

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700Email: 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), Co-Borrower(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 Nine Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on **"As is where is", "As is what is", and "Whatever there is"** basis with all known and unknown liabilities on **23/01/2025**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **21/12/2022** under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	a) Mr. Sameer Jotiram Latke b) Ms. Anusree Sameer Latke c) Mr. Jotiram Laxman Latke
Outstanding Dues for which the secured assets are being sold:	Rs. 1,70,31,320.51 (Rupees One Crore Seventy Lakh Thirty-One Thousand Three Hundred Twenty and Paise Fifty One Only) as on 10/09/2021 per notice under section 13(2) of SARFAESI Act. (Rs.2,79,00,109.94/- (Rupees Two Crores Seventy Nine Lakhs One Hundred Nine And Paise Ninety Four Only) as on 23/09/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 24/09/2024 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by:- Mr. Sameer Jotiram Latke Flat No. 103, 1st Floor, Building No. 12, Type C, Phase I, Prakruti Heights CHSL, Haware Citi, Kasarvadavali, Ghodbunder Road, Thane (West) – 400615 (adm. 564 sq. ft. carpet area) (761 sq ft BUA)
CERSAI ID:	Security ID: 400026261365 Asset ID: 200026209797
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 49,94,000/- (Rupees Forty Nine Lakhs Ninety Four Thousand Only)
Earnest Money Deposit (EMD):	Rs 4,99,400/- (Rupees Four Lakhs Ninety Nine Thousand Four Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Maintenance charges Rs.2,76,432/- as on 25/06/2024
Inspection of Properties:	10/01/2025 between 12.00 p.m. to 02:00 p.m.
Contact Person and Phone No:	Mr. Navin Sharma – 7045303744 Ms. Prerana Adhav – 8879802170 Mr. Gautam Bhalerao 8999569572
Last date for submission of Bid:	22/01/2025 till 4:00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 23/01/2025 from 01:30 p.m. to 03:30 p.m.

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers/ Guarantors under Rule 8 and 9(1) of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider **E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: support@auction-tiger.net** before submitting any bid.

AUTHORISED OFFICERPlace: Thane
Date: 02/01/2025**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Nine Trust 1)**

PNB HOUSING APPENDIX-IV(A) - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTIES
E-AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY AND LIQUIDATION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

POSSESSION NOTICE - (for immovable property) Rule 8(1)
Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL HFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, a Demand Notice was issued by the Authorized Officer of the company to the borrowers / co-borrowers mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

Debts Recovery Tribunal Mumbai (DRT 3) Form No. 3
Summons under Sub-Section (4) of Section 19 of the Act, read with sub-rule (2A) of Section 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Western Railway
रजिस्ट्री सं. डी.एल.- 33004/99
REGD. No. D. L.- 33004/99



भारत का राजपत्र
The Gazette of India
स.जी.-एम.एच.-अ.-27122024-259660
CG-MH-E-27122024-259660
EXTRAORDINARY
भाग-III-खण्ड 3-उप-खण्ड (ii)
PART II-Section 3 - Sub-section (ii)
प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

नई दिल्ली, मंगलवार, दिसम्बर 24, 2024/पौष 3, 1946
NEW DELHI, TUESDAY, DECEMBER 24, 2024 / PAUSHA 3, 1946

MINISTRY OF RAILWAYS
[Western Railway (Construction Organization)]
NOTIFICATION
Mumbai, the 24th December 2024
S.O. 5545(E).—Where as by the Notification of the Government of India, in the Ministry of Railways (Railway Board), number S.O. 2342 dated the 26th June 2024 published in Gazette of India Extraordinary, Part II, section-3, Sub-section (ii), of section 20A of the Railways Act, 1989 (24 of 1989) (here in after referred to as the said Act), the Central Government, has declared its intention to acquire the land specified in the Schedule annexed to the said notification for execution, maintenance, management and operation of land to be acquired with or without structure for the Special Railway Project, New BG Line project from Dahod - Indore Via, Jabua, Sardarpur, Dhar and Pithampur (204.76km) in District Dhar, Tehsil Sardarpur Village Chinchodiya in the state of Madhya Pradesh, And whereas, the substance of the said notification was published in daily 'Free Press Journal' dated 05th July, 2024 and 'Nai Duniya' & 'Dainik Bhaskar' dated 05th July, 2024 under sub-section (4) of Section 20A of the said Act.

