

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**

55-56, 5th Floor Free Press House Nariman Point,

Mumbai - 400021 Tel: -022-61884700

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

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

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

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 ("Pegasus"), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank Ltd. (RBL) vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown dues on 20/02/2024.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 04/12/2023 under the provisions of the SARFAESI Act and Rules thereunder.

**THE DETAILS OF AUCTION ARE AS FOLLOWS:**

Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):	1. Ambika Shipping Agency (Borrower), 2. Tilak Vershi Lodaya (Co-Borrower) , 3. Hansa Tilak Lodaya (Co-Borrower), 4. Dhvani Tilak Lodaya (Co-Borrower), 5. Ankita Tilak Lodaya (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs.1,24,27,226.30/- (Rupees One Crore Twenty Four Lakhs Twenty Seven Thousand Two Hundred Twenty Six Rupees and Paise Thirty Only) as on 10/09/2021 as per notice under section 13 (2) of SARFAESI Act [Further dues of Rs. 1,89,88,367.64/- (Rupees One Crore Eighty Nine Lakhs Eighty Eight Thousand Three Hundred Sixty Seven and Paise Sixty four only) as on 17/01/2024] plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 11/09/2021 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Property Mortgaged by.. Tilak Vershi Lodaya Residential Flat No. A-304, 3rd Floor, A wing, Building No. B2, Vishwamitra CHSL, Veena Nagar, Saptarishi Park, Tansa Pipeline/ BR road, Opp. Swapna Nagar, Agarwal Road, Mulund West, Mumbai-400080
CERSAI ID:	Security ID – 400017856835 Asset ID – 200017817363
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 89,00,000/- (Rupees Eighty Nine Lakhs Only)
Earnest Money Deposit (EMD):	Rs. 8,90,000/- (Rupees Eight Lakhs Ninety Thousand Only).
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	02/02/2024 and 12/02/2024 between 3 p.m. to 5 p.m.
Contact Person and Phone No:	Mr. Yogesh Palaskar- 7506342256
Last date for submission of Bid:	19/02/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website ( <a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a> ) on 20/02/2024 from 11.00 a.m. to 12 p.m.

This publication is also a thirty (30) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

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

**AUTHORISED OFFICER**

Place: Mumbai

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

Date: 19.01.2024



**GOLDKILHAM BRANCH**  
**SHWAMI BUILDING VALENTINE PROPERTIES**  
**INDRA NAGAR COORGEA WARD 22**  
**MALAD EAST MUMBAI-400097**  
**Email:- unionbank25167@unionbankofindia.bank**  
**Phone:- 9137572102**

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**Possession Notice**

APPENDIX IV (Rule - 8) [For Immovable Property]

Whereas the undersigned being the authorized officer for this act of Union Bank of India, Goldkilham Branch, Mumbai, the undersigned of the said Union Bank of India, Mumbai, and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(2) read with rule 8 of the Security Interest Enforcement (Rozes) 2002 issued a demand notice dated 05.12.2023 calling upon the Mr. Deep Wadgaonkar Tanna with our GoldKilham Branch to rule of the amount mentioned in the notice being paid in Rs. 98,51,54 Four Lakh Ninety Nine Thousand Five Hundred Forty Four and 00/100 Paise only. [Only 01 copy from the date of receipt of the said notice. The borrower/ guarantor/ legal heirs having failed to pay the amount, notice is hereby given to the borrower/guarantor/legal heirs and the public in general that the undersigned has taken possession of the property and the said property is now in the powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement (Rozes) 2002 dated 15 Feb 2002.

Whereas the undersigned has taken possession of the property in public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the provisions of sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement (Rozes) 2002 dated 15 Feb 2002. Rs. 98,51,54 Four Lakh Ninety Nine Lakh Eighty One Thousand Five Hundred Forty Four and 00/100 Paise only and interest thereon.

Whereas the undersigned has taken possession of the property is hereby to provisions of sub-section (4) of section 13 of the Act, in respect of time available, to redeem the secured assets.

