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) and Co-Borrower(s) that the below described secured assets being immovable properties mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Thirty Five Trust 2 (Pegasus),** having been assigned the debts of the below mentioned Borrower along with underlying securities interest by DNS Bank vide Assignment Agreement dated **31/12/2020** 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 **20/06/2025.**

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 08/08/2023 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):	**a) Avvin Alloys & Steel Pvt. Ltd. (Borrower)** **b) Mr. Salimullah Abdul Khan (Director / Mortgagor/ Guarantor)** **c) Mrs. Kaisar Bano Salimullah Khan (Director / Mortgagor/ Guarantor)** **d) Mr. Akram Khan (Guarantor)** **e) Mr. Bhagwant Kanchan Singh (Guarantor)** **f) Mr. Masiullah Salimullah Khan (Guarantor)**
Outstanding Dues for which the secured assets are being sold:	**Rs.5,36,93,742.01 (Rupees Five Crore Thirty Six Lakh Ninety Three Thousand Seven Hundred Forty Two and One Paise Only) as on 31/07/2016 as per notice under section 13(2) of SARFAESI Act. (Rs. 14,87,17,665.00 (Rupees Fourteen Crore Eighty Seven Lakh Seventeen Thousand Six Hundred Sixty Five Only) as on 20/02/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 21/02/2025 till the date of payment and realization.)**
Details of Secured Asset being Immovable Property which is being sold:	**Mortgaged by:- Avvin Alloys & Steel Pvt. Ltd.** All that piece & parcel of land adm.1.80 acres (1 acre 32 gunthas) consist of factory land bearing survey no. 20(part) adm.6,000 sq. mtrs. (60 ares) together with factory building, shed and other structures, fixtures, etc. constructed / to be constructed thereon and approached road bearing survey no. 18/3 (part) and survey no. 18 (3) part aggregating 1200 sq. mtrs (12 Ares) situated at Sarsi village, Taluka – Wada, District – Thane and bounded as follow

No.	Survey No.	West	East	South	North
1.	20	By land bearing survey No. 29 & 22	By land bearing survey No.20 (part)	By land bearing survey No.20 (part)	By land bearing survey No. 18/3 land of the company
2.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5 & 27	By land bearing survey no.18/3 (p) land of the company	By Kone – Tuse Road
3.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5	By land bearing survey No.20 (part) land of company	By land bearing survey no.18/3 (p) land of the company

CERSAI ID:

Survey No.	Asset ID	Security ID
20	**200038981915**	**400039048414**
18 (3) part	**200038983995**	**400039050495**
18 (3) part	**200038984293**	**400039050793**

Reserve Price below which the Secured Asset will not be sold (in Rs.):	**Rs.2,83,91,000.00** (Rupees Two Crore Eighty Three Lakh Ninety One Thousand Only)
Earnest Money Deposit (EMD):	**Rs.28,39,100.00 (Rupees Twenty Eight Lakh Thirty Nine Thousand One Hundred 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:	**02/06/2025 between 12:00 p.m. to 2:00 p.m.**
Contact Person and Phone No:	**Mr. Vishal Kapse 7875456757** **Mrs. Shilpa Dalvi 9920563583** **Mr. Gautam Bhalerao 8999569572**
Last date for submission of Bid:	**19/06/2025 till 4:00 pm**
Time and Venue of Bid Opening:	**E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 20/06/2025 from 11.00 a.m. to 12.00 p.m.**

This publication is also a Thirty (30) days' notice to the aforementioned Borrower(s)/ Co-Borrower(s) 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.auctiontiger.net** or contact service provider **E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754**, Email: **support@auctiontiger.net** before submitting any bid.

AUTHORISED OFFICER
Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus Group Thirty Five Trust 2)

Place: Palghar
Date: 14/05/2025

PUBLIC NOTICE

THIS IS TO ANNOUNCE THAT WE A) **DR. YOGESH G. DUBE &** B) **SMT. HIRADEVI G. DUBE** have no relation whatsoever with Bombay Talkies, Bombay Talkies Studio or similar names and Dube Industries Finance Company. And we are not responsible for any kind of activity undertaken by these entities.

Sd/-
DR. YOGESH G. DUBE
HIRADEVI G. DUBE

S. E. RAILWAY – TENDER

For and on behalf of President of India, the Sr. DSTE (Co)/South Eastern Railway, Kharagpur-721301 invites e-tender for the following works and will be opened at **12.00 hrs. Sl.No.**-1. **Tender Notice No.: ST-OT-Spl-Sig-HIJ-BTS, Date: 13.05.2025. Description of work:** S&T portion of work for Execution of signaling work, addition & alteration to the Existing system, ordinary repair & maintenance work for the period of two years in Hijli-Basta section of South Eastern Railway. **Tender Value:** ₹ 1,42,69,696.35. **EMD:** ₹ 2,21,400. **Sl.No.**-2. **Tender Notice No.: ST-OT-Spl-Sig-ROP-RNTL, Date: 13.05.2025. Description of work:** S&T portion of work for Execution of signaling work, addition & alteration to the Existing system, ordinary repair & maintenance work for the period of two years in Rupsa-Ranital section including Rupsa-Bangriposi section and Nilgiri Road-Gopinathpur section of South Eastern Railway. **Tender Value:** ₹ 1,39,42,929.35. **EMD:** ₹ 2,19,700. **Cost of tender document:** Nil (for Sl.No. 1 & 2). **Date of Opening:** 06.06.2025 (for Sl.No. 1 & 2). **Completion Period:** 24 months (for Sl.No. 1 & 2). **Date of submission:** upto 12.00 hrs. of 06.06.2025 (for Sl.No. 1 & 2). Interested tenderers may visit website **www.ireps.gov.in** for full details/ description/specification of the tenders and submit their bids online. In no case manual tenders for these works will be accepted. **(PR-150)**

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of **Gaurav Suresh Gandhi** being the Owner of all that piece and parcel of agricultural land admeasuring 35.10 Ares (Ar. Sq. Mtrs) bearing Gat No. 32/1/23 situated at Village :Munawali, Taluka :Alibaug, District : Raigad (**"said land"**) and is more particularly described in the **Schedule** hereunder written.

All persons having any share, right, title, benefit, interest, claim, objections or demands in respect of the said land or any part thereof by way of sale, exchange, assignment, mortgage, charge, gift, trust, inheritance, occupation, possession, tenancy, sub – tenancy, leave and license, care – taker basis, lease, sub – lease, lien, maintenance, easement, other rights through any agreement, conveyance deed, writing, devise, bequest, succession, family arrangement / settlement, litigation, decree or court order of any court of law, contracts / agreements, development rights, FSI or encumbrance or otherwise howsoever are hereby requested to make the same known in writing along with documentary proof to the undersigned at its office at Buona Casa, 3rd Floor, Homji Street, Fort, Mumbai – 400 001, within 14 (fourteen) days from the date of publication hereof, failing which, any such share, right, title, benefit, interest, claims, objections and / or demand qua the said land shall be disregarded and shall be deemed to have been waived and / or abandoned.

THE SCHEDULE
(Description of the said property)

All that piece and parcel of land admeasuring 35.10 Ares (Ar. Sq. Mtrs) bearing Gat No. 32/1/23 situated at Village :Munawali, Taluka :Alibaug, District : Raigad ("said land") and bounded as follows:-

Towards East by : Boundary of Village Sogaon and Gat No. 316 of Village Sogaon

Towards West by : Party by erstwhile Gat No. 32/1

Towards North by : Party by erstwhile Gat No. 32/1

Towards South by : Public Road

Dated this 13th day of May 2025

Yakshay Mukesh Chheda,
Advocate, Bombay High Court

EASTERN RAILWAY

E-TENDER NOTICE No. NIT/02/25/32 Dated : 13.05.2025. Principal Chief Materials Manager, Eastern Railway, Fairlie Place, 2nd Floor, 17, Netaji Subhas Road, Kolkata-700001 invites e-tenders for supply of the following items:- **Sr. No.; Tender No.; Description & EMD** respectively: (1) **06251050**; Procurement of Poly Vastra Bed sheet white of size 229 x 140 cms as per Spec.No. IS: 17388-2020 etc.; ₹ 3,25,420; (2) **08245033A**; Procurement of Supply, installation, testing and commissioning of single phase etc; ₹ 1,31,920; **Tender Opening Date & Time :** 28.05.2025 at 13:30 hrs. for Sl. No. 1 & 2; (3) **15255025**; Supply, installation & commissioning of Rotary Screw Electrical Driven Air Compress, Cap:- 500 CFM, 10 Kg/cm2; ₹ 3,54,180; **Tender Opening Date & Time :** 02.06.2025 at 13:30 hrs.; (4) **14255072**; 48 Fiber Armoured Optical Fibre cable confirming to ROSO Specification No. RDSO/SPN/TC/110/2020 Revision-0 or latest if any up to the date of tender opening; ₹ 20,00,000; **Tender Opening Date & Time :** 04.06.2025 at 13:30 hrs.; (5) **10251142**; MOMENTARY CONTACT LIMIT SWITCH ; ₹ 1,09,040; (6) **11241801A**; ICF Head Stock complete etc.; ₹ 2,81,240; **Tender Opening Date & Time :** 05.06.2025 at 13:30 hrs. for Sl. No. 5 & 6; (7) **20251156**; BRUSH HOLDER ASSEMBLY (LH) FOR TRACTION MOTOR; ₹ 1,05,560; **Tender Opening Date & Time :** 09.06.2025 at 13:30 hrs.; (8) **10255013**; Static Converter [SIV]; ₹ 4,13,000; **Tender Opening Date & Time :** 24.06.2025 at 13:30 hrs.; (9) **10251091**; Arrgt.of High Tensile Transition C.B. Coupler; ₹ 8,74,380; **Tender Opening Date & Time :** 02.07.2025 at 13:30 hrs.; (10) **10252257**; End frame DE assembly with air outlet net (CNC machined) etc.; ₹ 2,16,810; **Tender Opening Date & Time :** 23.07.2025 at 13:30 hrs.; **Tender Cost :** ₹ 0.00 for Sl. No. 1 to 10 each; **NOTE:** All above mentioned tenders are e-tenders and all tenderers are requested to submit their bids on-line through the IREPS website at **https://www.ireps.gov.in** For more details regarding the above mentioned tenders and other supply tenders please visit IREPS website.

STORES-10/2025-26

Tender Notice is also available at websites : www.er.indianrailways.gov.in / www.ireps.gov.in

Follow us at : @EasternRailway @easternrailwayheadquarter

SOUTHERN RAILWAY

E-TENDER NOTICE FOR THE SUPPLY OF STORES NO E-10/2025

The following e-tenders are published in IREPS website. Firms are requested to login **http://www.ireps.gov.in-login>e.tender-goods&services**(new) and quote against these tenders. Manual quotations will not be entertained for these tenders. **Closing time for all tenders 14:30 hours**

Sl. No.	Tender No	Description	Due Date	Quantity
1	90247933	SUPPLY, INSTALLATION & COMMISSIONING OF PASSENGER EMERGENCY TALK BACK (ETB) SYSTEM	28/05/2025	30 SETS
2	90247933	SUPPLY, INSTALLATION, TESTING AND COMMISSIONING OF PASSENGER EMERGENCY TALK BACK (ETB) SYSTEM	28/05/2025	30 SETS
3	02256351	TRANSCATHETER AORTIC VALVE IMPLANT SET	30/05/2025	6 SETS
4	11250455	VALVE REGULATED LEAD ACID BATTERIES 1100AH	09/06/2025	145 SETS
5	78255412	VALVE REGULATED LEAD ACID BATTERIES 1100 AH	10/06/2025	40 SETS
6	06251002	OIL FOR DASH POT	11/06/2025	375690 LTRS
7	06254319	BELLOW DUCT ASSEMBLY	16/06/2025	307 SETS
8	78255334	12 V, 70 AH VRLA LEAD ACID MAINTENANCE	16/06/2025	66 SETS

The following corrigendum are published in **IREPS** website. firms are requested to login to **http://www.ireps.gov.in-login>e.tender-goods&services (new)** and quote against these tenders. manual quotations will not be entertained for these tenders. **Closing time for all tenders 14:30 hours**

TENDER NOTICE NO. E/07-2025, ITEM SL NO.27, TENDER NO. 26255002, ITEM: ROOF MOUNTED AIR CONDITIONING SYSTEM

FIELD NAME	EXISTING	READ AS
In Clause Commercial-Compliance SL No. 2 Description	(i) Procurement of the item is restricted…	(i) In keeping with the Public Procurement (Preference to Make in India) Order, 2017, as amended, it has been found that there is sufficient local capacity and competition in supply of the tendered item of required quality and therefore public procurement of the item is restricted to Class-I Local suppliers with minimum local content of 50% (Railway Board letter No: No.2025/RS(G)/779/3 (E3488356) dated 02.05.2025) only and the vendors who do not qualify to be "Class-I Local suppliers" (i.e., "Non-Local suppliers" or "Class-II Local suppliers" with local content less than 50%) should not quote in the tender as their offers shall not be considered for any ordering. In case any vendor who does not qualify to be a "Class-I Local supplier" for the tendered item participates in the tender, it does so at it's own risk and cost and Railways shall not be liable for any loss or damage caused to the vendor. For more details, the tenderer shall refer Para 16.0 of Part 'B' of 'SR TENDER CONDITIONS' attached to this tender document. (ii) Please enter the percentage of the local content in the material being offered . Please enter 0 for fully imported items, and 100 for fully indigenous items. The definition and calculation of local content shall be in accordance with the Make in India Policy as incorporated in the tender condition.
DUE DATE	12/05/2025	19/05/2025

PRINCIPAL CHIEF MATERIAL MANAGER

Office of Nagar Palika Parishad Pithampur Distt. Dhar (M.P.)

NIT no. 3060/2025 DATED: 13.05.2025

Notice Inviting Tender - 2nd call

Online Item Rate bids are invited from registered contractors/firms of repute for **Sewerage Project of Pithampur town under AMRUT 2.0** NIT No: 2025_UAD_422890_1 date: 13.05.2025 Probable amount Rs. 16504.05 Lacs, EMD Rs. 8252024/- Cost of bid document Rs. 50000/- Last date and time of submission of bid: 30.05.2025 & time: 17:30 Hrs. All other details are published on website **www.mptender.gov.in** further information or clarification (if any) shall be published on website only, and not in Newspaper.