SCHEDULE
Brief description of land to be acquired with or without structure for the Special Railway Project, Indore -Dahod New Railway Line Project in the state of Madhya Pradesh.

Table with columns: Sr. No., Name of District, Name of Taluka, Name of Village, Survey Number, Land to be Acquired Area in hect., Land Owner Name. Contains multiple entries for various villages in Sardarpur, Chinchodiya.

[F. No. E-Office (E.154544-80)]
Sub Divisional Officer (Revenue) & Land Acquisition Officer, Sardarpur Dhar, Distt - Dhar (MP)

Bank of India POSSESSION NOTICE
Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002
WHERE THE undersigned being the authorized officer of the Bank of India, Asset Recovery Management Branch, Mdi Building, 28, S V Road, Andheri (W) Mumbai, Pincode- 400058, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 05/04/2021 Calling upon the Borrower/s/Mortgagor/s/Guarantor/s M/S FUDKOR INDIA PVT. LTD. Prop. Mr. Dipen Dhiraaj Doshi & Mrs. Amisha Dipen Doshi to repay the amount mentioned in the notice being Rs. 1,47,24,852.06/- (Rupees One Crore Forty Seven Lakh Twenty Four Thousand Eight Hundred Fifty Two and Paise Six Only) as on 05/04/2021 within 60 days from the date of receipt of the said notice with future interest and incidental charges w.e.f. 06/04/2021.

GOVERNMENT OF MAHARASHTRA
Water Resources Department
KONKAN IRRIGATION DEVELOPMENT CORPORATION, THANE
Executive Engineer, Irrigation Project Construction Division, Chiplun
At. Post - Executive Engineer, Irrigation Project Construction Division, chiplun
e-Tender Notice No. 08 for 2024-25
Online tenders are invited by the Executive Engineer, Irrigation Project Construction Division, chiplun under the Government of Maharashtra's Water Resources Department, on behalf of the Governor of Maharashtra State. Eligible contractors are invited to bid for the following work.

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Email: sys@pegasus-arc.com URL: www.pegasus-arc.com
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Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Guarantor(s) that the below described secured 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 assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder. "As is what is" and "As is what is" and "Whatever there is" basis with all known and unknown liabilities on 23/01/2025.

(1) Snehal Vivek Patil, C-502, Snehdhara Co-op Housing Society, Natwar Road No-5, Opp. Bandiwali School, P P Dias Compound, Mumbai, Maharashtra - 400060 Also At : B 207 Snehdhara Co-op Housing Society, Natwar Road No-5, Opp. Bandiwali School, P P Dias Compound, Jogeshwari East, Mumbai, Maharashtra - 400060.
(2) Vivek Vidyadhar Patil, At 17 317, Uttam Jeevan Society, LBS Road, Near Peninsula Techno Park, Kurva West, Opp equinox Mumbai, Maharashtra - 400070 Also At : G 04, Wing A, 3, Prithvi Karm Residence, At Post Dhasai, Shahapur, Kinhalavai Road, Taluka Shahapur, Mumbai, Maharashtra - 421601 Also At : Flat No. 1602 and 1603, 16th Floor, Lareina Residency Behind ICICI Bank, Near relieance Fresh Godrej Compound Piroj Shah Marg, Vikhroli East, Mumbai, Maharashtra-400083

