the said period, the sale will automatically stand revoked, and the entire deposit made by the successful bidder together with the earnest money shall be forfeited. Without any notice the property shall be resold.
16. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
17. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
18. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.

19. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
20. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
21. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.
22. This publication is also Fifteen days' notice to the aforementioned borrowers/guarantors under Rule 8 and 9 of The Security Interest (Enforcement) Rules, 2002.
23. Further enquiries may be clarified with the Authorized Officer, Mr. Paresh Karande, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884722, Mobile No.9594313111, email: paresh@pegasus-arc.com and Mr. Siddhesh Pawar, Assistant Manager, Pegasus Assets Reconstruction Pvt. Ltd., Ph.No.022-61884700/022-61884728, Mobile No. 9029687504, email: siddhesh@pegasus-arc.com.

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: Bhiwandi, Thane
Date: 12/03/2024

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

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

eMail ID

_____ / _____ / _____

Yes

No

/

/

Name & Signature

ANNEXURE-II
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____ / ____ / ____

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

Signature: _____

Name: _____

Address: _____

eMail ID: _____