President
Nagar Palika Parishad
Pithampur

CMO
Nagar Palika Parishad
Pithampur

PUBLIC NOTICE

Notice is hereby given that under instructions from our clients, we are investigating the title of REVIVE INFRA PRIVATE LIMITED having its registered office at D-22/1, MIDC, TTC Industrial Estate, Turbhe, Navi Mumbai - 400 705 to the lands more particularly described in the Schedules hereunder written.

All persons having any claim, right, title and/or interest in the undermentioned property or any part thereof by way of any agreement, sale, transfer, mortgage, charge, lien, encumbrance, gift, release, exchange, easement, right, covenant and condition, tenancy, assignment, lease, sub lease, leave and license, use, Development Agreement, Joint Venture possession, partition, trust, inheritance, outstanding taxes and/or levies, outgoings & maintenance, attachment, lispendens and/or by virtue of the original documents of title being in their possession or otherwise in any manner whatsoever are hereby requested to make the same known in writing to the undersigned, alongwith certified true copies of documentary proof, having their office at 2nd floor, Bhagyodaya Building, 79, Nagindas Master Road, Fort, Mumbai- 400 023, within fourteen (14) days from the date hereof, otherwise the investigation shall be completed without any reference to such claim and the same will be considered as waived.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of the land situated at Village Nimbode, Taluka Khalapur, in the Registration District and Sub-District of Khalapur, Maharashtra bearing Gut Nos. as under:

Sr. No.	Gut No.	Hissa No.	Areas (H-R-A)
1	56	2B	01-15-60
2	34	7	00-15-40
3	30	4(part)	1-36-00
4	16	6B	00-53-60
5	29	5B	00-52-00
6	53	part	01-50-10

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of the land situated at Village Vanave, Taluka Khalapur, in the Registration District and Sub-District of Khalapur, Maharashtra bearing Gut Nos. as under:

Sr. No.	Gut No.	Hissa No.	Areas (H-R-A)
1	21	4	00-57-00
2	21	2	00-24-00
3	27	4	00-13-10
4	77	1	00-08-30
5	15	3	00-80-00

FOR M/S MARKAND GANDHI & CO.

Dated this 14th day of May, 2025.

(Bhavini Chheda)
Advocate & Solicitor

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) and Co-Borrower(s) that the below described secured assets being immovable properties mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Thirty Five Trust 2 (Pegasus),** having been assigned the debts of the below mentioned Borrower along with underlying securities interest by DNS Bank vide Assignment Agreement dated **31/12/2020** 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 **20/06/2025.**

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 08/08/2023 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):	**a) Avvin Alloys & Steel Pvt. Ltd. (Borrower) b) Mr. Salimullah Abdul Khan (Director / Mortgagor/ Guarantor) c) Mrs. Kaisar Bano Salimullah Khan (Director / Mortgagor/ Guarantor) d) Mr. Akram Khan (Guarantor) e) Mr. Bhagwant Kanchan Singh (Guarantor) f) Mr. Masiullah Salimullah Khan (Guarantor)**
Outstanding Dues for which the secured assets are being sold:	**Rs.5,36,93,742.01 (Rupees Five Crore Thirty Six Lakh Ninety Three Thousand Seven Hundred Forty Two and One Paise Only) as on 31/07/2016 as per notice under section 13(2) of SARFAESI Act. (Rs. 14,87,17,665.00 (Rupees Fourteen Crore Eighty Seven Lakh Seventeen Thousand Six Hundred Sixty Five Only) as on 20/02/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 21/02/2025 till the date of payment and realization.)**
Details of Secured Asset being Immovable Property which is being sold:	**Mortgaged by:- Avvin Alloys & Steel Pvt. Ltd.** All that piece & parcel of land adm.1.80 acres (1 acre 32 gunthas) consist of factory land bearing survey no. 20(part) adm.6,000 sq. mtrs. (60 ares) together with factory building, shed and other structures, fixtures, etc. constructed / to be constructed thereon and approached road bearing survey no. 18/3 (part) and survey no. 18 (3) part aggregating 1200 sq. mtrs (12 Ares) situated at Sarsi village, Taluka – Wada, District – Thane and bounded as follow

No.	Survey No.	West	East	South	North
1.	20	By land bearing survey No. 29 & 22	By land bearing survey No.20 (part)	By land bearing survey No.20 (part)	By land bearing survey No. 18/3 land of the company
2.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5 & 27	By land bearing survey no.18/3 (p) land of the company	By Kone – Tuse Road
3.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5	By land bearing survey No.20 (part) land of company	By land bearing survey no.18/3 (p) land of the company

CERSAI ID:

Survey No.	Asset ID	Security ID
20	200038981915	400039048414
18 (3) part	200038983995	400039050495
18 (3) part	200038984293	400039050793

Reserve Price below which the Secured Asset will not be sold (in Rs.):	**Rs.2,83,91,000.00** (Rupees Two Crore Eighty Three Lakh Ninety One Thousand Only)
Earnest Money Deposit (EMD):	**Rs.28,39,100.00 (Rupees Twenty Eight Lakh Thirty Nine Thousand One Hundred 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:	**02/06/2025 between 12:00 p.m. to 2:00 p.m.**
Contact Person and Phone No:	**Mr. Vishal Kapse 7875456757 Mrs. Shilpa Dalvi 9920563583 Mr. Gautam Bhalerao 8999569572**
Last date for submission of Bid:	**19/06/2025 till 4:00 pm**
Time and Venue of Bid Opening:	**E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 20/06/2025 from 11.00 a.m. to 12.00 p.m.**

This publication is also a Thirty (30) days' notice to the aforementioned Borrower(s)/ Co-Borrower(s) 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.auctiontiger.net** or contact service provider **E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754**, Email: **support@auctiontiger.net** before submitting any bid.

AUTHORISED OFFICER
Place: Palghar **Pegasus Assets Reconstruction Pvt. Ltd.**
Date: 14/05/2025 **(Trustee of Pegasus Group Thirty Five Trust 2)**

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

REGISTERED OFFICE: "Block No. A/1003, West Gate, Near Ymca Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat" **CORPORATE OFFICE:** 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400038
Email: Info@Cfmarc.In, Sweta.Rana@Cfmarc.In, Anmol.Mishra@Cfmarc.In Contact: 022-40055282

CFM ARC thoughtful regeneration

APPENDIX- IV-A
[See proviso to rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-auction Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) and Rule 9(1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/(s) and Guarantor/(s) that the below described immovable property (Secured Asset) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt. Ltd. (acting in its capacity as a **Trustee of CFMARC Trust – 1 IHFL "The secured Creditor") will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis" on 16.06.2025** for recovery of **Rs. 4,65,45,462/- (Rupees Four crores sixty five lakhs forty five thousand four hundred and sixty two only)** pending towards Loan Account No. **HHLLPM00412387**, by way of outstanding principal, arrears (including accrued late charges) and interest till **07.05.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **08.05.2025** along with legal expenses and other charges due to the Secured Creditor from **MR RAMCHANDRA SADIGALE and MS SARIKA RAMCHANDRA SADIGALE.**

The reserve price of the properties and the earnest money deposit is given below: -

DESCRIPTION OF SECURED PROPERTY:	Flat No. 4502 Having Carpet Area Of 1026 Square Feet On 45th Floor, Wing – C In The Building Known As "Roma" Of The Project Known As "Lodha Fiorenza" Constructed Upon Land Bearing Survey No. 587 (Part) And 586 (Part) At Pahadi Village And 258 (Part) Of Goregaon Village, Off. Western Express Highway, Goregaon (East), Mumbai – 400063, Maharashtra Together With 2 Car Parking Space.
SECURED DEBT:	**Rs. 4,65,45,462/-** (Rupees Four crores sixty five lakhs forty five thousand four hundred and sixty two only)) pending towards Loan Account No. HHLLPM00412387 as on 07.05.2025 together with further interest, other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE (RP):	**Rs. 4,15,00,000/- (Rupees Four crore and fifteen lakhs only)**
INSPECTION	**Visit on request**
TIME: DATE: PLACE: For E-AUCTION	**E-Auction/Bidding through website (www.auctionfocus.in) Date: 16.06.2025 Time: 05.00 P.M. to 06.00 P.M**
LAST DATE AND TIME FOR BID SUBMISSION:	**On or before 5:00 PM on 15.06.2025**
EMD:	**Rs. 41,50,000/- (Rupees Forty one lakhs and fifty thousand only)**
CONTACT:	**0124-6910910, +91 7065451024**

Encumbrances if any: Not known to the secured creditor

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. **https://www.cfmarc.in** for detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website to **www.auctionfocus.in** or **contact No.: 0124-6910910, +91 7065451024; E-mail id: auctionhelpline@sammaancapital.com**.

Date: 13.05.2025 **Sd/- Authorised Officer**
Place: Mumbai **CFM Asset Reconstruction Pvt. Ltd.**
Acting as trustee of CFMARC Trust – 1 IHFL

FORM G
INVITATION FOR EXPRESSION OF INTEREST FOR SOMERSET ESTATE PRIVATE LIMITED
OPERATING IN REAL ESTATE SECTOR AT MAHARASHTRA

(Under sub-regulation (1) of Regulation 36(A) the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS		
1.	Name of the corporate debtor along with PAN & CIN/LLP No.	**Somerset Estate Private Limited** CIN - U70102MH2008PTC181222
2.	Address of the registered office	Bhupati Chambers, 5th Floor 13, Mathew Road, Mumbai City, Mumbai, Maharashtra, India, 400004
3.	URL of website	The corporate debtor does not have any website.
4.	Details of place where majority of fixed assets are located	Flat No. 4A & 4B, 4th Floor, Somerset Place CHS Ltd., 61/D, Vivek Ashish Lane, Next to Sophia College, Bhulabhai Desai Marg, Mumbai-400 026.
5.	Installed capacity of main products/ services	Corporate debtor owns two combined residential flats at the above said location.
6.	Quantity and value of main products/ services sold in last financial year.	The lease rental income generated from the assets of the Corporate Debtor for the financial year 2024-25 amounts to INR 49,20,000/-
7.	Number of employees/ workmen	Nil
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at:	Will be shared vide electronic means on requisition from the interested persons.
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	The eligibility criteria are mentioned in the detailed Expression of Interest process document which can be sought by email to cirp.somerset@aegisipe.com / harishkant2007@gmail.com
10.	Last date for receipt of expression of interest	29 May 2025
11.	Date of issue of provisional list of prospective resolution applicants	05 June 2025
12.	Last date for submission of objections to provisional list	10 June 2025
13.	Date of Issue of Final List of Prospective resolution applicants	17 June 2025
14.	Date of Issue of Information Memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	22 June 2025
15.	Last date of Submission of resolution plans	22 July 2025
16.	Process email id to submit Expression of Interest	cirp.somerset@aegisipe.com
17.	Details of the corporate debtor's registration status as MSME.	The Resolution Professional had requested MSME-related information from the management of the Corporate Debtor; however, no such details have been provided by the management to date.

Date: 14-05-2024
Place: Mumbai

Sd/-
Harish Kant Kaushik
Resolution Professional of Somerset Estate Private Limited
(Company under CIRP vide NCLT order dated 07th March 2024)
Registration No. IBBI/IPA-001/IP-P01469/2018-19/12340
Authorization for Assignment valid till 31st December 2025
Address: 106, 1st Floor, Kanakia Atrium 2, Cross Road A, Behind Courtyard Marriot, Chakala, Andheri East, Mumbai - 400093
Email id: cirp.somerset@aegisipe.com , harishkant2007@gmail.com

BRIHANMUMBAI MUNICIPAL CORPORATION

TREE AUTHORITY
PUBLIC NOTICE

In accordance with the provision under section 8 (3) (C) of the Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975 (As modified upto 24th Jan 2021) **02** proposals form **H/West** in **Zone-III**, Total **02** proposals are received for getting approval of Municipal Commissioner/Chairman, Tree Authority Committee for removal of trees.

The information of the trees for cutting/ Transplanting in above mentioned proposals is available on BMC website —> https://mcgm.gov.in —> About us --> Ward / Department —> Department manuals --> Gardens & Tree Authority —> Tree Authority Public notice —> Public Notice 7 Days —> 389 - Zone-III.

Objection / suggestions from citizens for aforesaid proposals, if any, are invited in prescribed format within 7 days from the date of published of this notice in the office of Supdt. Of Gardens & Tree Officer.

You can also submit your suggestion/objections in prescribed format on **dysg.ta@mcgm.gov.in** this e-mail ID. Your **suggestion**/objections in prescribed format received in stipulated time will be noted. E- mails or written suggestion/objections received after the said date will not entertained. Hearing for objections/suggestions obtained will be given on 22/05/2025 at 04.30 p.m. To 05.00 p.m. At the office of Supdt. Of Gardens & Tree Officer. Those who find it necessary to attend this hearing can remain present with a copy of their e- mail, suggestions/objections.

Supdt.of Gardens & Tree officer of the Tree Authority
Office of the Supdt. Of Gardens & Tree Officers
2nd Floor, Humboldt Penguin Bldg., Veermata Jijabai Bhosale Udyan & Zoo, Sant Savata Mali Marg, Byculla (E), Mumbai-400027. Tel. no. 23742162
E-mail - **dysg.ta@mcgm.gov.in**

Sd/-
Supdt.of Gardens of Tree Officer

PRO/403/ADV/2025-26

Avoid Self Medication

APPENDIX IV-A
Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to **Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L65922DL2005PLC136029] ("Secured Creditor")**, the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on **"as is where is", "as is what is" and "whatever there is"** basis on **30.05.2025** from **05.00 P.M. to 06.00 P.M.**, for recovery of **Rs. 25,66,507/- (Rupees Twenty Five Lakh Sixty Six Thousand Five Hundred Seven only)** pending towards **Loan Account No. HHLTHN00326181**, by way of outstanding principal, arrears (including accrued late charges) and interest till **06.05.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **07.05.2025** along with legal expenses and other charges due to the Secured Creditor from **BHARAT RANCHOD SOLANKI, MUKESH RANCHOD SOLANKI and RANCHOD DAYA SOLANKI.**

The Reserve Price of the Immovable Property will be **Rs. 15,84,000/- (Rupees Fifteen Lakh Eighty Four Thousand only)** and the Earnest Money Deposit **("EMD")** will be **Rs. 1,58,400/- (Rupees One Lakh Fifty Eight Thousand Four Hundred only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 006, HAVING CARPET AREA OF 24.990 SQ. MTRS., GROUND FLOOR, BUILDING "FERN", LABDHI GARDENS, SURVEY NO. 81, HISSA NO. 1, 2 AND 3, DAHIVALI TARFE VAREDI, TAL KARJAT, DIST. RAIGAD - 400101, MAHARASHTRA.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

sd/-
AUTHORIZED OFFICER
SAMMAAN CAPITAL LIMITED
Date : 07.05.2025 **(Formerly known as**
Place : RAIGAD **INDIABULLS HOUSING FINANCE LTD.)**

PUBLIC NOTICE

NOTICE is hereby given that, we are investigating the title of **Oasis Realty,** an association of persons comprising of: (i) **Skylark Buildcon Private Limited** having its registered address at 54-B, Sagar Avenue, 402, 4th floor, SV Road, Lallubhai Park Road, Andheri (West), Mumbai 400058; and (ii) **Moon Rays Realty Private Limited** having its registered address at 54-B, Sagar Avenue, 402, 4th floor, SV Road, Lallubhai Park Road, Andheri (West), Mumbai 400058 (**"Oasis Realty"**), to the premises more particularly described in the **Schedule** hereinbelow (hereinafter referred to as the **"said Premises")**.