SUMMONS
Whereas, OA/913/2013 was listed before Hon'ble Presiding Officer/Registrar on 17/11/2022. Whereas, this Hon'ble Tribunal is pleased to issue summons / notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 1,56,02,274/- (application along with copies of documents etc. annexed).
In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-
(i) To show cause within thirty days of the service of summons as to why relief prayed for should not be granted.
(ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under Serial Number 3A of the Original Application.
(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under Serial Number 3A of the Original Application, pending hearing and disposal of the application for attachment of properties.
(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under Serial number 3A of the Original Application without the prior approval of the Tribunal.
(v) You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank of financial institutions holding security interest over such assets.
You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 24/02/2025 at 10:30 A.M. failing which the application shall be heard and decided in your absence.
Given under my hand and seal of this Tribunal on this 29/06/2024.
Date extended : 24/02/2025
Signature of the Officer Authorised to issue summons (Sanjay Jaiswal), Registrar, DRT-III, Mumbai

BRIHANMUMBAI MUNICIPAL CORPORATION
PUBLIC NOTICE
Notice is hereby given that The GKW Limited has come forward as the owner of the land bearing C.T.S. Nos. 617/A/1(part), 617/10(part), 617/12(part), 617/44(part) and 617/45 of village Kanjur at Bhandup (West), for surrendering the said land, free of cost and free of encumbrances to the Brihanmumbai Municipal Corporation (BMC), more particularly described in the schedule hereunder written which is affected by 15.25 mtr. DP Road as per Sanctioned Development Plan 2034 of S' Ward in lieu of grant of the Transfer of Development Rights (T.D.R.) in form of Development Right Certificates as per the provision of regulation no. 32 of Development Control and Promotion Regulations for Greater Mumbai, 2034.
Any person or persons (which means and includes Individuals, Firms, Companies, Association of person statutory bodies/entities or any other authorities, etc.) having any share, right, title, interest, claim, demand or objection in respect of the said land mentioned in the Schedule hereunder written or any part thereof, as and by way of ownership, sale, exchange, transfer, lease, sub-lease, mortgage, gift, tenancy, leave and license, trust, inheritance, bequest, possession, maintenance, hypothecation, charge, lien, easement, litigation, disputes of whatsoever nature are or otherwise or any other rights or interests of whatsoever nature, are hereby called upon to make the same known in writing to the undersigned at the office of the Law Officer, Legal Department, Municipal Head office (Annex Building), 3rd floor, Mahapalika Marg, Fort, Mumbai-400 001, within 15 (fifteen) days from the date of publication hereof with documentary proof/ evidence or Court Orders thereof for any such purported claim/objection, otherwise such claim or demand shall be deemed to have been waived to all intents and purposes.

THE SCHEDULE ABOVE REFERRED TO :-
(TDR/ES/S/1046/Stage-II/1/New)
All that pieces or parcels of vacant land or grounds situate, lying and bearing C.T.S. Nos. 617/A/1(part), 617/10(part), 617/12(part), 617/44(part) and 617/45 of village Kanjur at Bhandup (West), in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, admeasuring 8038.46 sq.mtrs. or thereabouts, affected by 15.25 mtr. D. P. Road in sanctioned Development Plan 2034 of 'S' Municipal Ward and bounded as follows :
On or towards the East by : RailWay Facilities (including tracks)
On or towards the West by : Larger part of C.T.S. Nos. 617/12 and 617 of village Kanjur
On or towards the South by : C.T.S. No. 610/4C of village Kanjur
On or towards the North by : C.T.S. No. 624 of village Kanjur
Dated this 01st day of January, 2024
Sd/- (Smt. Komal Punjabi) Advocate & Law Officer For Brihanmumbai Municipal Corporation
Avoid Self Medication



पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

मुंबई-४०००२१. फोन क्र. : ०२२-६१८८४७००.