**Description of Security**

**EM OF PROPERTY AT FLAT NO. 102/2 Floor 10, FOREGANG PARK, PHS, SHIVHARTI NAGAR, COORGEA WARD 22, MUMBAI 400 040**

**Authorized Officer**  
**Place:- Mumbai**  
**Date:- 12/01/2024**  
**Union Bank of India**  
**Place:- Mumbai**

<div style="text-align: center;"> <b>FORM B</b>  <b>PUBLIC ANNOUNCEMENT</b>            (Regulation 12 of the Insolvency and Bankruptcy Code of India (Liquidation Process) Regulations, 2016)  <b>FOR THE ATTENTION OF THE STAKEHOLDERS OF            RENAISSANCE EDUCATION PRIVATE LIMITED</b> </div>	
<b>RELEVANT PARTICULARS</b>	
1. Name of corporate debtor	Renaissance Education Private Limited
2. Date of incorporation of corporate debtor	November 27, 2005
3. Authority under which corporate debtor is incorporated / registered	Registrar of Companies, Mumbai
4. Corporate Identity No. / Limited Liability Partnership No. of corporate debtor	U80220MH2005PT157426
5. Addresses of the registered office and principal office (if any) of corporate debtor	<b>Registered office:</b> Apte Plaza Mumbai Gas Highway, Kamala Bld Sanctuary, Pavna, Maharashtra, 410200
6. Date of closure of Insolvency Resolution Process	December 19, 2023
7. Liquidation commencement date of corporate debtor	December 19, 2023 (Order received on January 16, 2024)
8. Name and registration number of the insolvency professional acting as Liquidator	Divyesh Doshi Reg. No. FIBB/04-01/2016/00169/2017-18/MS/138
9. Address and e-mail of the Liquidator, as registered with the Board	Email: Divyesh Adhvani LLP B2-402, Marathon Breeze, 4th floor, Off Sanpatkar Kadam Marg, Lower Panel, Mumbai, Maharashtra, 400 013 Email: <a href="mailto:divyeshad@insigmo.com">divyeshad@insigmo.com</a>
10. Address and e-mail to be used for correspondence with the Liquidator	Email: Divyesh Advisors LLP B2-402, Marathon Breeze, 4th floor, Off Sanpatkar Kadam Marg, Lower Panel, Mumbai, Maharashtra, 400013 Email: <a href="mailto:divyesh@gmail.com">divyesh@gmail.com</a> and <a href="mailto:divyeshd@insigmo.com">divyeshd@insigmo.com</a>
11. Last date for submission of claims	February 15, 2024

Notice is hereby given that the National Company Law Tribunal Mumbai Bench has ordered the commencement of Liquidation of the **Renaissance Education Private Limited** on December 19, 2023.

The stakeholders of Renaissance Education Private Limited, are hereby called upon to submit their claims with proof on or before **February 15, 2024** to the Liquidator at the address mentioned against entry No. 10.

The financial creditors need to submit their claims with proof by electronic means only. All other creditors may submit the claims with proof by post or by electronic means. Submission of false or misleading proof of claims shall attract penalties.

In case a stakeholder does not submit its claims during the liquidation process, the claims submitted by such a stakeholder during an insolvency resolution process under the Insolvency and Bankruptcy Code of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, shall be deemed to be submitted under section 38.

The forms can be downloaded from <https://ibbi.gov.in/en/home/downloads>.

**Divyesh Doshi**  
 For Renaissance Education Private Limited  
 Liquidator

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**PUBLIC NOTICE**

PLEASE TAKE NOTICE that we are investigating the title of Parvati Mandali Realty LLP (Owners), in respect of the Property more particularly described in the schedule hereunder titled "said Property".

Any person claiming any right, title, claim, objection, benefit, against or to the said property described in the Schedule hereunder written either by way of inheritance, share, sale, mortgage, charge, trust, loans, exchange, gift, lease, sub-lease, lien, license, possession, right of pre-emption, statutory attachment or encumbrance or any other arrangement or any other agreement of any nature whatsoever or other disposition under any decree, order or award passed or otherwise howsoever are hereby required to make the same known in writing to the undersigned along with supporting documents, evidence duly dated not earlier than 27<sup>th</sup> Feb, Rajababai Manzil, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819,

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Date : 20/04/2024

  
**BRIHANMUMBAI  
MAHANAGARPALIKA**

**SOLID WASTER MANAGEMENT**  
**e-TENDER NOTICE**

The Brihanmumbai Municipal Corporation (BMC) invites online Bids for

"Supply of Non A. C. Swift D'zire or equivalent type car on hire basis for the use of transportation of Officer On Special Duty (OSD) Seven Hill Hospital and M. S. Kasturba hospital."

The bids can be downloaded from e-Procurement system of Government of Maharashtra (Mahatenders) (<http://mahatenders.aov.in>) also the tender copy can be downloaded from BMC's portal (<http://portal.mcgm.gov.in>) under "e-procurement" section.

The Bid Start Date & times is 19.01.2024 after 11:00 A.M. and the Bid End Date is 25.01.2024 up to 04.00 P.M.

The bid document will not be issued or received by post.

Sd/-  
Ex. Eng. Transport (City)

**PRO/2634/ADV/2024-23**

**Let's together and make Mumbai Malaria free**

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Government of Maharashtra Undertaking)  
**Corrigendum No. 2 for Tender Notice No. 18 of 2023-2024**

Please refer the tender notice No. 18 for 2023-2024 published in Free Press Journal, Mumbai on the date 23/12/2023 and Corrigendum No. 1 published on the date 29/12/2024 for the following work.

Sr. No.	Name of work	Estimated Cost in Rs.	Submission of date
C	<b>E.E., MIDC, Division, Nashik</b>		
1	Nashik water supply scheme - replacement of 600 mm dia. MS pure water rising main of Ambad Industrial Area and construction of 1000 cum ESR for high level zone in Ambad Industrial Area and dismantling of old ESR in Plot No. Ambad	19,56,37,475.00	24/01/2024

Contractors are requested to please note that period for downloading & submission of E-tender is changed as above due to technical issues.