All persons having or claiming any share, right, title, estate, claim or interest by way of sale, transfer, exchange, assignment, lease, sub-lease, tenancy, sub-tenancy, leave and license, license, care-taker basis, mortgage, inheritance, share, gift, devise, lien, charge, maintenance, easement, trust, will, bequest, beneficiary/ies, possession, release, relinquishment or by way of any other method through any agreement, deed, document, writing, conveyance deed, memorandum of understanding, letter of intent, devise, bequest, succession, family arrangement / settlement, litigation, decree or court order of any court of Law, contracts/agreements, or encumbrance or otherwise howsoever or of whatsoever nature with respect to the said Premises or any part thereof and/or otherwise howsoever, are hereby required to make the same known, in writing, along with certified copies of the documents evidencing the same to the undersigned at their address at **N. M. Wadia Building, 2nd Floor, 123, Mahatma Gandhi Road, Mumbai – 400 001** within **14 (fourteen) days** from the date of the publication of this notice, failing which it would be deemed that no such claim, right, title, estate or interest exists and the same shall be discarded, treated as waived and abandoned, and not binding upon our client.

THE SCHEDULE REFERRED HEREINABOVE
(The said Premises)

Flat No. 2001 admeasuring about 6,831 square feet (carpet area as per RERA) (**"said Flat"**) on the 20th floor in Tower B of the building known as 'Three Sixty West' together with constructed area admeasuring 219 square feet appurtenant to the said Flat being limited common areas and facilities thereto along with the right to use 5 car parking spaces constructed on all that piece and parcel of land (i) admeasuring 9,378.96 square meters or thereabouts bearing Cadastral Survey No. 286 (Part) of Lower Parel Division; and (ii) admeasuring 2786.81 square meters bearing Final Plot No. 1078 of Town Planning Scheme – IV of Mahim Division, both collectively admeasuring, approximately, 12,165.77 square meters lying, being and situate at Annie Besant Road and Sadanand Hasu Tandel Marg, G/South Ward, Worli, Mumbai – 400 025 in the Registration District and Sub-District of Mumbai City.

Dated this 14th day of May, 2025

For Wadia Ghandy & Co.
(Nitesh Ranavat)
Partner

NOTICE

NOTICE is hereby given to the public that our clients are negotiating to purchase from **Mr. Vijay T Shah,** the Flat No. B/4 on the 3rd floor of the building known as "Matru Ashish", admeasuring about 574sq.ft.built up area on plot of land bearing C.S. Nos. 454 of Malabar and Cumballa Hill Division, situated at 39, Nepeansea Road, Mumbai – 400036, along with five fully paid-up shares of Rs. 50/- each, bearing distinctive Nos. 276 to 280 (both inclusive) represented by Share Certificate No. 56 dated 17th April, 1980 having issued by the Matru Ashish Co-operative Housing Society Ltd. As more particularly described in the Schedule hereunder written, free from all encumbrances, claims and demands (The said Flat No. B/4 and the said Shares are hereinafter referred to as, "the said Premises").

ALL PERSONS including an Individual, a Hindu Undivided Family, a Company, Banks, Financial Institutions, Non-Banking Financial Institutions, a Firm, an Association of Persons or a body of Individuals whether incorporated or not, Lenders and/or Creditors having any claim, right, title, share and /or interest in respect of the said Premises and/or any part or portion thereof whether by way of Allotment, Sale, Exchange, Assignment, Gift, Bequest, Lease, Sub-lease, Tenancy, Sub-tenancy, Leave and License, Covenant, Mortgage, Encumbrance, Lien, Charge, Trust, Inheritance, Succession, Agreement, Contract, Memorandum of Understanding, Easement, Contract, Right of Way, Occupation, Possession, Family Arrangement, Settlement, Maintenance, Decree or Order of any Court of Law, Lispendens, Attachment, Reservation, or any liability or commitment or demand of any nature whatsoever or otherwise howsoever are hereby requested to inform the same in writing, along with supporting original documents to the undersigned having their office at **28/A, Sucheta Niwas, 3rd Floor, 285, Shahid Bhagat Singh Road, Fort, Mumbai -400 001,** within a period 15 days (Fifteen) from the date of the Publication of this Notice, failing which, the claim or claims, if any, of such person or persons shall be considered to have been waived and/or abandoned.

THE SCHEDULE ABOVE REFERRED TO :

Flat No. B/4 on the 3rd floor of the building known as "Matru Ashish", admeasuring about 574sq.ft. built up area on plot of land bearing C.S. Nos. 454 of Malabar and Cumballa Hill Division, situated at 39, Nepeansea Road, Mumbai – 400036, along with five fully paid-up shares of Rs. 50/- each, bearing distinctive Nos. 276 to 280 (both inclusive) represented by Share Certificate No. 56 dated 17th April, 1980 having issued by the Matru Ashish Co-operative Housing Society Ltd, free of any liabilities or encumbrances and as members thereof together with the entire incidence of shareholding, namely the right of exclusive and uninterrupted use possession and occupation of the said premises and all the benefits in the said premises, including the share in the deposits, sinking funds and any other amounts appearing to the credit of the present Members in the books of the said Matru Ashish Co-operative Housing Society Ltd .

Dated this 14th day of May, 2025.

Sanjiv Shah
Chartered Accountant
28/A, Sucheta Niwas, 3rd Floor, 285, Shahid Bhagat Singh Road, Fort, Mumbai -400 001.
Email : sanjivshah840@yahoo.in
Mob : 98201 54157

IDFC FIRST Bank Limited

IDFC FIRST Bank

CIN: L65110TN2014PLC097792
Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.
Authorized Officer – Mohit Mishra, Contact Number – 7045066414
Authorized Officer – Pratik Sakpal, Contact Number – 9920157687

Property For Sale Under Provisions of Sarfaesi Act, 2002 by Private Treaty

Whereas the Authorised Officer of IDFC FIRST Bank Ltd has taken the Possession u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (The SARFAESI Act, 2002) of the property being **All That Piece And Parcel Of Residential Premises Bearing Flat No. 3-001, On The Ground Floor, In Building No. 03, Admeasuring 26.47 Sq. Mtr., And Carpet Area, Of The Buildings Project To Be Known As Shankheshwar Crystal-Phase 1, Being Constructed On Survey/ Hissa No. 73/5/2/1 & 6/2, Situated, Lying And Being At Village Titwala, Taluka Kalyan, District Thane, Opp. Ganesh Vidyalaya Mtdc, Road Titwala East, Thane, Maharashtra, 421605, And, Bounded As:- East: Open Plot, West: Internal Road, North: Open Plot & South: Open Plot** ("the Secured Asset") with respect to Loan Account No. **14374683** of **Mr. Prakash D Rasal, Mrs. Maya Dhondiram Rasal, Mr. Vinod Dhondiram Rasal, Mr. Prakash D Rasal C/O Anurag Dies & Mr. Vinod Dhondiram Rasal C/O Nithyananda Transport (Borrowers)**. The Authorised Officer has received an expression of interest from a prospective purchaser towards purchase of the above mentioned Secured Asset under the SARFAESI Act. Now, the Authorised Officer is hereby giving the Notice to Sale of the aforesaid property by Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS".

Mortgaged Property Address	**All That Piece And Parcel Of Residential Premises Bearing Flat No. 3-001, On The Ground Floor, In Building No. 03, Admeasuring 26.47 Sq. Mtr., And Carpet Area, Of The Buildings Project To Be Known As Shankheshwar Crystal-Phase 1, Being Constructed On Survey/ Hissa No. 73/5/2/1 & 6/2, Situated, Lying And Being At Village Titwala, Taluka Kalyan, District Thane, Opp. Ganesh Vidyalaya Mtdc, Road Titwala East, Thane, Maharashtra, 421605, And, Bounded As:- East: Open Plot, West: Internal Road, North: Open Plot & South: Open Plot**
Reserve Price	**Rs. 700000.00/- (Rupees Seven Lakhs Only)**
Auction date of Private Treaty	**31-May-2025**

The Borrower and Co Borrower are hereby notified to pay the sum as mentioned in the demand notice i.e Rs. **1360357.86/-** (Rupees Thirteen Lakhs Sixty Thousand Three Hundred Fifty Seven and Paise Eighty Six Only) along with interest and ancillary expenses before 31-May-2025, failing which the property will be sold by Private Treaty.

Sd/-
Date: 14.05.2025 **Authorised Officer**
Place: Mumbai **IDFC FIRST Bank Limited**

पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉईंट,
मुंबई-४०००२१. फोन क्र. : ०२२-६१८८४७००.
ईमेल: sys@pegasus-arc.com युआरएल: www.pegasus-arc.com

ई-लिलाव द्वारे विक्री करिता जाहीर सूचना

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ ला सहवाचत सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अंतर्गत स्थावर मिळकतींची विक्री.

सर्वसामान्य जनता आणि विशेषकरून कर्जदार, सह-कर्जदार आणि गहाणदार यांना याद्वारे सूचना देण्यात येते की, खाली नमूद स्थावर मिळकत ही सरफैसी ॲक्ट, २००२ च्या तरतुदीअन्वये दिनांक **३१/१२/२०२०** रोजीच्या अभिहस्तांकन कराराद्वारे डीएनएस बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा **पेगासस ग्रुप थर्टी फाईव्ह ट्रस्ट-२ (पेगासस)** चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत, ज्या **२०/०६/२०२५** रोजी सर्व ज्ञात आणि अज्ञात दायित्वांसह **''जे आहे जेथे आहे'', ''जे आहे जसे आहे'' आणि ''जे काही आहे तेथे आहे''** तत्त्वाने सरफैसी ॲक्ट आणि त्यामधील नमूद नियमच्या तरतुदी अन्वये विकण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील उल्लेखित तारण मत्ता असलेल्या स्थावर मिळकतीचा सरफैसी ॲक्ट आणि त्यामधील नमूद नियमच्या तरतुदीअन्वये **०८/०८/२०२३** रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील खालीलप्रमाणे:

कर्जदार, हमीदाराचे नाव	**ए) एव्हिन अलॉयज अँड स्टील प्रा. लि. (कर्जदार)** **बी) श्री. सलीमुल्लाह अब्दुल खान (संचालक/गहाणदार/जमीनदार)** **सी) श्रीमती कैसर बानो सलीमुल्ला खान (संचालक / गहाण/ हमीदार)** **डी) श्री. अक्रम खान (जामीनदार)** **ई) श्री. भगवंत कांचन सिंह(जामीनदार)** **एफ) श्री मसिउल्ला सलीमुल्ला खान (जामीनदार)**
तारण मत्ता विक्री करण्याकरीता उर्वरीत थकीत:	**३१/०७/२०१६ रोजीस रु.५,३६,९३,७४२.०१/-** (रुपये पाच कोटी छत्तीस लाख त्र्याण्णव हजार सातशे बेचाळीस आणि पैसे एक मात्र) सरफैसी ॲक्टच्या कलम १३(२) नोटीस नुसार **(रु. १४,८७,१७,६६५.००/-** (रुपये चौदा कोटी सत्त्याऐंशी लाख सतरा हजार सहाशे पासष्ट मात्र) २०/०२/२०२५ रोजीस अधिक प्रदान आणि २१/०२/२०२५ रोजीपासोन त्यावरील सांपार्श्विक दराने व्याज, प्रभार आणि खर्च ते वसुलीच्या तारखेपर्यंत
स्थावर मिळकतीचे वर्णन	**गहाण द्वारे: एव्हिन अलॉयज अँड स्टील प्रा. लि.** सारसी गाव, तालूका वाडा, जिल्हा ठाणे येथे स्थित जमीन मोजमापित १.८० एकर्स (१ एकर ३२ गुंठा) फॅक्टरी जमीन धारक सर्व्हे क्र. २०(भाग), मोज. ६,००० चौ.मीटर्स (६० आरेज) सह फॅक्टरी इमारत, शेड आणि इतर रचना, फिक्चर इ. त्यावर बांधलेले/ बांधण्यात येणारे आणि प्रस्तावीत रोड धारक सर्व्हे क्र. १८/३ (भाग) आणि सर्व्हे क्र. १८(३) भाग एकूण १२०० चौ.मीटर्स (१२ आरेज) सर्व ते भाग आणि विभाग.