ईमेल: sys@pegasus-arc.com युआरएल: www.pegasus-arc.com

ई-लिलाव द्वारे विक्री करिता जाहीर सूचना

सिक्चुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९(१) ला सहवाचत सिक्चुरिटी टायग्रेडेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेटस् अँड एन्फोर्समेंट ऑफ सिक्चुरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमुद कर्जदार, सह-कर्जदार आणि गहाणदार यांना याद्वारे सूचना देण्यात येते की, खाली नमुद तारण मत्ता असलेली स्थावर मिळकत ही सरफैसी अँक्ट, २००२ च्या तरतुदीअन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे रत्नाकर बँक लिमिटेड (आरबीएल बँक लि.) द्वारे त्यातील तारण हितसंबंधासह खालील नमुद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत, ज्या २३/०१/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्वांसह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्वाने सरफैसी अँक्ट आणि त्यामधील नमुद नियमच्या तरतुदी अन्वये विकण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील उल्लेखित तारण मत्ता असलेल्या स्थावर मिळकतीचा सरफैसी अँक्ट आणि त्यामधील नमुद नियमच्या तरतुदीअन्वये २१/१२/२०२२ रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील खालीलप्रमाणे:

कर्जदार/ हमीदारांचे नाव	ए) श्री. समीर जोतीराम लटके बी) श्रीम. अनुश्री समीर लटके सी) श्री. जोतीराम लक्ष्मण लटके
उर्वरीत थकीत	सरफैसी अँक्टच्या कलम १३(२) नुसार १०.०९.२०२१ रोजीस रु. १,७०,३१,३२०.५१/- (रुपये एक कोटी सत्तर लाख एकतीस हजार तीनशे वीस आणि पैसे एकावन्न मात्र) २३.०९.२०२४ रोजीस (रु.२,७९,००,१०९.९४/- (रुपये दोन कोटी एकोणऐंशी लाख एकशे नऊ आणि पैसे चौऱ्याणव मात्र) अधिक सांपाश्विक दराने व्याज आणि प्रदान आणि वसुलीच्या तारखेपर्यंत २४.०९.२०२४ पासून त्यावरील परिव्यय, प्रभार आणि खर्च
स्थावर मिळकतीचे वर्णन	द्वारे गहाण: श्री. समीर जोतीराम लटके फ्लॅट क्र. १०३, १ ला मजला, इमारत क्र. १२, टाईप सी, फेज II, प्रकृती हार्डट्स सीएचएसएल, हावरे सिटी, कासारवडवली, घोडबंदर रोड, ठाणे (पश्चिम) ४००६१५ (मोज. ५६४ चौ.फू. चर्टई क्षेत्र) (७६१ चौ.फू. बियुए).
सीईआरएसएआय	सिक्चुरिटी आयडी- ४०००२६२६१३६५ असेट आयडी- २०००२६२०१७९७
ज्या राखीव किंमतीखालील तारण मत्ते विकल्या जाणार नाही (रु. मध्ये):	रु. ४९,९४,०००/- (रुपये एकोणपन्नास लाख चौऱ्याणव हजार मात्र)
इसारा अनामत रक्कम	रु. ४,९९,४००/- (रुपये चार लाख नव्याणव हजार चारशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	२५.०६.२०२४ रोजीस निर्वाह प्रभार रु. २,७६,४३२/-
मिळकतीचे निरीक्षण	१०/०१/२०२५ रोजी दु. १२.०० ते दु. ०२.००
संपर्क व्यक्ती आणि दूर क्र.:	श्री. नवीन शर्मा ७०४५३०३७४४, श्री. प्रेरणा आढाव ८८७९८०२१७० गौतम भालेराव ८९९९५६९५७२
बोली सादर करण्यासाठी अंतिम तारीख	२२/०१/२०२५ रोजी सायं. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत २३/०१/२०२५ रोजी दु.१.३०. ते दु. ३.३०

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

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> चा संदर्भ घ्यावा किंवा कोणतेही बोली सादर करण्यापूर्वी सेवा पुरवठादार ई-प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बोलीदारांसाठी सहाय्य क्र. मो: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल : support@auctiontiger.net येथे संपर्क साधावा.