The E-Tender is available on MIDC website [www.midcindia.org](http://www.midcindia.org) (Chhatrapati Sambhajanagar Zone).

The right to cancel, continue or modify tender notice or part thereof is reserved by Maharashtra Industrial Development Corporation.

## PUBLIC NOTICE

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
BENCH AT MUMBAI  
WRIT PETITION NO.1406 OF 2014

Dhananjay Kamalakar Shinde vs. \_\_\_\_\_  
Respondents

Union of India and Ors. \_\_\_\_\_ Respondents

(1) Offers are invited by the undersigned in sealed envelope for the sale of immovable property described in schedule written hereunder on "AS IS WHERE IS BASIS" and "NO RESERVE" basis. The said offer is invited in pursuance of the Court order dated 29th September, 2013 and 21st December, 2013 passed by the Hon'ble High Court of Bombay (Coram: C.R. Shrivastav & Kamal Chhatia J.) and (Coram: K.R. Shrivastav J., Neelka Kedar Gokhale J.) respectively in the above writ petition No.26,28,29 and 30 for the sale of the said single shop No. 26,28,29 and 30 at 12,13,14,18,19 and 20 on one lot and Shop Nos.26,27,28,29 and 30 on another lot more than one shop or all shops together as well described in the schedule. The said offer of any number of shops or all shops together for the sale of the Shop Nos. 26,28,29 and 30 shall be payable at the Mumbai office of the Court Receiver, High Court, Bombay, and payable at Mumbai as and by way of earnest money deposit (EMD) (EMD for single shop is 1,00,000/-, Ten Lakh Only) for Shop Nos. 12,13,14,18,19 and 20 on one lot is Rs.60,00,000/-, EMD for Shop Nos. 26,28,29 and 30 on another lot is Rs.10,00,000/-, EMD for all shops together is Rs.1,10,00,000/- (One Crore Ten Lakh Only).

(2) Inspection of the photo copies of the document and the immovable property described in the Schedule will be open on 28th January, 2014 from 11:00 am to 4:00 pm upon production of self attested Identity Cards and Contact Number. Offers are required to reach the offices of the Court Receiver, High Court, Bombay, having office at the address mentioned herein below, on or before 1st February, 2014 by 5:00 pm in separate sealed envelope superscribed as "Offer for Sale of Shop No. 26,28,29 and 30 on another lot" or "Offer for Sale of Shop Nos. 12,13,14,18,19 and 20 on one lot" or "Offer for Sale of all shops together" or "Offer for Sale of immovable property/Shop No. \_\_\_\_\_" in WP/1406/2014 described in the Schedule. The offers so received will be opened on 01st February, 2014 on 10th February, 2014 at about 2:30 pm when the offers may increase their offer, if they so desire.

(3) A copy of terms and conditions of the sale to be provided at the time of opening of the offer. The offer will be made by the Court Receiver, High Court, Bombay at the address mentioned herein below from 20th January, 2014 to 1st February, 2014 from 11:00 am to 4:00 pm, upon payment of Rs.100/- in cash which is non-refundable and non-adjustable in any manner.

(4) The offer of the lot of the shop or all shops together shall be subject to direction of the Hon'ble High Court, Bombay and the offer will be finalized as per directions of the Hon'ble Court. The Hon'ble Court is not bound to accept the highest or any other offer and may reject any offer without assigning any reason.


(5) The bidder is deemed to make the offer for all of the shops, the successful bidder at his costs and expenses may put up suitable partition to segregate the shop purchased by him (as done in the case of other shops in the same shopping centre) and also take all the cash and expenses towards the wooden stair case to be erected to the said shop and the said offer will be subject to the said offer. The successful bidder and would also be entitled to segregate the corresponding lot by building glass partition at their costs and expenses.

(6) The offer is subject to the said offer and the offer may be secured maintenance charges, outgoings, municipal taxes, cess, GST, if applicable thereon on the concerned immovable property for which the bid may be made by the intending offerer and accepted by the Court Receiver upon the date of confirmation of sale of the lot of the shop or all shops together. The offer is subject to the said offer to the offer to the Court Receiver. As per the information available to the Dhananjay Kamalakar Shinde, from the Earth Connect premises Co-operative Society Limited, the concerned maintenance charges, outgoings, property tax/municipal tax of 11 shops till 31st December, 2014 is Rs.1,00,00,000/- (One Crore Only) and the said offer is subject to the said offer. The said outgoings may increase after 31st December, 2014.