क्र.	सर्व्हे क्र.	पश्चिम	पूर्व	दक्षिण	उत्तर
१.	२०	जमीन धारक सर्व्हे क्र. २९ आणि २२	जमीन धारक सर्व्हे क्र. २० (भाग)	जमीन धारक सर्व्हे क्र. २० (भाग)	जमीन धारक सर्व्हे क्र.१८/३(भाग) कंपनीची उर्वरीत जमीन
२.	१८/३ (भाग)	जमीन धारक सर्व्हे क्र.१८/३(भाग) कंपनीची उर्वरीत जमीन	जमीन धारक सर्व्हे क्र.१८/५ आणि २७	जमीन धारक सर्व्हे क्र.१८/३(भाग) कंपनीची उर्वरीत जमीन	कोने - तुसे रोड
३.	१८/३ (भाग)	जमीन धारक सर्व्हे क्र.१८/३(भाग) कंपनीची उर्वरीत जमीन	जमीन धारक सर्व्हे क्र.१८/५	जमीन धारक सर्व्हे क्र.२० (भाग) कंपनीची उर्वरीत जमीन	जमीन धारक सर्व्हे क्र.१८/३(भाग) कंपनीची उर्वरीत जमीन

सीईआरएसएआय आयडी

सर्व्हे क्र.	ॲसेट आयडी	सिक्युरीटी आयडी
२०	२०००३८९८१९१५	४०००३९०४८४१४
१८ (३) भाग	२०००३८९८३९९५	४०००३९०५०४९५
१८ (३) भाग	२०००३८९८४२९३	४०००३९०५०७९३

राखीव किंमत	**रु.२,८३,९१,०००.००/-** **(रुपये दोन कोटी त्र्याऐंशी लाख एक्याण्णव हजार मात्र)**
इसारा अनामत रक्कम (राखीव किंमतीच्या १०%)	**रु.२८,३९,१००.००/-** **(रुपये अठ्ठावीस लाख एकोणचाळीस हजार शंभर मात्र)**
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	**ज्ञात नाही**
मिळकतीचे निरीक्षण	**०२/०६/२०२५ रोजी दु. १२.०० ते दु. २.००**
संपर्क व्यक्ती आणि दू क्र.	**श्री. विशाल कापसे ७८७५४५६७५७** **सौ. शिल्पा दळवी ९९२०५६३५८३** **श्री. गौतम भालेराव ८९९९५६९५७२**
बोली सादर करण्यासाठी अंतिम तारीख	**१९/०६/२०२५ रोजी दु. ४.०० पर्यंत**
बोली उघडण्याचे ठिकाण आणि वेळ	**ई-लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत २०/०६/२०२५ रोजी स. ११.०० ते दु. १२.०० पर्यंत**

सदर प्रकाशन हे सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ अंतर्गत वरील नमुद कर्जदार/हमीदार यांना तीस (३०) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशिलवार अटी आणि शर्तींकरिता 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-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बोलीदारांसाठी सहाय्य क्र. मो: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल : support@auctiontiger.net येथे संपर्क साधावा.**

प्राधिकृत अधिकारी
पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(ट्रस्टी ऑफ पिगॅसस ग्रुप थर्टी फाईव्ह ट्रस्ट २)

ठिकाण: पालघर
दिनांक: १४/०५/२०२५

प्रत्यक्ष कब्जा सूचना

ICICI Bank | **शाखा कार्यालय** : आयसीआयसीआय बँक लि., कार्यालय क्रमांक २०१-बी, २रा मजला, रोड क्र. ०१, प्लॉट क्र- बी३, वायफाय आयटी पार्क, वागळे इंडस्ट्रियल इस्टेट, ठाणे (पश्चिम) - ४००६०४.

आयसीआयसीआय बँकेचे प्राधिकृत अधिकारी या नात्याने सिक्युरिटायझेशन अँन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल अॅसेटस् अँन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, २००२ आणि कलम १३(१२) सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून मागणी सूचना जारी करून खालील नमूद कर्जदारांस सूचनेतील नमूद रकमेची परतफेड सदर सूचना प्राप्तीच्या ६० दिवसांत करण्यात सांगितले होते.

रकमेची परतफेड करण्यास कर्जदार असमर्थ ठरल्याने, कर्जदार आणि सर्वसामान्य जनतेस याद्वारे सूचना देण्यात येते की, निम्नस्वाक्षरीकारांनी खाली वर्णन करण्यात आलेल्या मिळकतीचा कब्जा त्याला/तिला प्रदान करण्यात आलेल्या अधिकारांचा वापर करून सदर अॅक्टच्या कलम १३(४) अंतर्गत सहवाचता सदर रुलस्च्या नियम ८ अन्वये खालील नमूद तारखेस घेतला आहे. विशेषत: कर्जदार आणि सर्वसामान्य जनतेस याद्वारे इशारा देण्यात येतो की, सदर मिळकतीशी कोणताही व्यवहार करू नये आणि सदर मिळकतीशी करण्यात आलेला कोणताही व्यवहार हा **आयसीआयसीआय बँक लिमिटेडच्या** भाराअधीन राहील.

अ. क्र.	कर्जदारांचे नाव/ कर्ज खाते क्रमांक	मिळकतीचे वर्णन/ प्रत्यक्ष कब्जाची तारीख	मागणी सूचनेची तारीख/ मागणी सूचनेतील रक्कम (रू.)	शाखेचे नाव
१.	रिजवाना हनीफ सय्यद एलबीपीयुएन००००५९२९४८८	फ्लॅट क्र. ३१०, ३रा मजला, इमारत सी, मेमरीज्, सर्व्हे क्र. ९०/१/१, गाव मोहम्मदवाडी, तालुका हवेली, महाराष्ट्र, पुणे - ४११०६०./ मे ८, २०२५	नोव्हेंबर १७, २०२३ रु. ३२,७४,५८४.००/-	पुणे

वरील नमूद कर्जदार/हमीदारांस याद्वारे ३० दिवसांत रकमेचा भरणा करण्यास सूचना देण्यात येत आहे, अन्यथा गहाण मिळकती सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ आणि ९ च्या तरतुदीं अंतर्गत सदर सूचना प्रकाशनाच्या ३० दिवसांच्या समाप्तीनंतर विकण्यात येतील.

दिनांक : मे १४, २०२५ — **विश्वासू प्राधिकृत स्वाक्षरीकर्ता**
ठिकाण : पुणे — **आयसीआयसीआय बँक लि. करिता**

रजि. ए/डी/दस्ती/चिटकविणे/ढोल वाजवणे आणि प्रकाशन/डीआरटीचा सूचना फलक

विक्री उद्घोषणा — **नि. ७६**

वसुली अधिकारी-I यांचे कार्यालय — **आर.पी. क्र. ६१/२०१७**

कर्ज वसुली न्यायाधिकरण-II, मुंबई — **दिनांक : २८.०४.२०२५**

एमटीएनएल भवन, ३रा मजला, कुलाबा मार्केट, कुलाबा, मुंबई.

रिकव्हरी ऑफ डेब्टस् अँण्ड बँकरप्टसी अॅक्ट,१९९३ सहवाचता आयकर अधिनियम, १९६१ च्या दुसऱ्या परिशिष्टाच्यानियम ३८, ५२(२) अन्वये विक्रीची उद्घोषणा

बँक ऑफ बडोदा, सायन (प.) शाखा ..... **प्रमाणपत्र धारक**

विरुध्द

श्री. क्रिश्ना अप्पुकुट्टम नायर ....**प्रमाणपत्र कर्जदार**

प्रक-१: श्री. क्रिश्ना अप्पुकुट्टम नायर, फ्लॅट क्र. १०३, १ला मजला, आनंद स्मृती, टेंभी नाका, धोबी आळी, चरई, ठाणे (पश्चिम), पिन कोड: ४००६०४

ज्याअर्थी सन्माननीय पीठासिन अधिकारी, **कर्ज वसुली न्यायाधिकरण क्र. III, मुंबई** यांनी प्रमाणपत्र कर्जदारांकडून व्याज आणि खर्चासह **रु. १२,३०,५२२/-** च्या वसुलीसाठी **मूळ अर्ज क्र. ५२७ सन २०१२** मध्ये वसुली प्रमाणपत्र काढले आणि वसुली प्रमाणपत्र/हुकूमाप्रमाणे **रु. २३,५८,११०.०० (०४.०७.२०२५ पर्यंत)** ची रक्कम पुढील व्याज, खर्च आणि प्रभारासह एकत्रित वसुलीयोग्य आहे.

आणि ज्याअर्थी निम्नस्वाक्षरीकारांनी सदर प्रमाणपत्राच्या पूर्ततेसाठी खालील परिशिष्टात वर्णन केलेली मिळकत विकण्याचे आदेश दिले.

आणि ज्याअर्थी प्र. क. कडून **रु. १२,३०,५२२.००** सह दंड आणि वसुली आणि/किंवा प्रदानापर्यंत अर्ज दाखल झाल्याच्या तारीखेपासून द.सा. १०.५०% दराने पुढील व्याज ही रक्कम थकीत आहे.

याद्वारे सूचना देण्यात येते की, जर पुढे ढकलण्याचा कोणताही आदेश नसल्यास, सदर मिळकत ०४.०७.२०२५ रोजी दु. २.०० ते दु. ३.०० (आवश्यकता असल्यास समाप्तीपूर्वी शेवटच्या ५ मिनिटात बोली केली गेल्यास आपोआप विस्तारासह) दरम्यान ई-लिलावाने विकली जाईल आणि बोली ''ऑनलाईन इलेक्ट्रॉनिक बोली'' ने वेबसाईट **(https://drt.auctiontiger.net) मे. ई प्रोक्युरमेंट टेक्नॉलॉजिस लि., ज्यांचा पत्ता बी-७०४, वॉल स्ट्रीट-II, मे. ओरिएंट क्लब समोर, गुजरात कॉलेजजवळ, एलिस ब्रिज, अहमदाबाद- ३८०००६, गुजरात (भारत), दूर. क्र.: ०७९-६८१३६८४१/५५/५१, ०७९-६८१३६८०० मार्फत होईल. संपर्क व्यक्ती: श्री. प्रविण कुमार थेवर (मोबाईल क्र. +९१ ९७२२७७८८२८, praveen.thevar@auctiontiger.net किंवा support@auctiontiger.net**. इच्छुक बोलीदारांनी पुरेशा आधी वरील सदर ई-लिलाव एजन्सीच्या वेबसाईटवर स्वत:ची नोंदणी करणे आणि आवश्यक दस्तावेज अपलोड करण्याकरिता आणि/किंवा खुल्या जाहीर ई-लिलावात सहभागी होण्याकरिता युजर आयडी आणि पासवर्ड मिळविणे आवश्यक आहे.

पुढील तपशिलांसाठी संपर्क : प्रियंका उपाध्याय, चिफ मॅनेजर, मोबाईल-८६५२६३९८२५/९९७८८९२५५९.

खालील परिशिष्टात वर्णन केल्याप्रमाणे उपरिनामित प्र.क. च्या मिळकतीची विक्री आणि सदर मिळकतीशी निगडित दायित्वे आणि दावे, जो पर्यंत ते सुनिश्चित केले आहेत, ते प्रत्येक संचासमोर परिशिष्टात विनिर्दिष्ट केले आहेत.

परिशिष्टांत विनिर्दिष्ट केलेल्या संचांमधील विक्रीसाठी मिळकत ठेवली जाईल. जर, मिळकतीच्या एखाद्या हिश्श्याच्या विक्रीतून रोकड झालेल्या रकमेतून देणे भागले तर, उर्वरित बाबतीत विक्री ताबडतोब थांबवली जाईल. जर, विक्री घेणाऱ्या अधिकाऱ्यांकडे सदर प्रमाणपत्रातील थकबाकी, व्याज, खर्च (विक्रीच्या खर्चासह) कोणत्याही संचाच्या विक्रीआधी जमा केली किंवा त्यांना पटेल असे प्रमाणपत्रातील रक्कम, व्याज व खर्च निम्नस्वाक्षरीकारांकडे प्रदान केल्याचे पुरावे सादर केले तर ती विक्री देखील थांबविण्यात येईल.

जोडलेल्या परिशिष्टांतील विनिर्दिष्ट तपशील हे निम्नस्वाक्षरीकारांच्या सर्वोत्तम माहितीप्रमाणे दिले आहेत, परंतु ह्या उद्घोषणेमधील कोणत्याही त्रुटी, गैर-विधाने किंवा उणिवांसाठी निम्नस्वाक्षरीकार उत्तर देण्यास बांधील नसतील.

विक्रीशी संबंधित कोणतीही कृती करणारे कोणतेही अधिकारी किंवा अन्य व्यक्ती थेट किंवा अप्रत्यक्षपणे विकावयाच्या मिळकतीसाठी बोली, संपादन किंवा कोणतेही हितसंबंध संपादित करू शकणार नाहीत.