ठिकाण: ठाणे
दिनांक: ०२/०१/२०२५

प्राधिकृत अधिकारी
पेगासस ऑसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(ट्रस्टी ऑफ पिगंसस ग्रुप थर्टी नाईन ट्रस्ट १)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **23/01/2025** for the mortgaged property mentioned in the e-auction sale notice (“Schedule Property”) from **01.30 p.m. to 03.30 p.m.** In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” and “WHATEVER THERE IS” without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.

7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the encumbrances on / issues related to the Schedule Property, if any
8. The prospective bidder has to deposit 10% of Reserve Price (“Earnest Money Deposit” / “EMD”) along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days’ time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (09) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application to our corporate Office address:
Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman

Point, Mumbai- 400021. Bids should be submitted on or before **22/01/2025** till 04:00 p.m. Email address: prerana@pegasus-arc.com/ navin@pegasus-arc.com. In addition to the above, the copy of Pan card, Aadharcard, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.

15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction property is as follows: - Rs. 49,94,000/- (Rupees Forty Nine Lakhs Ninety Four Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs 4,99,400/- (Rupees Four Lakhs Ninety Nine Thousand Four Hundred Only)**
18. Last date for submission of bid is 22/01/2025 before 04:00 PM and the Auction is scheduled on 23/01/2025 from 01.30 p.m. to 03.30 p.m. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
19. **Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty Nine Trust 1, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 409819116154 Account Name: - Pegasus Group Thirty Nine Trust 1, Bank Name: RBL Bank Ltd Address: Nariman Point Branch, IFSC Code: RATN0000155.**
20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs.50,000/- (Rupees Fifty Thousand Only)**.
21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.

22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
 - Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAR card, Valid e-mail ID, Landline and Mobile Phone number.
 - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - Duly filled, signed and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.
27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sale shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Navin Sharma 7045303744, Ms. Prerana Adhav - 8879802170 and Mr. Gautam Bhalerao 8999569572.

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: Thane
Date: 02/01/2025

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

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: _____

DECLARATION

Re: Source of funds

I/We hereby declare that the funds remitted by us for the bid in the e-auction held on **23/01/2025** in the matter of **Mr. Sameer Jotiram Latke** are from genuine personal/business sources.

I/we hereby further declare that the said funds do not originate from any unlawful source and are in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.

I hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Yours truly,

Affidavit cum Declaration

We _____
do hereby solemnly swear and affirm:

1. That we are not undischarged insolvent;
2. That we are not a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
3. That none of my account or account of any corporate entity under my management or control is classified as Non-Performing Asset in accordance with guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force;
4. That we have not been convicted for any offence punishable under any law for the time being in force;
5. That we are not disqualified to act as a director under the Companies Act, 2013;
6. That we are not related/associated with **Mr. Sameer Jotiram Latke** in any manner whatsoever.
7. That no insolvency under the Insolvency and Bankruptcy Code, 2016 is contemplated or pending against us before any of the NCLT.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-7 of this affidavit to be true and correct.

Deponent

To,
Pegasus Assets Reconstruction Private Limited
55-56, 5th Floor, Free Press House,
Nariman Point,
Mumbai – 400 021

Sub: Consent for KYC Verification

Dear Sir,

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

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

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

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

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

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

2. I am informed by Pegasus and understand that:

- a) submission of Aadhaar is not mandatory, and there are alternative options for KYC due diligence and establishing identity including by way of physical KYC with OVD other than Aadhaar and all these options were given to me;
- b) where the Permanent Account Number (PAN) is obtained, Pegasus shall verify the PAN using the verification facility of the Income Tax Department;
- c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;

d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.

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

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

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

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

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

Name: _____

Signature: _____

Date: _____