**SCHEDULE OF PROPERTY/SHOP BUILDING**  
**GROUND FLOOR OF STRUCTURE**  
**KNOWN "Earth Castle" situated at 143-145 E. 5th, 497, 507, 515 & 518, Gileason Division**  
**143-145 E. P. Road, Muncie 400 004.**

1. Shop No. 12 measuring 8.78 Sq. Mts Carpet area  
2. Shop No. 12 measuring 8.82 Sq. Mts Carpet area  
3. Shop No. 14 measuring 8.82 Sq. Mts Carpet area  
4. Shop No. 18 measuring 8.32 Sq. Mts Carpet area  
5. Shop No. 20 measuring 8.89 Sq. Mts Carpet area  
6. Shop No. 19 measuring 8.85 Sq. Mts Carpet area  
7. Shop No. 26 measuring 9.76 Sq. Mts Carpet area  
8. Shop No. 29 measuring 8.32 Sq. Mts Carpet area  
9. Shop No. 27, 28, 30, 31 measuring 27.29 Sq. Mts Carpet area.


Date: 15 January 2024.  
Place: Muncie  
Address: Office of the Court Receiver,  
High Court, Bombay, Bank of India Building,  
Hd/- (S.K. Dhoke) Court Receiver,  
High Court, Bombay, Bank of India Building,  
Mumbai - 400 009.

 **Thane Municipal Corporation, Thane**  
PUBLIC APPEAL

As per the orders of the Hon. High Court in PIL No. 36/2016, a committee has been formed to resolve the complaints of domestic water supply in TMC area. The meeting of this committee is scheduled to be held on 24/01/2024, Wednesday at 01.00 pm in the conference hall of Hon. Municipal Commissioner, 2<sup>nd</sup> Floor, Mahapalika Bhawan, Gen. Akurumkar Vaidya Marg, Pach Pakadi, Thane. The appeal is made to the citizens in TMC area that they may remain present before the committee regarding their complaints of water shortage with following details of water supply information of building.

- Only Residential Water Shortage complaint will be accepted.
- Smart Water Meters installed or not on water supply lines.
- Total no. of Flats in Building and actual water supply as per meter readings.
- Total no. of Water connections and Water connection size.
- Borewell / STP Plant Water Available or not for Complex / Building.
- Borewell / STP Plant are functioning or not.

TMC/PRO/ WS/194/2023-24      **SD/-**  
Dt.18.01.24      City Engineer,  
pls visit our official web-site Thane Municipal Corporation  
[www.thanecity.gov.in](http://www.thanecity.gov.in)



**PEGASUS ASSET RECONSTRUCTION PRIVATE LIMITED**  
 55-56, 5th floor Free Press House Narayan Point,  
 Chennai - 600 086, India  
 Email: [sales@pegasus.ac.in](mailto:sales@pegasus.ac.in) URL: [www.pegasus.ac.in](http://www.pegasus.ac.in)

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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**

Notice is hereby given that the following properties to be sold as below mentioned (Borrower/s), (Co-Borrower/s) and (Mortgagor/s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Asset Reconstruction Private Limited, acting as Trustee of Pegasus Group Thirty Nine Trust I ("Pegasus"), have been assigned the date of the below mentioned Borrower/s and Co-Borrower/s by the National Asset Reconstruction System (NARS) vide dated 31/03/2012 under the provisions of the SARFESI Act, 2002, are being sold under the provisions of SARFESI Act and Rules hereunder "As when it is", "As what is", and "As who is" and also along with all its fixtures and well known items on 04/06/2012. The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 04/02/2012 under the provisions of the SARFESI Act and Rules hereunder.