१. ज्या खाली मिळकत विकली जाणार नाही ती राखीव किंमत **रु. ५०,००,०००/- (रुपये पंन्नास लाख मात्र)**
२. ज्या रकमेने बोली वाढवायची ती **रु. ५०,०००/- (रुपये पन्नास हजार मात्र)**. या संदर्भातील निम्नस्वाक्षरीकारांचा निर्णय अंतिम आणि संबंधित पक्षकारांवर बंधनकारक राहील. बोलीच्या रकमेवरून किंवा बोलीदारांवरून कोणताही वाद झाला तर संच पुन्हा विक्रीस ठेवला जाईल.
३. सर्वोच्च बोलीदारांना तेव्हाच कोणत्याही संचाचे खरेदीदार म्हणून घोषित केले जाईल. हे सर्वस्वी निम्नस्वाक्षरीकारांच्या मर्जीवर अवलंबून असेल की, जेव्हा सरळ सरळ दिसते आहे की, देऊ केलेली किंमत अपुरी आहे तेव्हा ती करणे अव्यवहार्य आहे अशा वेळी सर्वोच्च बोली नाकारायची/स्वीकारायची.
४. तमाम जनतेकडून सदर ई-लिलावासाठी बोली मागविण्यात येत आहेत. ऑनलाईन प्रस्तावासह **रु. ५,००,०००/- (रुपये पाच लाख मात्र)** ची इअर रक्कम **खाते क्र. ०४१६००१३२०१००५, आयएफएससी कोड क्र. BARB0SIONXX, बँक ऑफ बडोदा, सायन शाखा मध्ये आरटीजीएस/एनईएफटी मार्फत देय आहे.**
५. पॅन/टॅन कार्ड, पत्त्याचा पुरावा, बोलीदारांच्या ओळखीच्या पुराव्याच्या स्वसाक्षांकीत प्रतींसह ईमेल आयडी, मोबाईल नंबर, इ. सह बोलीदारांचा संपूर्ण तपशिल आणि **रु. ५,००,०००/- (रुपये पाच लाख मात्र)** च्या इअर रकमेकरिता आरटीजीएस/एनईएफटी तपशिल देवुन रितसर भरलेले आणि निळ्या शाईने सही केलेले विहित बोली प्रपत्र समाविष्ट मोहोरबंद लिफाफा (फक्त **आर.पी. क्र. २६८ सन २००४** असे ठळकपणे लिहुन वसुली अधिकारी, डीआरटी-II यांच्या नावे) मधील प्रस्ताव **०१.०७.२०२५ रोजी सायं. ४.०० पर्यंत** निम्नस्वाक्षरीकारांकडे जमा करणे आवश्यक आहे.
६. बोलीदार स्वत:च्या वतीने किंवा त्यांच्या मुख्यांच्या वतीने बोली लावत असतील तर, त्यांची प्राधिकृती जमा केली पाहिजे, नंतरच्या बाबतीत त्यांनी मुख्याद्वारे रितसर स्वसाक्षांकीत सदर मुख्यांच्या संपूर्ण केवायसी सह एकत्रित त्यांच्या मुख्यांद्वारे रितसर शाईने सही केले मूळ प्राधिकारपत्र बोली दस्तावेजांसह जमा करणे आवश्यक आहे. कंपनीच्या बाबतीत कंपनीच्या मंडळ सदस्यांनी पारित केलेल्या ठरावाची प्रत किंवा सदर मुख्य कंपनीच्या संपूर्ण केवायसी सह प्रतिनिधीत्व/मुखत्यारपणाची पुष्टी करणारा अन्य दस्तावेज सादर करणे आवश्यक आहे. कसुर केल्यास बोली विचारात घेतली जाणार नाही.
७. बोलीदारांनी येथील **वरील परिच्छेद ५ आणि ६ मध्ये** नमुद नुसार दस्तावेजांच्या छायाप्रतींसह रितसर भरलेल्या विहित प्रपत्राची प्रत वरील सदर लिलाव एजन्सीच्या वेबसाईटवर स्वत:ची नोंदणी केल्यावर वरील सदर लिलाव एजन्सीच्या वेबसाईटवर ऑनलाईन अपलोड करणे सुध्दा आवश्यक आहे. ऑनलाईन प्रस्ताव सादर करण्यासाठी अंतिम तारीख आहे **०१.०७.२०२५ रोजी सायं. ४.०० पर्यंत.** मिळकतींचे प्रत्यक्ष निरीक्षण **मिळकतीच्या ठिकाणी २६.०६.२०२५ रोजी स. १०.०० ते सायं. ५.०० मध्ये करता येईल.**
८. एकदा बोली सादर केल्यावर ई-लिलाव एजन्सी पोर्टलवर लॉगईन करुन ई-लिलावाच्या बोली प्रक्रियेमध्ये सहभागी होणे बोलीदारांसाठी आवश्यक आहे, कसूर केल्यास इअर निम्नस्वाक्षरीकारांना योग्य वाटल्यास शासनाकडे जप्त करण्यात येईल.
९. यशस्वी बोलीदारांना इ.अ.र. समायोजित करून त्यांच्या अंतिम बोली रकमेची २५% रक्कम पुढील कामकाजाच्या दिवशी म्हणजेच सं. ४.०० पर्यंत वरील परि.-४ प्रमाणे सदर खात्यात भरावी लागेल.
१०.यशस्वी उच्चतम बोलीदाराने अंतिम बोली रकमेची ७५% उर्वरित रक्कम मिळकतीच्या लिलाव विक्रीच्या तारखेपासून १५ व्या दिवशी किंवा त्यापूर्वी, जर १५ वा दिवस रविवार किंवा अन्य सुट्टीचा दिवस असेल तर १५ व्या दिवसानंतर पहिल्या कार्यालयीन कामाच्या दिवशी वरील परिच्छेद ४ मध्ये दिलेल्या पद्धतीने प्रदान करावी.
११.वरील व्यतिरिक्त, यशस्वी उच्चतम बोलीदारांना मिळकतीच्या लिलाव विक्रीच्या तारखेपासुन १५ दिवसात रजिस्ट्रार, डीआरटी-II, मुंबईच्या नावातील डीडीमार्फत रु. १,०००/- च्या रकमेपेक्षा जास्त १% दराने व रु. १,०००/- पर्यंत २% दराने वसुली अधिकारी-II, डीआरटी-II यांच्याकडे पाऊंडेज फी देखील जमा करावी लागेल.
१२.विहित मुदतीत प्रदानात कसूर केल्यास, विक्री खर्च बाजूला केल्यावर जमा रक्कम निम्नस्वाक्षरीकारांना वाटल्यास सरकारकडे जप्त केली जाईल आणि कसूरदार खरेदीदारांना मिळकतीमधील किंवा नंतर ती ज्या रकमेस विकली जाईल त्यातील कोणत्याही हिश्श्यामधील दावे त्यागावे लागतील. विक्रीची नव्याने उद्घोषणा जारी करून मिळकतीची पुनर्विक्री केली जाईल. पुढे खरेदीदाराने अंतिम बोली किंमत आणि त्यानंतर विकली जाईल ती किंमत यामध्ये फरक असल्यास तो भरुन देणे बंधनकारक आहे.
१३. मिळकत ''जसे आहे जेथे आहे तत्त्वाने आणि जे आहे जसे आहे तत्त्वाने'' विकली जाईल.
१४.कोणतेही कारण न देता अवास्तव वाटलेल्या सर्व किंवा कोणत्याही बोली स्वीकारणे किंवा फेटाळणे किंवा कोणत्याही समयी लिलाव पुढे ढकलण्याचे अधिकार निम्नस्वाक्षकारांनी राखून ठेवलेले आहेत.

परिशिष्ट

संच क्र.	जेथे मिळकत कसूरवार व्यक्तीच्या मालकीची असेल तेथे सह-मालकांच्या व सह-मालक म्हणून अन्य कोणत्याही व्यक्तीच्या नावांसह विकावयाच्या मिळकतीचे वर्णन	मिळकत किंवा तिच्या कोणत्याही हिश्श्यावर निर्धारित महसूल	मिळकत ज्यास बांधील आहे अशा अन्य कोणत्याही भारांचे तपशील	मिळकतीवर करण्यात आलेले कोणतेही दावे आणि त्यांच्या स्वरुप व मूल्याबाबत अन्य कोणतेही ज्ञात तपशील
१.	२.	३.	४.	५.
१.	फ्लॅट क्र. १०३, १ला मजला, मोजमापित ५७० चौ.फू., बिल्डिंग आनंद स्मृती, टेंभी नाका, धोबी आळी, ठाणे	उपलब्ध नाही	गहाण मिळकत	उपलब्ध नाही

माझ्या हस्ते आणि शिक्क्याने सदर **१८ जानेवारी, २०२३ रोजी दिले.**

शिक्का

सही/-
भविष्य कुमार आझाद
वसुली अधिकारी, डीआरटी-II, मुंबई

आयडीबीआय बँक लिमिटेड

IDBI BANK
CIN : L65190MH2004GOI148838

एनपीए मॅनेजमेंट ग्रुप, आयबीयु गिफ्ट सिटी ब्राँच, आयएफएससी बॅकिंग युनिट, युनिट नं. १४०२, १४वा मजला, सिग्नेचर टॉवर, ब्लॉक १३, रोड-आयसी, झोन-१, गिफ्ट एसईझेड, गिफ्ट सिटी, गांधीनगर, पिन:३८२३५५, गुजरात

सरफैसी अॅक्ट, २००२ अन्वये कर्नाटक राज्यातील तालुक हरिहर, जिल्हा दावणगेरे (पूर्वीचा चित्रदुर्ग जिल्हा) येथील हरिहर/हेरलापूर च्या गाव हद्दीत स्थित मे. व्हीजन मेटल जनरल ट्रेडिंग एफझेडसी (कर्जदार) यांच्या स्थावर तारण मत्तांच्या विक्रीची सूचना

निम्नस्वाक्षरीकार आयडीबीआय बँकचे एक प्राधिकृत अधिकारी यांनी सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल अॅसेटस अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, २००२ (अॅक्ट) च्या कलम १३(१२) अन्वये प्राप्त अधिकारांचा वापर करून, तुम्हाला सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ (रुल्स) च्या नियम ३ सह वाचत अॅक्ट च्या कलम १३(२) अन्वये २० डिसेंबर, २०१७ दिनांकीत मागणी सूचना जारी करून सदर सूचनेच्या तारखेपासून ६० दिवसांत ०१ डिसेंबर, २०१७ पासूनचे त्यावरील पुढील व्याजासह एकत्रितरित्या ०१ डिसेंबर, २०१७ रोजीच्या कर्जाच्या संबंधातील उर्वरित थकबाकी पोटी युएसडी ३०,०६८,१७२.५४ (युएसडी तीस मिलियन अडुसष्ट हजार एकशे बहात्तर डॉलर आणि चोपन्न सेंटस् मात्र) ह्या सूचनेत नमूद केलेल्या रकमेची परडफेड करण्यास सांगितले होते. उपरोक्त रकमेची परतफेड करण्यांस तुम्ही कसूर केल्याने, निम्नस्वाक्षरीकारांनी रूल्स च्या नियम ८(१) सहवाचत अॅक्टच्या कलम १३(४) अन्वये प्राप्त अधिकारांचा वापर करून २९ डिसेंबर, २०१८ रोजी कर्नाटक राज्यातील तालुक हरिहर, जिल्हा दावणगेरे (पूर्वीची चित्रदुर्ग जिल्हा) येथील हरिहर/हेरलापूर च्या गाव हद्दीत स्थित कर्जदार/जामिनदारांच्या स्थावर तारण मत्तांचा प्रत्यक्ष कब्जा घेतला, स्थावर तारण मत्तांचे तपशिल येथील जोडपत्र-१ मध्ये वर्णन केले आहेत. निम्नस्वाक्षरीकारांनी रुल्सच्या नियम ८(१) नियम ८(२) च्या अनुपालनांत कब्जा सूचना जारी केली होती.

कर्जदार/जामिनदारांच्या स्थावर तारण मत्तांचा कब्जा घेतल्याच्या अनुषंगाने, निम्नस्वाक्षरीकारांचा त्या विकण्याचा प्रस्ताव आहे. त्यानुसार, रुल्सच्या नियम ९(१) अन्वये याद्वारे तुम्हाला सूचना देण्यात येते की, ह्या सूचनेच्या तारखेपासून १५ दिवसांनंतर उपरोक्त स्थावर तारण मत्ता रुल्सच्या नियम ८(५) मध्ये नमूद केलेल्या खालील पैकी कोणत्याही पद्धतीचा अवलंब करून विकली जाईल.

ए) तारण मत्तांमध्ये व्यवहार करणाऱ्या किंवा अशा मत्ता खरेदी करण्यास स्वारस्य असलेल्या पक्षकारांकडून दरपत्रके मागवून, किंवा
बी) जनतेकडून निविदा मागवून, किंवा
सी) ई-लिलाव माध्यमासह जाहीर लिलाव आयोजित करून, किंवा
डी) खाजगी कराराने.

तथापि, येथील उपरिनिर्दिष्ट मुदतीत तुम्ही ०१ डिसेंबर, २०१७ पासूनच्या त्यावरील पुढील व्याजासह एकत्रित ०१ डिसेंबर, २०१७ रोजीसच्या कर्जांच्या संबंधातील उर्वरित थकबाकी पोटी युएसडी ३०,०६८,१७२.५४ (युएसडी तीस मिलियन अडुसष्ट हजार एकशे बहात्तर डॉलर आणि चोपन्न सेंटस मात्र) ची संपूर्ण थकबाकी प्रदान करून संदर्भित स्थावर तारण मत्तांचा कब्जा परत घेऊ शकता. जर ह्या सूचनेच्या तारखेपासून १५ दिवसांत ०१ डिसेंबर, २०१७ पासूनच्या त्यावरील पुढील व्याजासह २० डिसेंबर, २०१७ दिनांकीत सूचने मध्ये आणि २९ सप्टेंबर, २०१८ दिनांकीत कब्जा सूचनेमध्ये (२९ सप्टेंबर, २०१८ रोजी इंग्रजीत इंडियन एक्स्प्रेस, बंगलोर आवृत्ती आणि प्रादेशिक भाषा (कन्नड) मधील कन्नड प्रभा आवृत्ती ह्या २ वर्तमानपत्रात प्रकाशित केलेल्या) मागणी केलेली थकबाकी रकम प्रदान करण्यात कसूर केली तर, निम्नस्वाक्षरीकार आयडीबीआय बँकेच्या हितार्थ आवश्यक अशी वरीलपैकी कोणतीही पद्धत वापरून स्थावर तारण मत्ता विकण्याची कार्यवाही करण्यास मुक्त असतील.

कृपया ध्यानांत ठेवावे की, ही सूचना रुल्सच्या नियम ९(१) च्या बाबतीत तुम्हाला जारी केली आहे.

कृपया त्याची पोच द्यावी.

तुमचे हितचिंतक
प्राधिकृत अधिकारी,
आयडीबीआय बँक लिमिटेड

प्रेषितींनी सूचनेची बजावणी टाळली असल्याने, सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ३च्या परंतुकासह वाचत नियम ३च्या पोट-नियम ३च्या बाबतीत याद्वारे मी प्रकाशित केली आहे.

जोडपत्र - I
आशापुरी जैन लँड डेव्हलपर्स प्रा. लिमिटेड
सक्त वसली करायच्या हेतुने असलेल्या तारण मत्तांचे तपशील

कर्नाटक राजतील तालुका हरिहर, जिल्हा दावणगेरे (पूर्वीचा चित्रदुर्ग जिल्हा) येथील हरिहर/हेरालापूरच्या गाव हद्दीतील एकूण सुमारे ४५ एकर ३२ गुंठे मोजमापित म्हणजेच सर्व्हे क्र. १८ (३० गुंठे), १९ (४ एकर १७ गुंठे), २१ (३एकर २२ गुंठे), २२ (१० एकर १५ गुंठे), २३ (१५ एकर २८ गुंठे), २५ (१० एकर ५ गुंठे), २६ (३एकर ३.४ गुंठे), २७ (५ एकर ८.६ गुंठे), ३० पी (२ एकर १० गुंठे), आणि ६२/२(२० गुंठे) (वजा हरिहर/हेरालापूर गावातील सर्व्हे क्र. १९,२२,२३,२५,२६ मध्ये समाविष्ट १० एकर ७ गुंठे मोजमापित जमीन) अशी ती सर्व अखंड जमीन पुढील प्रमाणे सीमाबध्द:

पूर्वेस : हरपनहळ्ळी रोड
पश्चिमेस : गटरकडे जाणारा सार्वजनिक रस्ता व अंशतः तुंगभद्रा नदी
उत्तरेस : सर्व्हे क्र. २८, ३३ आणि ३४ चा भाग, आणि
दक्षिणेस : बंगलोर पुणे रेल्वे लाईन

लाकडी दारे व खिडक्यांसह आरसीसी छप्पर आणि सिमेंट फ्लोरिंगच्या ३१३२ चौ. मी. मोजमापित इमारतीसह एकत्रित व त्याववील सर्व इमारती आणि बांधकामे व जमिनीत जोडलेली किंवा जमिनीत रोवलेल्या कशाचीही कायम स्वरुपी जोडलेली सर्व प्लांट आणि मशिनरी यासह एकत्रित.