### THE DETAILED LIST OF AUCTIONEER AS FOLLOWS:

<p><b>Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):</b></p> <ol style="list-style-type: none"> <li>1. Anshu Dhillipal Agency (Co-Borrower),</li> <li>2. T. N. V. Lakshmi Laxmi (Co-Borrower),</li> <li>3. Ananta Thirasa Laxmi (Co-Borrower),</li> <li>4. Chandra K. Lakshmi (Co-Borrower),</li> <li>5. Ananta Thirasa Laxmi (Co-Borrower)</li> </ol>	<p><b>Address of the Assets:</b></p> <ol style="list-style-type: none"> <li>1. No. 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 12/15, 12/16, 12/17, 12/18, 12/19, 12/20, 12/21, 12/22, 12/23, 12/24, 12/25, 12/26, 12/27, 12/28, 12/29, 12/30, 12/31, 12/32, 12/33, 12/34, 12/35, 12/36, 12/37, 12/38, 12/39, 12/40, 12/41, 12/42, 12/43, 12/44, 12/45, 12/46, 12/47, 12/48, 12/49, 12/50, 12/51, 12/52, 12/53, 12/54, 12/55, 12/56, 12/57, 12/58, 12/59, 12/60, 12/61, 12/62, 12/63, 12/64, 12/65, 12/66, 12/67, 12/68, 12/69, 12/70, 12/71, 12/72, 12/73, 12/74, 12/75, 12/76, 12/77, 12/78, 12/79, 12/80, 12/81, 12/82, 12/83, 12/84, 12/85, 12/86, 12/87, 12/88, 12/89, 12/90, 12/91, 12/92, 12/93, 12/94, 12/95, 12/96, 12/97, 12/98, 12/99, 12/100, 12/101, 12/102, 12/103, 12/104, 12/105, 12/106, 12/107, 12/108, 12/109, 12/110, 12/111, 12/112, 12/113, 12/114, 12/115, 12/116, 12/117, 12/118, 12/119, 12/120, 12/121, 12/122, 12/123, 12/124, 12/125, 12/126, 12/127, 12/128, 12/129, 12/130, 12/131, 12/132, 12/133, 12/134, 12/135, 12/136, 12/137, 12/138, 12/139, 12/140, 12/141, 12/142, 12/143, 12/144, 12/145, 12/146, 12/147, 12/148, 12/149, 12/150, 12/151, 12/152, 12/153, 12/154, 12/155, 12/156, 12/157, 12/158, 12/159, 12/160, 12/161, 12/162, 12/163, 12/164, 12/165, 12/166, 12/167, 12/168, 12/169, 12/170, 12/171, 12/172, 12/173, 12/174, 12/175, 12/176, 12/177, 12/178, 12/179, 12/180, 12/181, 12/182, 12/183, 12/184, 12/185, 12/186, 12/187, 12/188, 12/189, 12/190, 12/191, 12/192, 12/193, 12/194, 12/195, 12/196, 12/197, 12/198, 12/199, 12/200, 12/201, 12/202, 12/203, 12/204, 12/205, 12/206, 12/207, 12/208, 12/209, 12/210, 12/211, 12/212, 12/213, 12/214, 12/215, 12/216, 12/217, 12/218, 12/219, 12/220, 12/221, 12/222, 12/223, 12/224, 12/225, 12/226, 12/227, 12/228, 12/229, 12/230, 12/231, 12/232, 12/233, 12/234, 12/235, 12/236, 12/237, 12/238, 12/239, 12/240, 12/241, 12/242, 12/243, 12/244, 12/245, 12/246, 12/247, 12/248, 12/249, 12/250, 12/251, 12/252, 12/253, 12/254, 12/255, 12/256, 12/257, 12/258, 12/259, 12/260, 12/261, 12/262, 12/263, 12/264, 12/265, 12/266, 12/267, 12/268, 12/269, 12/270, 12/271, 12/272, 12/273, 12/274, 12/275, 12/276, 12/277, 12/278, 12/279, 12/280, 12/281, 12/282, 12/283, 12/284, 12/285, 12/286, 12/287, 12/288, 12/289, 12/290, 12/291, 12/292, 12/293, 12/294, 12/295, 12/296, 12/297, 12/298, 12/299, 12/300, 12/301, 12/302, 12/303, 12/304, 12/305, 12/306, 12/307, 12/308, 12/309, 12/310, 12/311, 12/312, 12/313, 12/314, 12/315, 12/316, 12/317, 12/318, 12/319, 12/320, 12/321, 12/322, 12/323, 12/324, 12/325, 12/326, 12/327, 12/328, 12/329, 12/330, 12/331, 12/332, 12/333, 12/334, 12/335, 12/336, 12/337, 12/338, 12/339, 12/340, 12/341, 12/342, 12/343, 12/344, 12/345, 12/346, 12/347, 12/348, 12/349, 12/350, 12/351, 12/352, 12/353, 12/354, 12/355, 12/356, 12/357, 12/358, 12/359, 12/360, 12/361, 12/362, 12/363, 12/364, 12/365, 12/366, 12/367, 12/368, 12/369, 12/370, 12/371, 12/372, 12/373, 12/374, 12/375, 12/376, 12/377, 12/378, 12/379, 12/380, 12/381, 12/382, 12/383, 12/384, 12/385, 12/386, 12/387, 12/388, 12/389, 12/390, 12/391, 12/392, 12/393, 12/394, 12/395, 12/396, 12/397, 12/398, 12/399, 12/400, 12/401, 12/402, 12/403, 12/404, 12/405, 12/406, 12/407, 12/408, 12/409, 12/410, 12/411, 12/412, 12/413, 12/414, 12/415, 12/416, 12/417, 12/418, 12/419, 12/420, 12/421, 12/422, 12/423, 12/424, 12/425, 12/426, 12/427, 12/428, 12/429, 12/430, 12/431,</li></ol>
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**Place:** Mumbai  
Date: 19/01/2024

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

**PUBLIC NOTICE**

NOTICE is hereby by State Bank of India (the "SB") **Rahul Mukherjee Kondkar And 2 Miss. Rajeshwary Palli** **As Messrs. Rajeshri Rauli Kondkar** have purchased the below mentioned property from **State Bank of India, (PAN : AAAS8578X)**, a duly corporate body constituted under the **State Bank of India Act, 1955**, inter alia, having its corporate office at **Street Address Management Branch 8, Rajesh Chambers, Ground Floor, B Wing, F. Free Press Journal Marg, Nariman Point, Mumbai - 400021**, represented through its Authorized Officer, **Syam Krishnan Madhala**, under the provision of **Securitisation and Reconstruction of Financial Assets and Enforcement of Financial Assets and Enforcement of Security Interest Act, 2002** and **Security Interest (Enforcement) Rules, 2002**.

## MUMBAI BUILDING REPAIR AND RECONSTRUCTION BOARD (A UNIT OF MHADA)

### TENDER NOTICE

Name & Address of the office :- Executive Engineer "B-2" Div. M. B. R. & R. Board, "B" Ward office Bldg., 3rd fl, Babula Tank Cross Road, Mumbai-400009. Invites sealed B-1 (percentage) rate Tender from approved and eligible contractors registered with M. B. R. & R. Board, P.W.D. and M.C.G.M. in appropriate class for following works. Tender will be received by the Executive Engineer "B-2" Div. M. B. R. & R. Board, and will be opened as scheduled below :-

Sr. No.	Name of works (Bldg. No.)	Estimated cost put to tender Rs.	EMD in Rs.	Deposit in 3000/-	Cost of tender form + including GST @	Date of issue	Date of Receipt	Date of Opening	Time Limit	Class of Contractor
1	Repairs to Bldg No. 24-28 Mirza Ali Road / Immamwada Road. (MLA)	1,37,853/-	1500/-	5000/-	236/-				12 Months	XI & above
2	Repairs to Bldg No. 116-118 Nishpada Road (MLA)	2,06,751/-	2500/-	5000/-	236/-				12 Months	XI & above
3	Repairs to Bldg No. 30-32 Tan Tan pura. (MLA)	2,07,114/-	2500/-	5000/-	236/-				12 Months	XI & above
4	Repairs to Bldg No. 130-132 Nishpada Rd. (MLA)	2,07,397/-	2500/-	5000/-	236/-				12 Months	XI & above
5	Repairs to Bldg No. 137-141 Samuel Street. (MLA)	21,639/-	2500/-	5000/-	236/-	22.01.2024 to 30.01.2024	30.01.2024 to 02.02.2024	02.02.2024 4.00 PM, if possible	12 Months	XI & above
6	Repairs to Bldg No. 125 Zakaria Masjid street (MLA)	2,29,178/-	3000/-	6000/-	236/-				12 Months	XI & above
7	Repairs to Bldg No. 51 Ibrahim M. M. Road. (MLA)	3,49,853/-	3500/-	7000/-	590/-				12 Months	VIII & above
8	Repairs to Bldg No. 81-83 Zakaria Masjid street (MLA)	4,39,136/-	3500/-	7000/-	590/-				12 Months	VIII & above
9	Repairs to Bldg No. 33 Kambekar street (MLA)	3,53,160/-	4000/-	8000/-	590/-				12 Months	VIII & above
10	Repairs to Bldg No. 35-37 Nishpada Cross Lane (MLC).	8,40,477/-	8500/-	17000/-	590/-				12 Months	VII & above

1. Blank Tender Form can be obtained from Office of the Ex. Engineer, "B-2" Div. MBR & R Board, Babula Tank Rd., Mumbai-09 on any working day with effect from date and time as mentioned above, on production of Copy of Valid Registration Certificate duly attested, Copy of pan Card or latest Income Tax Return filed, Copy of Previous Experience of similar nature of work done. Similarly contractors who are not registered with MHADA should produce certified copy of latest affidavit (made within last 3 Months) duly notarized that they are not black listed other than MHADA. Organization at the time of issue & submission of tender documents.

2. Sealed tender shall be submitted as per the methodology of submission of tender given in detailed tender notice and other conditions mentioned.

3. If offer quoted is upto 10% below Estimated cost, if, offer is 14% below, then performance Security to be paid will be (14% - 10%) + 1% i.e. Total 5% of Estimated cost, the demand draft submitted in separate sealed envelope.

4. For the work under column 1 above an Engineer who has minimum 5 years experience of such type of work & for day to day work, the experienced supervisor shall be employed by the contractor.

5. The E.M.D amount shall be paid in the form of F.D.R. for 1 year of any Nationalized/Schedule Bank in the name of Chief Account officer/MBR & R Board, Mumbai, Contractors in the category of "Unemployed Engineers" not registered with MHADA shall have to pay E.M.D. amount.

6. To reject any or all tender without reason is reserved by competent Authority.

7. Validity of tenders will be as per condition mentioned in the detailed Tender Notice.

8. Tender Notice is available on Internet site <http://mhada.maharashtra.gov.in>

**MAHARASHTRA HOUSING DEVELOPMENT BOARD**  
AFFORDABLE HOUSING - j. v. developers, Please see MHADA website - [www.mhada.com](http://www.mhada.com)

Sd/-  
(Nitin Dongre)

**THE SCHEDULE OF THE LAND**

All that piece of land known as residential Row House Plot No.11, comprising 10.54 Sq.Mts. Group No.11, Sector No.11, New Mumbai (now particularly described in the 'LAND' Schedule hereunder written), or therabouts and bounded as follows is that: **On the North: By Plot No. 20, The New By-Plot No. 12, On The West: By S.D.M. Road, On The East: By Plot No. 20**

**Plot No. 11, Residential (25/9/81) of 29.92 Sq. Mts. Brought up under I. Section, 17, Koparkhane, New Mumbai, Tal. 92/20. State. That Mr. Sukumar V. H. has taken a loan from State Bank of India and he failed to pay the same from UNDER SARFESI Act, 2002, the said bank seized the said property.**

That after scrutiny of the documents it is found that in some documents (such as Public Notices and other related documents issued by the Bank and government authority) the description of the said property is wrongly mentioned as **Row House Plot No. 11, Residential (25/9/81) of 29.92 Sq. Mts. Brought up under I. Section, 17, Koparkhane, New Mumbai** instead of **correct property address Row House No. 11, Group No.11, Sector 17, Koparkhane, New Mumbai**.