वसई विकास सहकारी बँक लि. वसई.

(शेडयुल्ड बँक)

चिमाजीअप्पा मैदाना समोर, वसई गाव, एस. टी. स्टँड जवळ, वसई, पालघर. ४०१२०१
दुरध्वनी क्रं. ८५९१९८७९७४ email address: sandeep.Jadhav@vasaivikasbank.co.in

स्थावर मालमत्तेच्या लिलावासाठी जाहीर सूचना

सिक्युरीटायझेशन अॅन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शीयल अॅसेट्स अॅन्ड एन्फोर्समेन्ट ऑफ सिक्युरीटी इंटरेस्ट अॅक्ट २००२, व सिक्युरीटी इंटरेस्ट (एन्फोर्समेंन्ट) रुल्स २००२ सह नियम ८ (६) या कायदया अंर्तगत स्थावर मालमत्तेच्या विक्रीसाठी लिलाव विक्री सुचना.

याव्दारे सर्वसाधारणपणे जनतेला आणि विशेषतः कर्जदार आणि जामिनदारांना सुचित करण्यात येत आहे की खाली वर्णन केलेली स्थावर मालमत्ता सुरक्षित कर्जदारा कडे गहाण / शुल्क आकारली आहे, ज्याचा प्रत्यक्ष ताबा हा बँकेच्या प्राधिकृत अधिका-याने घेतला आहे. वसई विकास सहकारी बँक चे अधिकारी सदर स्थावर मालमत्तेची लिलाव विक्री "जसे आहे तेथे आहे" आणि "जसे आहे तसे आहे" आणि "जे काही आहे" या तत्वावर करण्यात येणार आहे. त्याचे तपशील खाली देण्यात आले आहे.

- **जाहीर लिलावाची दिनांक व वेळ : मंगळवार दि. १७/०६/२०२५ रोजी संध्याकाळी ४.०० वाजता.**
- **लिलावाचे ठिकाण : मुख्य कार्यालय - वसई विकास सहकारी बँक , चिमाजीअप्पा मैदाना समोर, वसई गाव, एस. टी. स्टँड जवळ, वसई, पालघर - ४०१ २०१.**

कर्जदार आणि जामिनदारांची नावे	गहाण ठेवलेल्या स्थावर मालमत्तेचे वर्णन	३०.०४.२०२५ पर्यंत ची एकूण थकबाकी रक्कम(रु.)(future interest at applicable ROI)	राखीव रक्कम (रू.)	अनामत रक्कम (रू.)	तपासणीची तारीख आणि वेळ
मे. विनम इंडस्ट्रीज प्रा. लि. तर्फे संचालक सौ. पुनम विवेक दिवेदी व सौ. प्रिती मनोज दुबे	प्लॉट नं. डी - १०५ ज्याचे अंदाजे क्षेत्रफळ १२०० चौ. मी सोबत त्यावरील प्रस्तावित बांधकाम ज्याचे अंदाजे क्षेत्र ८३५० चौ. फु., एम आय डि सी मालेगाव,गारगोटी म्युझियमच्या मागे, तालुका सिन्नर, जि. -नाशिक - ४२२१०३.	३,६७,३६,४३६/	१,५०,००,०००/-	१५,००,००० /-	१५.०५.२०२५ ते १६.०६.२०२५ (स. १०.०० ते सं. ४.०० वाजे पर्यंत) पुर्व सुचना देणे आवश्यक आहे

मालमत्तेचे लिलावासंदर्भातील अटी व शर्ती हया बोलीपत्रासोबत सदरबोलीपत्रकाच्या अर्जाची फी रक्कम रु. १०००/- (विना परतावा) ही रोख तसेच अनामत रक्कम ही **"वसई विकास सहकारी बँक लि"** च्या नावे डीडी / पे ऑर्डर व्दारे भरणा करून दि. **१५/०५/२०२५ ते १६/०६/२०२५** संध्याकाळी ४.०० वाजेपर्यंत वर नमुद केलेल्या बँकेच्या पत्त्यावर प्राप्त होतील व सदरचे अर्ज जमा करण्याची अंतिम **दि. १६/०६/२०२५** पर्यंत आहे.

लिलाव केलेल्या मालमत्तेच्या संदर्भातील मुद्रांक शुल्क / अतिरिक्त मुद्रांक शुल्क / हस्तांतरण शुल्क इ. तसेच वैधानिक व गैर वैधानिक देय, कर, दर, मुल्यांकन, सिन्नर नगरपालीकेचे तसेच सरकारी किंवा निम सरकारी कर, जमिनमालकाच्या काही थकबाकी, देणी, सोसायटीतील असलेल्या काही थकबाकी कर, दर देण्याकरीता किंवा भरण्याकरीता खरेदिदार हे बंधनकारक असतील. तसेच इतर काही खर्च व वैधानिक देय देण्याकरीता किंवा भरण्याकरीता ची सर्वस्वी जबाबदारी ही खरेदिदार यांची राहील. वर नमुद केलेल्या सुचनांची तसेच नियमांची योग्य ती पुर्तता झाल्यानंतरच बँकेकडून लिलाव केलेल्या मालमत्तेचा खुला व प्रत्यक्ष ताबा हा योग्य त्या खरेदीदारास देण्यात येईल.

कोणतेही कारण न दर्शविता, निविदा किंवा बोली स्विकारणे किंवा नाकारणे किंवा लिलाव स्थगित / निलंबित / रदद करण्याचा अधिकार, तसेच कोणत्याही पुर्व सुचनेशिवाय, विक्रीचे कोणतेही नियम व अटी मध्ये बदल करण्याचा अधिकार, बँकेकडे राखुन ठेवण्यात आला आहे.

SARAFESI ACT 2002 अंतर्गत ३० दिवसांची विक्रीसुचना

कर्जदार / जामिनदार आणि इतर सर्व संबधित पक्षांना याव्दारे लिलावाच्यातारखेपूर्वी कर्ज खाते बंद करून कर्जाची येणे बाकी संपुर्ण रक्कम भरणा करून तारण मालमत्ता परत मिळविता येईल, तसे न केल्यास मालमत्तेचा लिलाव केला जाईल आणि शिल्लक असल्यास ते तुमच्याकडून व्याज आणि खर्चासह वसुल केले जाईल.

ठिकाण: वसई — **सही /-**
दि. १३/०५/२०२५ — **प्राधिकृत अधिकारी**
वसई विकास सहकारी बँक लि.

सार्वजनिक सूचना

सर्व संबंधित व्यक्तींना कळविण्यात येते की, माझे अशिल श्री. सुधीर वसंतराव हांडे, सी-४१०, मधु, अमृतनगर को-ऑपरेटिव्ह हाउसिंग सोसायटी, अमृतनगर सर्कल जवळ, गोळीबार रोड, घाटकोपर (पश्चिम), मुंबई-४०००८६ येथे राहतात.

वरील अमृतनगर सोसायटीतील फ्लॅट क्र. सी-४१०, मधु, हे दिवंगत श्रीमती मालिनी वसंतराव हांडे आणि श्री. सुधीर वसंतराव हांडे यांच्या नावावर आहे. श्रीमती मालिनी वसंतराव हांडे यांचो दिनांक १८ एप्रिल २०१२ रोजी निधन झाले असून त्यांनी कोणतीही वसीयत केली नव्हती व त्यांनी सोसायटीकडे कोणताही नामनिर्देशन अर्ज सादर केलेला नव्हता. श्री. सुनील वसंतराव हांडे, श्रीमती सुजाता तुळशीराम जाधव आणि श्री. सुधीर वसंतराव हांडे यांनी जाहीर केले आहे की, ते सदर मालमत्तेचे/फ्लॅटचे कायदेशीर वारस आहेत. तसेच त्यांनी वरील फ्लॅट श्री. सुधीर वसंतराव हांडे यांच्या नावावर हस्तांतरित करण्यास संमती दिली असून, हे कायदेशीर वारसदारांपैकी एक आहेत.

सदर फ्लॅट/मालमत्तेसंबंधी कोणत्याही व्यक्तीस वारसा, हिस्सा, विक्री, तारण, दावे, भाडे, भाडेकरार, परवाना, भेटवस्तू, ताबा, अडथळा किंवा अन्य कोणत्याही प्रकारचा कायदेशीर हक्क असल्यास, त्यांनी आपला दावा सर्व आवश्यक कागदपत्रांच्या प्रमाणित प्रतीसह या सूचनेच्या प्रकाशन दिनांकापासून १४ दिवसांच्या आत नोंदणीकृत टपालाद्वारे खालील नमूद व्यक्तीकडे लेखी स्वरूपात सादर करावा.

अन्यथा, सदर मालमत्ता विकली गेल्यास, तारण ठेवली गेल्यास, भाड्याने दिल्यास किंवा अन्य कोणत्याही प्रकारे हस्तांतरित झाल्यास, अशा कोणत्याही प्रकारचे दावे पुढे ग्राह्य धरले जाणार नाहीत आणि ते दावे माझ्या अशिलावर कोणत्याही प्रकारे बंधनकारक राहणार नाहीत. अशा दाव्यांना मूळतः नाकारल्याचे समजले जाईल.

ठिकाण: मुंबई — **सही -**
तारीख: १३.०५. २०२५ — **शंतनू रक्ताटे**

एयु स्मॉल फायनान्स बँक लिमिटेड

AU SMALL FINANCE BANK — A SCHEDULED COMMERCIAL BANK

(शेड्युल कमर्शिअल बँक)
(सीआयएन: एल३६९११आरजे१९९६पीएलसी०११३८१)
नोंदणी कार्यालय: १९-ए, धुलेश्वर गार्डन, अजमेर रोड, जयपूर - ३०२००१

परिशिष्ट IV [नियम ८ (१) पहा)] कब्जा सूचना (स्थावर मिळकतीकरिता)

ज्याअर्थी, निम्नस्वाक्षरीकारांनी **एयु स्मॉल फायनान्स बँक लिमिटेड (शेड्युल्ड कमर्शिअल बँक)** चे प्राधिकृत अधिकारी म्हणुन सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल अॅसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, २००२ अन्वये आणि कलम १३ सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ अन्वये प्रदान केलेल्या अधिकारांचा वापर करून सदर सूचनेच्या तारखेपासून / सूचना प्राप्त झाल्याच्या तारखेपासून ६० दिवसांत कर्ज खाते क्र. **२४०६२३६६६०५०००६० करिता १२ फेब्रुवारी, २०२५ रोजीसप्रमाणे रु. ५०,५५,३०१/- (रु. पन्नास लाख पंचावन्न हजार तीनशे एक मात्र) एकूण थकीत देय (जे मुद्दल, व्याज, दंड आणि सर्व अन्य प्रभारांच्या समाविष्टित) संपूर्ण प्रदानापर्यंतचे पुढील व्याज आणि प्रभार** अशी सूचनेत नमूद केलेली रक्कम चुकती करण्यासाठी कर्जदार/हमीदार/गहाणदार **मे. श्री श्यामबाबा एंटरप्राईजेस् द्वारे त्यांचे प्रोप्रायटर श्री. पंकज सतीश अग्रवाल (कर्जदार), श्री. पंकज सतीश अग्रवाल, श्री. सतीश डी. अग्रवाल यांचा मुलगा (हमीदार/गहाणदार), सौ. चंचल पंकज अग्रवाल (श्री. पंकज सतीश अग्रवाल यांची पत्नी (हमीदार/गहाणदार), श्री. वैभव पंकज अग्रवाल, श्री. पंकज सतीश अग्रवाल यांचा मुलगा (हमीदार)** यांना बोलाविण्यासाठी संद. क्र.: सीबी/एसएआर/१३-२/एजीआर/फेब्रु-२०२५/१२ कर्ज खाते क्र. २४०६२३६६६०५०००६० अन्वये **दिनांक १३-फेब्रु-२०२५** रोजीस **रोजीची** मागणी सूचना निर्गमित केलेली आहे.

कर्जदार/गहाणवटदार यांनी रक्कम चुकती करण्यामध्ये कसूर केलेली आहे, म्हणून कर्जदार/गहाणवटदार आणि सर्वसाधारण जनतेस याद्वारे सूचना देण्यात येते की, निम्नस्वाक्षरीकारांनी सदरहू अधिनियमाचे कलम १३(४) सहवाचता सदर रुलस्च्या नियम ८ अन्वये त्याला/तिला प्रदान केलेल्या अधिकारांचा वापर करून यात याखाली वर्णन केलेल्या मिळकतीचा कब्जा **०९ मे, २०२५** रोजीस घेतला आहे.

तारण मत्तांच्या विमोचनाकरिता उपलब्ध वेळेच्या संदर्भात अॅक्टच्या कलम १३ च्या उप-कलम (८) च्या तरतुदींकडे कर्जदारांचे लक्ष वेधून घेतले जाते.

विशेषत: कर्जदार/हमीदार/गहाणवटदार आणि सर्वसामान्य जनता यांना याद्वारे सावधान करण्यात येते की, त्यांनी सदरहू मिळकतीच्या देवघेवीचा व्यवहार करू नये आणि सदरहू मिळकतीवरील कोणताही देवघेवीचा व्यवहार हा **२८ एप्रिल, २०२५** रोजीस कर्ज खाते क्र. २४०६२३६६६०५०००६० करिता **रु. ५१,६८,६२५/- (रुपये एकावन्न लाख अडुसष्ट हजार सहाशे पंचवीस मात्र)** आणि संपूर्ण प्रदानापर्यंत त्यावरील पुढील व्याज आणि खर्च या रकमेकरिता **एयु स्मॉल फायनान्स बँक लिमिटेड (शेड्युल्ड कमर्शिअल बँक)** च्या प्रभाराच्या अधीन राहील.