That correct property description is: **Row House No.11, Group No.11, Sector 17, Koparkhane, New Mumbai** is correctly mentioned in the following mentioned documents:

1. Allotment Letter issued by CIDCO Ltd. in favour of the Original Lessee of the said Property.
2. Agreement To Lease Dated 25th day of August, 1992, executed between CIDCO Ltd. and Original Lessee.
3. Possession Letter issued by CIDCO Ltd.
4. Registered Lease Deed Dated 29/03/2000 between CIDCO Ltd and Original Lessee.
5. Occupancy Certificate Dated 28/01/2001

That the town bank has decided to register **Sale Certificate / Agreement** of the said property being **Row House No.11, Group No.11, Sector 17, Koparkhane, New Mumbai** in favour of **1. Mr. Rajad Mahadkar Kondkar and 2) Miss. Rajasri V. H. Mahadkar, Rajad, H. Road, Sector 17, Koparkhane, New Mumbai**.

The Bankheads decide and confirm that **Row House No.11, Group No.1, Plot No.11, Sector 17, Koparkhane, New Mumbai** and **Row House No.11, Group No.1, Sector 17, Koparkhane, New Mumbai** is one and same property and correct property description is: **Row House No.11, Group No.11, Sector 17, Koparkhane, New Mumbai** instead of **Row House No.11, Group No.1, Plot No.11, Sector 17, Koparkhane, New Mumbai**.

Any person or persons, firm, company, bank, or other person or persons or firm or company, or any person, firm, company, mortgage, lien, claim or in or over the properties or interest in the said properties, shall not be entitled to object to the said sale or shall not be object to such claim / objection in writing stating, therein nature of his / her / claim / objection along with the other particular sufficient to identify the same and any monetary evidence, in support thereof and the same must be lodged with the office within 7 days from the date of publication of this Notice failing which it shall be presumed that the said PROPERTY is free from all encumbrances and the right and claims or any other claim, if any has been made and bank shall not be liable for the same. **Signature of the Bank: Mr. Rajad Mahadkar Kondkar and 2) Miss. Rajasri Vayya Patil**





## पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०० ०२१.  
दूरध्वनी क्र. : (०२२) ६९८८४७००.

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

### ई लिलावाद्वारे विक्रीकरिता जाहीर सूचना

सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) क्लस, २००२ च्या नियम ८ ला सहवाचन सिक्कुरिटीयजेशन्स अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल असेट्स अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिल्कतीची विक्री.

सर्वसाधारण जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिल्कती ह्या सरफेसी असेटच्या तरतुदीन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे रक्नाकर बँक लि. (आरबीएल) द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकवाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नॉईन ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कुती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोकडे गहाण/प्रभातित आहेत. जे सरफेसी कायदा च्या तरतुदी आणि त्या नियमाद्वारे २०/०२/२०२४ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्वांने विकण्यात येणार आहे. पेगासस च्या प्राधिकृत अधिकाऱ्यांनी सरफेसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये ०४/१२/२०२३ रोजी स्थावर मिल्कत असलेल्या खालील नमूद तारण मतेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, सहकर्जदार आणि हमीदारांचे नावे	१. अंबिका शिपिंग एजन्सी (कर्जदार) २. तिलक वेरासी लोदाया (सह-कर्जदार), ३. हंसा तिलक लोदाया (सह-कर्जदार), ४. ध्वनी तिलक लोदाया (सह-कर्जदार) ५. अंकिता तिलक लोदाया (सह-कर्जदार)
जिच्या करिता तारण मतेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	सरफेसी असेटच्या कलम १३(२) अन्वये सूचनेनुसार १०/०९/२०२१ रोजीप्रमाणे रक्कम रु. १,२४,२७,२२६.३०/- (रुपये एक कोटी चोवीस लाख सत्तावीस हजार दोनशे सव्वीस आणि पैसे तीस मात्र) (१७/०१/२०२४ रोजीस पुढील थकीत रु. १,८९,८८,३६७.६४/- (रु. एक कोटी एकोणनव्वद लाख अठ्ठाऐशी हजार तीनशे सतुसष्ट आणि पैसे चौमष्ट मात्र) अधिक प्रदान आणि वसुलीच्या ताब्यापर्यंत ११/०९/२०२१ रोजीपासून त्यावरील उपार्जित सांपार्श्विक दराने पुढील व्याज आणि परिव्यय, प्रभार आणि खर्च
जिच्या करिता तारण मतेची विक्री होणार आहे त्या तारण मतेची तपशिल	द्वारे गहाण मिल्कत : तिलक वेरासी लोदाया निवासी फ्लॅट क्र. ए-३०४, ३रा मजला, ए. विंग, इमारत क्र. बी२, विश्वमित्र सीएचएएल, बीणा नगर, सप्तर्षी पार्क, तानसा पाईपलाईन/बीआर रोड, स्वप्न नगरी समोर, अगरवाल रोड, मुलुंड पश्चिम, मुंबई-४०००८०.
सीईआरएसए आयडी	सिक्कुरिटी आयडी- ४०००१७८५६८३५ असेट आयडी- २०००१७८१७३६३
ज्या खालील तारण मत्ता विकलेली जाणार नाही राष्ट्रीय किंमत	रु. ८९,००,०००/- (रुपये एकोणनव्वद लाख मात्र)
इसारा अनामत रक्कम (इएमडी):	रु. ८,९०,०००/- (रुपये आठ लाख नव्वद हजार मात्र)
मिल्कतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोना ज्ञात असलेली अन्य कोणतीही थकवाकी व मूल्य	ज्ञात नाही
मिल्कतीचे निरीक्षण	०२/०२/२०२४ आणि १२/०२/२०२४ रोजी दु. ३ ते सायं. ५ दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. योगेश पलासकर-७५०६३४२२५६
बोली सादर करण्यासाठी अंतिम तारीख	१९/०२/२०२४ रोजी दु. ४.०० पर्यंत
बोली उपडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) मार्फत २०/०२/२०२४ रोजी स.११ पासून दु. १२ पर्यंत

सदर प्रकाशन हे सिक्कुरिटी इंटरस्ट (एन्फोर्समेंट) क्लस, २००२ च्या नियम ८ अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/हमीदार यांना तीस (३०) दिवसांची सूचना सुध्दा आहे. विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑकशन टायगर, विंडर्स सपोर्ट: मोबा: ९२६५५६२८२१ व ९३७४५९९७५४ ईमेल: [vijay.shetty@auctiontiger.net](mailto:vijay.shetty@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) श्री. रामप्रसाद, मोबाईल क्र. +९१ ८००००२३२९७, ईमेल: [support@auctiontiger.net](mailto:support@auctiontiger.net). येथे संपर्क साधावा.

ठिकाण : मुंबई  
दिनांक : १९.०१.२०२४

प्राधिकृत अधिकारी  
पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
पेगासस ग्रुप थर्टी नॉईन ट्रस्ट १ (पेगासस) चे ट्रस्टी

**Terms & Conditions**  
**A/c: Ambika Shipping Agency**  
**Pegasus Group Thirty Nine Trust 1**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **20/02/2024** for the above-mentioned mortgaged properties from **11.00 a.m. to 12.00 p.m.** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload a proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and E Procurement Technologies Ltd. Auction Tiger, Ahmedabad, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) & [support@auctiontiger.net](mailto:support@auctiontiger.net)
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). The bidder cannot withdraw the EMD after submission of the bid. In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submit by the bidder).
7. **The reserve price of the auction property is Rs. 89,00,000/- (Rupees Eighty Nine Lakhs Only) and the Earnest Money Deposit will be Rs. 8,90,000/- (Rupees Eight Lakhs Ninty Thousand Only).**
8. The mortgaged property will be sold on **"As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities/encumbrances** on **20/02/2024**.

**9. The last date for submission of bid is 19/02/2024 before 4.00 PM and the date and the Auction is scheduled on 20/02/2024 from 11.00 am to 12.00 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.Intending Bidders shall deposit the aforesaid Earnest Money Deposit (EMD) through RTGS / NEFT / Fund Transfer to the credit of A/c no. 409819116154 A/c. Name: - Pegasus Group Thirty Nine Trust 1, Bank name: RBL Bank Limited., Branch: Office No.1/A, Ground Floor, Mittal Court, 224 Nariman Point, Mumbai-400021, IFSC Code: RATN0000155 before submitting bids online. EMD can also be paid by way of Pay Order / Demand Draft in favour of: - Pegasus Group Thirty Nine 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.**

12. 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 Lakh Only).**

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.
19. 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.**
20. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.
21. **This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers under Rule 9(1) of The Security Interest (Enforcement) Rules, 2002.**
22. Further enquiries may be clarified with the Authorized Officer, Mr. Yogesh Palaskar, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5<sup>th</sup> Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700, 022-61884713 & Mob. 7506342256, email: yogeshp@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: Vadodara**  
**Date: 19/01/2024**

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

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

**Name(s) of Bidder (in Capital)**[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

— /

[illegible]

\_\_\_\_\_

☐ **Yes**☐ **No**

— / — /

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

**Bid Amount Quoted**

Amount In Figure	
Amount in Word	

I/We declare that I/We have read and understood all the terms and conditions of auction sale and the auction notice published in the newspaper which are also available in the website <https://.auctiontiger.net> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

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

**ANNEXURE-III**  
**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:** \_\_\_\_\_