स्थावर मिळकतींचे वर्णन

अमरावती महानगरपालिका अमरावती शहर, महाराष्ट्राच्या हद्दींमधील सर्व्हे क्र. २२५/२, दत्त धाम, मौजे रहाटगाव, प्रागणे - नांदगाव पेठ, तहसिल आणि जिल्हा अमरावती येथे स्थित प्लॉट क्र. ३६, क्षेत्र मोजमापित ९७.५० चौ. मी. (१०४९.४९ चौ. फू.) त्यासह १०५.०७ चौ. मी. (११३०.९७ चौ. फू.) चे बांधकाम धारक निवासी मिळकतीचे ते सर्व भाग आणि विभाग. श्री. पंकज सतीश अग्रवाल आणि सौ. चंचल पंकज अग्रवाल यांच्या मालकीचे. सीमाबद्धता:-
पूर्व - प्लॉट क्र. ३५, पश्चिम - प्लॉट क्र. ३७, उत्तर - रस्ता, दक्षिण - प्लॉट क्र. ३४

सही/-
दिनांक : ०९.०५.२०२५ — **प्राधिकृत अधिकारी**
ठिकाण: अमरावती, महाराष्ट्र. — **एयु स्मॉल फायनान्स बँक लिमिटेड**

पेगासस अॅसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

PEGASUS

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉईंट, मुंबई-४०००२१. फोन क्र. : ०२२-६१८८४७००.
ईमेल: sys@pegasus-arc.com युआरएल: www.pegasus-arc.com

ई-लिलाव द्वारे विक्री करिता जाहीर सूचना

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ ला सहवाचत सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल अॅसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, २००२ अंतर्गत स्थावर मिळकतींची विक्री.

सर्वसामान्य जनता आणि विशेषकरून कर्जदार, सह-कर्जदार आणि गहाणदार यांना याद्वारे सूचना देण्यात येते की, खाली नमूद स्थावर मिळकत ही सरफैसी अॅक्ट, २००२ च्या तरतुदीअन्वये दिनांक **३१/१२/२०२०** रोजीच्या अभिहस्तांकन कराराद्वारे डीएनएस बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा **पेगासस ग्रुप थर्टी फाईव्ह ट्रस्ट-२ (पेगासस)** चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस अॅसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत, ज्या २०/०६/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्वांसह **"जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे"** तत्त्वाने सरफैसी अॅक्ट आणि त्यामधील नमूद नियमच्या तरतुदी अन्वये विकण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील उल्लेखित तारण मत्ता असलेल्या स्थावर मिळकतीचा सरफैसी अॅक्ट आणि त्यामधील नमूद नियमच्या तरतुदीअन्वये ०८/०८/२०२३ रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील खालीलप्रमाणे:

कर्जदार, हमीदाराचे नाव	**ए) एव्हिन अलॉयज अँड स्टील प्रा. लि. (कर्जदार)** **बी) श्री. सलीमुल्लाह अब्दुल खान (संचालक/गहाणदार/जमीनदार)** **सी) श्रीमती कैसर बानो सलीमुल्ला खान (संचालक / गहाण/ हमीदार)** **डी) श्री. अक्रम खान (जामीनदार)** **ई) श्री. भगवंत कांचन सिंह(जामीनदार)** **एफ) श्री मसिउल्ला सलीमुल्ला खान (जामीनदार)**
तारण मत्ता विक्री करण्याकरीता उर्वरीत थकीत:	**३१/०७/२०१६ रोजीस रु.५,३६,९३,७४२.०१/-** (रुपये पाच कोटी छत्तीस लाख त्र्याणव हजार सातशे बेचाळीस आणि पैसे एक मात्र) सरफैसी अॅक्टच्या कलम १३(२) नोटीस नुसार (रु. १४,८७,१७,६६५.००/- (रुपये चौदा कोटी सत्त्याऐंशी लाख सतरा हजार सहाशे पासष्ट मात्र) २०/०२/२०२५ रोजीस अधिक प्रदान आणि २१/०२/२०२५ रोजीपासोन त्यावरील सांपार्श्विक दराने व्याज, प्रभार आणि खर्च ते वसुलीच्या तारखेपर्यंत
स्थावर मिळकतीचे वर्णन	**गहाण द्वारे: एव्हिन अलॉयज अँड स्टील प्रा. लि.** सारसी गाव, तालूका वाडा, जिल्हा ठाणे येथे स्थित जमीन मोजमापित १.८० एकर्स (१ एकर ३२ गुंठा) फॅक्टरी जमीन धारक सर्व्हे क्र. २०(भाग), मोज. ६,००० चौ.मीटर्स (६० आरेज) सह फॅक्टरी इमारत, शेड आणि इतर रचना, फिक्चर इ. त्यावर बांधलेले/ बांधण्यात येणारे आणि प्रस्तावीत रोड धारक सर्व्हे क्र. १८/३ (भाग) आणि सर्व्हे क्र. १८(३) भाग एकूण १२०० चौ.मीटर्स (१२ आरेज) सर्व ते भाग आणि विभाग.

क्र.	सर्व्हे क्र.	पश्चिम	पूर्व	दक्षिण	उत्तर
१.	२०	जमीन धारक सर्व्हे क्र. २९ आणि २२	जमीन धारक सर्व्हे क्र. २० (भाग)	जमीन धारक सर्व्हे क्र. २० (भाग)	जमीन धारक सर्व्हे क्र.१८/३(भाग) कंपनीची उर्वरीत जमीन
२.	१८/३ (भाग)	जमीन धारक सर्व्हे क्र.१८/३(भाग) कंपनीची उर्वरीत जमीन	जमीन धारक सर्व्हे क्र.१८/५ आणि २७	जमीन धारक सर्व्हे क्र.१८/३(भाग) कंपनीची उर्वरीत जमीन	कोने - तुसे रोड
३.	१८/३ (भाग)	जमीन धारक सर्व्हे क्र.१८/३(भाग) कंपनीची उर्वरीत जमीन	जमीन धारक सर्व्हे क्र.१८/५	जमीन धारक सर्व्हे क्र.२० (भाग) कंपनीची उर्वरीत जमीन	जमीन धारक सर्व्हे क्र.१८/३(भाग) कंपनीची उर्वरीत जमीन

सीईआरएसएआय आयडी

सर्व्हे क्र.	अॅसेट आयडी	सिक्युरीटी आयडी
२०	२०००३८९८१९१५	४०००३९०४८४१४
१८ (३) भाग	२०००३८९८३९९५	४०००३९०५०४९५
१८ (३) भाग	२०००३८९८४२९३	४०००३९०५०७९३

राखीव किंमत	**रु.२,८३,९१,०००.००/-** **(रुपये दोन कोटी त्र्याऐंशी लाख एक्याणव हजार मात्र)**
इसारा अनामत रक्कम (राखीव किंमतीच्या १०%)	**रु.२८,३९,१००.००/-** **(रुपये अठ्ठावीस लाख एकोणचाळीस हजार शंभर मात्र)**
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही
मिळकतीचे निरीक्षण	०२/०६/२०२५ रोजी दु. १२.०० ते दु. २.००
संपर्क व्यक्ती आणि दू क्र.	श्री. विशाल कापसे ७८७५४५६७५७ सौ. शिल्पा दळवी ९९२०५६३५८३ श्री. गौतम भालेराव ८९९९५६९५७२
बोली सादर करण्यासाठी अंतिम तारीख	१९/०६/२०२५ रोजी दु. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई-लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत २०/०६/२०२५ रोजी स. ११.०० ते दु. १२.०० पर्यंत

सदर प्रकाशन हे सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ अंतर्गत वरील नमुद कर्जदार/हमीदार यांना तीस (३०) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशिलवार 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-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बोलीदारांसाठी सहाय्य क्र. मो: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल : support@auctiontiger.net** येथे संपर्क साधावा.

प्राधिकृत अधिकारी
ठिकाण: पालघर — **पेगासस अॅसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड**
दिनांक: १४/०५/२०२५ — **(ट्रस्टी ऑफ पिगॅसस ग्रुप थर्टी फाईव्ह ट्रस्ट २)**

The Mogaveera Co-operative Bank Ltd.

ESTD 1946

नोंदणीकृत आणि प्रशासकीय कार्यालय :
५वा मजला, मोगावीरा भवन, एम. व्ही. एम. एज्युकेशनल कॅम्पस मार्ग, वीरा देसाई रोडलगत, अंधेरी (पश्चिम), मुंबई-४०००५८.
संपर्क तपशील : - ९८३३२२०६८०/ ९८१९१३२४४५/ ९८२१८७२८४६/ ८४५१९८०१९८/ ९७०२३६२४५६ (ईमेल : recovery@mogaveerabank.com)

विक्रीकरिता जाहीर सूचना

सिक्युरिटायझेशन अँण्ड रिकंस्ट्रक्शन ऑफ फायनान्शिअल असेटस् अँण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, २००२ अन्वये दिलेली अधिकाराचा वापर करून आणि यामध्ये खाली नमूद कर्जदार/गहाणवटदार यांचे तारण मत्तेच्या कब्जाला अनुसरून, सर्वसामान्य जनता आणि संबंधित कर्जदार/गहाणवटदार, त्यांचे कायदेशीर वारसदार/प्रतिनिधी, जे काही लागू अनुसार, समाविष्टित सर्व संबंधितांना, याद्वारे कळविण्यात येते की, सिक्युरिटायझेशन अॅण्ड रिकंस्ट्रक्शन ऑफ फायनान्शिअल असेटस् अँण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, २००२ सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या संदर्भात **''जे आहे जेथे आहे तत्त्वावर'' आणि ''जे आहे काही आहे तत्त्वावर''** पुढील स्थावर मिळकतीच्या विक्रीसाठी बँकेद्वारे इसारा अनामत रकमेसाठी डिमांड-ड्राफ्ट किंवा पे-ऑर्डर सह मोहरबंद प्रस्ताव/निविदा मागवित आहे.

स्थावर मत्ता/ मिळकतींचे वर्णन	राखीव किंमत (रू. मध्ये)	इसारा अनामत रक्कम (रू. मध्ये)	मिळकतीची तपासणी	निविदा उघडण्याची तारीख आणि वेळ	कर्जदार/ गहाणदाराचे नाव	थकीत कर्ज रक्कम :	तारण धनकोंचे नाव आणि पत्ता	निविदा/प्रस्ताव सादर करण्याची तारीख वेळ आणि ठिकाण
१) फ्लॅट क्र. ए-५, २रा मजला, गंगेश्वर माया सीएचएसएल, केडीएमसी कार्यालयाच्या समोर, रेती बंदर रोड, भरत भोईर नगर सर्व्हे क्र. २२९, गाव - नवागावचा एच. क्र. ३२६ (भाग), डोंबिवली पश्चिम, तालुका - कल्याण, जिल्हा - ठाणे - ४२१२०२, मोजमापित ४७० चौ. फू. (बिल्ट अप).	रु. २५,३८,०००/-	रु. १,००,०००/-	०२.०६.२०२५ स. ११ ते दु. ४ पर्यंत	०४.०६.२०२५ स. ११ वा. पासून	श्री. विवेक मनोहर मातोंडकर आणि सौ. वैशाली विवेक मातोंडकर - कर्जदार श्री. विवेक मनोहर मातोंडकर - गहाणदार	रु. २०,८६,६६७.०० (रुपये वीस लाख शह्याऐंशी हजार सहाशे सदुसष्ट मात्र) ३१/०१/२०२१ रोजीसप्रमाणे अधिक ०१/०२/२०२१ पासून पुढील व्याज (एमएल/१०६).	**दी मोगावीरा को- ऑपरेटिव्ह बँक लि.,** ५वा मजला, मोगावीरा भवन, एम. व्ही. एम. एज्युकेशनल कॅम्पस मार्ग, वीरा देसाई रोड लगत, अंधेरी (पश्चिम), मुंबई-४०००५८. संपर्क क्र : ९८३३२२०६८०/ ९८१९१३२४४५ / ९८२१८७२८४६/ ८४५१९८०१९८/ ९७०२३६२४५६	**मोहोरबंद निविदा/प्रस्ताव सह इसारा अनामत रक्कमचे डिमांड ड्राफ्ट किंवा पे ऑर्डर प्राधिकृत अधिकाऱ्यांना ०३.०६.२०२५ रोजी किंवा पूर्वी दु. ४ पर्यंत** प्रशासकीय कार्यालय, ५वा मजला, मोगावीरा भवन, एम. व्ही. एम. एज्युकेशनल कॅम्पस् मार्ग, वीरा देसाई रोडलगत, अंधेरी (पश्चिम), मुंबई-४०००५८.
२) फ्लॅट क्र. ६०६, ६वा मजला, बी-विंग, एकता सीएचएस लि., इमा. क्र. सी-३, कन्यापाडा, गोकुळधाम मार्केटच्या जवळ, जन. ए. के. वैद्य मार्ग, गोरेगाव (पूर्व), मुंबई - ४०००६३. मोजमापित २८० चौ. फू. (बिल्ट अप क्षेत्र).	रु. ३४,००,०००/-	रु. २,००,०००/-	०३.०६.२०२५ स. ११ ते दु. ४ पर्यंत	०५.०६.२०२५ स. ११ वा. पासून	श्री. नितीन करसनदास मंडालिया आणि सौ. रेखा नितीन मंडालिया - कर्जदार आणि गहाणदार	रु. ३६,५२,३४८.५४ (रुपये छत्तीस लाख बावन्न हजार तीनशे अठ्ठेचाळीस आणि चोपन्न पैसे मात्र) ३१.०५.२०२२ रोजीसप्रमाणे अधिक ०१.०६.२०२२ पासून व्याज.		**मोहोरबंद निविदा/प्रस्ताव सह इसारा अनामत रक्कमचे डिमांड ड्राफ्ट किंवा पे ऑर्डर प्राधिकृत अधिकाऱ्यांना ०४.०६.२०२५ रोजी किंवा पूर्वी दु. ४ पर्यंत** प्रशासकीय कार्यालय, ५वा मजला, मोगावीरा भवन, एम. व्ही. एम. एज्युकेशनल कॅम्पस् मार्ग, वीरा देसाई रोडलगत, अंधेरी (पश्चिम), मुंबई-४०००५८.

१. खरेदीदाराने मुद्रांक शुल्क/अतिरिक्त मुद्रांक शुल्क, नोंदणी प्रभार, हस्तांतर प्रभार दर इ. आणि मिळकतीशी संबंधित विद्यमान आणि भविष्यातील दोन्ही सर्व सांविधिक/असांविधानिक थकबाकी, कर, असेसमेंट प्रभार, दर आणि देणी भरायची आहेत. विक्री प्रमाणपत्र फक्त यशस्वी बोलीदाराच्या नावे जारी करण्यात येईल.
२. प्राधिकृत अधिकाऱ्यांनी कोणतेही पूर्वसूचना न देता आणि कोणतेही कारण न देता कोणत्याही बोली स्विकारण्याचे किंवा नाकारण्याचे आणि/किंवा विक्री तहकुब करणे/ पुढे ढकलणे/ रद्द करण्याचे आणि विक्रीची अटी आणि शर्ती मध्ये बदल करण्याचे अधिकार राखून ठेवला आहे.
३. गहाणदार/कर्जदार संभाव्य बोलीदार/प्रस्तावकर्त्यांना आणू शकतात आणि वरील नमूद तारखेस प्रस्ताव उघडण्याच्यावेळी हजर देखील राहू शकतात.
४. इच्छुक बोलीदारांनी त्यांचे बोली सादर करण्यापूर्वी निरिक्षणासाठी विहित तारखेरोजीस मिळकतीचे निरिक्षण करावा. बोलीदारांनी लिलाव मध्ये भाग घेण्यापूर्वी सदर मिळकतीच्या संदर्भात मिळकतीच्या नामाधिकार तसेच कोणत्याही देय बाबत स्वतःला खात्री घेण्याची सल्ला देण्यात आहे.
५. यशस्वी बोलीदार/प्रस्तावकर्त्यांनी २५% बोली रक्कम ताबडतोब म्हणजेच त्याच दिवशी किंवा नंतर पुढील कामकाजाच्या दिवशी आणि उर्वरित ७५% रक्कम निविदा उघडण्याच्या तारखेपासून १५ दिवसांत जमा करावी.
६. जर यशस्वी बोलीदारांनी प्रस्ताव उघडण्याच्या तारखेपासून १५ दिवसांत उर्वरित ७५% बोली रक्कम प्रदान करण्यात कसूर केली तर जमा केलेली रक्कम जप्त केली जाईल.
७. 'राखीव किंमत' च्या खालील निविदा विचारात घेतल्या जाणार नाहीत.

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८(६) अंतर्गत वैधानिक सूचना: सदर प्रसिद्धी वरील नमूद तारखेवर तारण मत्तेची विक्रीसाठी सर्वसामान्य जनतेकडून मोहोरबंद निविदा मागवून लिलाव/विक्रीसाठी अधिनियम आणि सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८(६) मध्ये सूचित केल्यानुसार कर्जदार/हमीदार/ गहाणदारांना सुद्धा ही ३० दिवसांची सूचना आणि माहिती आहे आणि विक्री होण्यापूर्वी कोणत्याही वेळी थकित देय/खर्च/प्रभार आणि परिव्यय भरणा करून कलम १३(८) अंतर्गत तरतुदीं नुसार तारणमत्तेच्या विमोचनासाठी ते हक्कदार आहेत, कसूर केल्यास, मिळकतीची लिलाव/विक्री केली जाईल आणि उर्वरित देय (काही असल्यास) व्याज आणि खर्चासह वसुली करण्यात येईल.

टीप: वरील सदर गहाण मिळकती या प्राधिकृत अधिकारी यांच्या ताब्यात आहेत, जे की फक्त तेच सदरची लिलाव/विक्री करीता व्यवहार करीता अधिकृत व्यक्ती आहेत. नागरिकांना/इच्छुक खरेदीदारांना याद्वारे सूचीत करण्यात येते की, त्यांनी इतर कोणत्याही अनधिकृत व्यक्ती/एजंटद्वारे व्यवहार करु नये.

दिनांक : १३/०५/२०२५
स्थळ : मुंबई — **प्राधिकृत अधिकारी**

Avvin Alloys & Steel Pvt. Ltd
(PG35T-2)

Property Details:-

All that piece & parcel of land adm.1.80 acres (1 acre 32 gunthas) consist of factory land bearing survey no. 20(part) adm.6,000 sq. mtrs. (60 ares) together with factory building, shed and other structures, fixtures, etc. constructed / to be constructed thereon and approached road bearing survey no. 18/3 (part) and survey no. 18 (3) part aggregating 1200 sq. mtrs (12 Ares) situated at Sarsi village, Taluka – Wada, District – Thane and bounded as follow:

No.	Survey No.	West	East	South	North
1.	20	By land bearing survey No. 29 & 22	By land bearing survey No.20 (part)	By land bearing survey No.20 (part)	By land bearing survey No. 18/3 land of the company
2.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5 & 27	By land bearing survey no.18/3 (p) land of the company	By Kone – Tuse Road
3.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5	By land bearing survey No.20 (part) land of company	By land bearing survey no.18/3 (p) land of the company

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (https://sarfaesi.auctiontiger.net) on **20/06/2025** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 12:00 pm** 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.

PEGASUS ASSETS RECONSTRUCTION PVT. LTD. MUMBAI

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 **19/06/2025** till 04:00 p.m. Email address: vishal@pegasus-arc.com / shilpa@pegasus-arc.com gautam@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.

PEGASUS ASSETS RECONSTRUCTION PVT. LTD. MUMBAI

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.2,83,91,000.00 (Rupees Two Crore Eighty Three Lakhs Ninety One Thousand Only).

17. **The Earnest Money Deposit of the auction property is as follows: -**
Rs.28,39,100.00 (Rupees Twenty Eight Lakhs Thirty Nine Thousand One Hundred Only)

18. Last date for submission of bid is 19/06/2025 before 04:00 PM and the Auction is scheduled on 20/06/2025 from 11:00 am to 12:00 pm. 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 minuteseach 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 Five Trust 2, payable at Mumbai or EMD can also be paid by way of **RTGS/ NEFT / Fund Transfer to the credit of A/c no: 016011101645657 Account Name: - Pegasus Group Thirty Five Trust 2, Bank Name: Dombivali Nagari Sahakari Bank Ltd., Fort, Mumbai, IFSC Code: DNSB0000016.**

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.1,00,000/- (Rupees One Lakh 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 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.**

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.

PEGASUS ASSETS RECONSTRUCTION PVT. LTD. MUMBAI

- 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 & stampedon 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 maycontact Mr. Vishal Kapse- 7875456757, Mrs. Shilpa Dalvi 9920563583, 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.

PEGASUS ASSETS RECONSTRUCTION PVT. LTD. MUMBAI

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Thirty Five Trust 2)

Place: Palghar
Date: 14/05/2025

ANNEXURE-II

DETAILS OF BIDDER – FILL All IN CAPITAL LETTER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

Name(s) of Bidder (in Capital)

Father's/Husband's Name

Postal Address of Bidder(s)

eMail ID

Phone/Cell Number:

Bank Account details to which EMD amount to be returned

Bank A/c No.
IFSC Code No.
Branch Name

Date of Submission Bid ___ /____/_____ **PAN Number**

Property Item No.

Whether EMD remitted ☐ **Yes** ☐ **No** **Date of Remittance** ___ /____/ _____

Name of Bank
Branch Name
Account No.
IFSC Code No.

Bid Amount Quoted

Amount In Figure
Amount in Word

Director Identification Number (DIN): _____

Provide the names of the companies where appointed as a Director

Whether connected to any political party: Yes ☐ ***No*** ☐

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

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

Name & Signature

ANNEXURE-III

DECLARATION BY BIDDER(S)

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 Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:_____
Name:_____
Address:_____
eMail ID: _____

Affidavit cum Declaration

Property for which bid submitted ("Property"):
All that piece & parcel of land adm.1.80 acres (1 acre 32 gunthas) consist of factory land bearing survey no. 20(part) adm.6,000 sq. mtrs. (60 ares) together with factory building, shed and other structures, fixtures, etc. constructed / to be constructed thereon and approached road bearing survey no. 18/3 (part) and survey no. 18 (3) part aggregating 1200 sq. mtrs (12 Ares) situated at Sarsi village, Taluka – Wada, District – Thane and bounded as follow:

No.	Survey No.	West	East	South	North
1.	20	By land bearing survey No. 29 & 22	By land bearing survey No.20 (part)	By land bearing survey No.20 (part)	By land bearing survey No. 18/3 land of the company
2.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5 & 27	By land bearing survey no.18/3 (p) land of the company	By Kone – Tuse Road
3.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5	By land bearing survey No.20 (part) land of company	By land bearing survey no.18/3 (p) land of the company

Mortgagor of the Property ("Mortgagor"):
Avvin Alloys & Steel Pvt. Ltd.

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

a) **Avvin Alloys & Steel Pvt. Ltd. (Borrower)**
b) **Mr. Salimullah Abdul Khan (Director / Mortgagor/ Guarantor)**
c) **Mrs. Kaisar Bano Salimullah Khan (Director/ Mortgagor/Guarantor)**
d) **Mr. Akram Khan (Guarantor)**
e) **Mr. Bhagwant Kanchan Singh (Guarantor)**
f) **Mr. Masiullah Salimullah Khan (Guarantor**

I/We, _____, R/o _____, have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus Group Thirty Five Trust 2** ("Pegasus").

I/We, _____, _____R/o _____
do hereby solemnly swear and affirm:

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):
   (1) if such person, or any other person acting jointly or in concert with such person –
      (a) is an undischarged insolvent;
      (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);

(c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other lawfor the time being in force, and at least a period of one year has lapsed from the date ofsuch classification till the date ofsubmission of bid:

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

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

Explanation I.- For the purposes of this proviso, the expression "related party" shall notinclude a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion orsubstitution of debt into equity shares or instruments convertible into equity shares or completionof such transactions as may be prescribed, prior to the submission of bid.

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

(d) has been convicted for any offence punishable with imprisonment –

(i) for two years or more under any Act specified under the Twelfth Schedule of IBC; or

(ii) for seven years or more under any law for the time being in force:

Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

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

(e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
Provided that this clause shall not apply in relation to a connected person referred to in clause *(iii)* of *Explanation I;*

(f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;

(g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction

or fraudulent transaction has taken place and in respect of which an order has been madeby the Adjudicating Authority under IBC:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of Mortgagor by the bidder as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

(h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;

(i) is] subject to any disability, corresponding to clauses (a) to (h), under any lawin a jurisdiction outside India; or

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

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

(i) *any person who is the promoter or in the management or control of the* Mortgagor; or

(ii) any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or

(iii) the holding company, subsidiary company, associate company or related partyof a person referred to in clauses (i) and (ii):

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

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

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

(a) a scheduled bank;

(b) any entity regulated by a foreign central bank or a securities marketregulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions MultilateralMemorandum of Understanding;

(c) any investment vehicle, registered foreign in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);

(d) an asset reconstruction company register with the Reserve Bank of Indiaunder section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);

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

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

2. I/We _____ are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus Group Thirty Five Trust 2** ("Pegasus").

3. That no insolvency under the IBC is contemplated or pending against me/us before any of the NCLT/NCLAT or any other court.

Deponent

Verification

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

Deponent

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ___/___/_____

Borrower: Avvin Alloys & Steel Pvt. Ltd & Others

Property Description:

All that piece & parcel of land adm.1.80 acres (1 acre 32 gunthas) consist of factory land bearing survey no. 20(part) adm.6,000 sq. mtrs. (60 ares) together with factory building, shed and other structures, fixtures, etc. constructed / to be constructed thereon and approached road bearing survey no. 18/3 (part) and survey no. 18 (3) part aggregating 1200 sq. mtrs (12 Ares) situated at Sarsi village, Taluka – Wada, District – Thane and bounded as follow:

No.	Survey No.	West	East	South	North
1.	20	By land bearing survey No. 29 & 22	By land bearing survey No.20 (part)	By land bearing survey No.20 (part)	By land bearing survey No. 18/3 land of the company
2.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5 & 27	By land bearing survey no.18/3 (p) land of the company	By Kone – Tuse Road
3.	18/3 (Part)	By land bearing survey No. 18/3 (part) balance land of the company	By land bearing survey no.18/5	By land bearing survey No.20 (part) land of company	By land bearing survey no.18/3 (p) land of the company

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

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.

2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.

3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.

4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.

5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.

7. The decision taken by Authorized Officer in all respects shall be binding on me/us.

8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

9. **Source of Funds**
   a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **20/06/2025** in the matter of **Avvin Alloys & Steel Pvt. Ltd & Others** are from genuine personal/business sources.
   b. I/we hereby declare that the funds that will be remitted in future for making payment of bid amount, in event of being declared as highest/ successful bidder, shall be from genuine personal/ business sources.
   c. I/we hereby further declare that the said funds do not / shall not originate from any unlawful source and are / shall be in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.
   d. I/we hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Signature: _____

Name: _____

Address: _____

_____

E-Mail ID: _____

Date: / /2025

From

_____

_____

_____

_____

To,
Pegasus Assets Reconstruction Private Limited
55-56, 5th Floor, Free Press House,
Nariman Point,
Mumbai – 400 020

Sub: Consent for KYC Verification

Dear Sir,

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

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

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

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

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

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

2. I am informed by Pegasus and understand that:

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

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

c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;

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

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

a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);

b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;

c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;

d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.

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

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

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

Name: _____

Signature: _____

Date: _____

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

(Applicable to Pvt Ltd. Company/Public Ltd. Company/Foreign Ltd. Company/OBC)

1. Name of Company: _____

2. Registered Number: _____

3. Registered Address: _____

The Company as stated above hereby confirms and declares that on the below date:

(Please tick the correct box)

The following **natural person(s)** (listed in Table below) exercise control or ultimately have a controlling ownership interest in the Company i.e., having ownership/entitlement of **more than 10%** of shares/capital/profits or controlling through voting rights, agreement, arrangement, etc.

Or

There are **no natural person(s)** who exercise control or ultimately have a controlling ownership interest in the Company as stated above, therefore details of natural person(s) holding the position of directors/senior management in the Company are given in the Table.

(*If you have ticked any of the above, please complete Table below before signing the declaration)

Sr No.	Full Name of Beneficial owner/controlling natural person(s)	Date of Birth	Nationality	Address	Type of KYC Documents		Controlling ownership Interest (%)
					Identity	Address	

‘

The Company is listed on _____ (Name of the Stock Exchange) or is a majority owned subsidiary of _____ (Name of the listed Company) listed on (Name of the Stock Exchange).

The Company undertakes that the facts stated above are true and correct.

The Company undertakes and agrees that it will notify **Pegasus** without delay or any changes to the controlling shareholders, person exercising control or having controlling ownership interest in the Company, as declared in **the table above**.

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

(to be signed by the official authorised to sign the Board Resolution)

Full name of the authorised official: _____

Designation/Position: _____

Date: _____