

 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 Rule 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), Guarantor(s) and Mortgagor(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 Twenty Eight Trust-III (Pegasus) , having been assigned the debts of the below mentioned Borrower along with underlying securities interest by SVC Bank Ltd. vide Assignment Agreement dated 30/03/2017 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown liabilities on 24/06/2025. The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 14/01/2025 under the provisions of the SARFAESI Act and Rules thereunder.	
The details of the Auction are as follows:	
Name of the Borrower(s), Co-Guarantor(s) and Mortgagor(s):	1) Tristar Retail Concepts Pvt. Ltd. (Borrower) 2) Mr. Kamal Shantilal Kothari (Director/Guarantor/Mortgagor) 3) Mrs. Preeti Kamal Kothari (Director/Guarantor) 4) Primus Realtors Pvt. Ltd. (Corporate Guarantor/Mortgagor) 5) Tristar Retail Limited (Corporate Guarantor)
Outstanding Dues for which the secured assets are being sold:	1) M/s. Tristar Retail Brands Pvt. Ltd. (Borrower) 2) Mr. Kamal Shantilal Kothari (Director/Guarantor/Mortgagor) 3) Mrs. Preeti Kamal Kothari (Director/Guarantor) 4) Primus Realtors Pvt. Ltd. (Corporate Guarantor/Mortgagor) 5) Tristar Retail Limited (Corporate Guarantor) Rs.7,95,37,245.39 (Rupees Seven Crores Ninety Five Lakhs Thirty Seven Thousand Two Hundred Forty Five and Thirty Nine Paise Only) being the dues of A/c. M/s. Tristar Retail Concepts Pvt. Ltd. And Rs. 9,90,38,086.69 (Rupees Nine Crores Ninety Lakhs Thirty Eight Thousand Eighty Six and Sixty Nine Paise Only) being the dues of A/c. M/s. Tristar Retail Brands Pvt. Ltd. as on 30/09/2014 plus interest w.e.f. 01/10/2014 plus, costs, charges and expenses thereon. [Rs. 20,56,47,597.51/- (Rupees Twenty Crores Fifty-Six Lakhs Forty-Seven Thousand Five Hundred Ninety-Seven and Paise Fifty One Only) being the dues of M/s. Tristar Retail Concepts Pvt. Ltd. and Rs. 44,62,54,221.62/- (Rupees Forty-Four Crores Sixty-Two Lakhs Fifty-Four Thousand Two Hundred Twenty One and Paise Sixty Two Only) being the dues of M/s. Tristar Retail Brands Pvt. Ltd., both are as on 28/01/2025 plus further interest, costs, charges and expenses thereon w.e.f. 29/01/2025]
Details of Secured Asset being Immovable Property which is being sold	Lot No. 1- Apartment No. 101, admn. about 61.850 sq. mtr. Built-up area on 1st floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38 in the S.S. Scheme containing by admeasuring 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.S.K 7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share (owned and mortgaged by Mr. Kamal Kothari) Lot No. 2- Apartment No. 102, admn. about 61.850 sq. mtr. Built-up area on 1st floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38 in the S.S. Scheme containing by admeasuring 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.H. No. 7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share (owned and mortgaged by Mr. Kamal Kothari) Lot No. 3- Apartment No. 201, admeasuring about 61.850 sq. mtr. Built-up area on 2nd floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38, in the S.S. Scheme containing by admeasuring 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.S.K 7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share (owned and mortgaged by Mr. Kamal Kothari) Lot No. 4- Apartment No. 202, admeasuring about 61.850 sq. mtr. Built-up area on 2nd floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38, in the S.S. Scheme containing by admeasuring 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.S.K 7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share (owned and mortgaged by Mr. Kamal Kothari) Lot No. 5- Apartment No. 601, admeasuring about 75.4015 sq. mtr. Built-up area on the 6th Floor, in the building known as "Kanchanganga Estate", standing and constructed on Plot Nos. 1, out of the sanctioned layout of "Shree Dutta Vihar", being portion of entire Khasara No. 58/6, P.S.K No. 44, Sheet No. 674/8, City Survey No. 499, Corporation House No. 3463, Ward No.15, Mouza Somalwada, Shri Bhaskarrao Porkute Patil Nagar, admeasuring $\frac{1}{5}$ (49.20 x 47.47) + $\frac{1}{2}$ (50.54 x 46.67) = 2347.11 sq. mtrs being portion of land of Mouza Somalwada, situated Nagpur, Tah. & Dist. Nagpur along with 1.6098% undivided shares (owned and mortgaged by M/s. Primus Realtors Pvt. Ltd.)
CERSAI ID:	Lot No. 1- Apartment No. 101- Security ID – 400015505970 Asset ID – 200015472179 Lot No. 2- Apartment No. 102- Security ID – 400015506881 Asset ID – 200015473086 Lot No. 3- Apartment No. 201- Security ID – 400015507807 Asset ID – 200015474007 Lot No. 4- Apartment No. 202- Security ID – 400015509493 Asset ID – 200015475685 Lot No. 5- Apartment No. 601- Security ID – 400015509951 Asset ID – 200015476132
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Lot No. 1- Rs. 28,04,000/- (Rupees Twenty Eight Lakhs Four Thousand Only) Lot No. 2- Rs. 28,04,000/- (Rupees Twenty Eight Lakhs Four Thousand Only) Lot No. 3- Rs. 28,07,000/- (Rupees Twenty Eight Lakhs Seven Thousand Only) Lot No. 4- Rs. 28,07,000/- (Rupees Twenty Eight Lakhs Seven Thousand Only) Lot No. 5- Rs. 44,72,000/- (Rupees Forty Four Lakhs Seventy Two Thousand Only)
Earnest Money Deposit (EMD):	Lot No. 1- Rs. 2,80,400/- (Rupees Two Lakhs Eighty Thousand Four Hundred Only) Lot No. 2- Rs. 2,80,400/- (Rupees Two Lakhs Eighty Thousand Four Hundred Only) Lot No. 3- Rs. 2,80,700/- (Rupees Two Lakhs Eighty Thousand Seven Hundred Only) Lot No. 4- Rs. 2,80,700/- (Rupees Two Lakhs Eighty Thousand Seven Hundred Only) Lot No. 5- Rs. 4,47,200/- (Rupees Four Lakhs Forty Seven Thousand Two Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Outstanding Society Dues as on Oct, 2024:- Lot No. 1- Apartment No. 101- Rs. 78,290/- Lot No. 2- Apartment No. 102- Rs. 77,237/- Lot No. 3- Apartment No. 201- Rs. 34,048/- Lot No. 4- Apartment No. 202- Rs. 33,930/- Lot No. 5- Not Known
Inspection of Properties:	12/06/2025 between 11.00 am to 12.00 noon (For Lot No. 1 to 4) and From 3.00 pm to 4.00 pm for Lot No. 5
Contact Person and Phone No:	Mr. Siddhesh Pawar- 9029687504 Ms. Heena Vichare- 9004103652 Gautam Bhalariao- 8999569572
Last date for submission of Bid:	23/06/2025 till 5.00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 24/06/2025 from 11.00 am to 12.00 pm.
This publication is fifteen (15) days' notice to the aforementioned Borrowers/Guarantors/Mortgagors under Rule 8 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auction-tiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 09265562818, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.	
AUTHORISED OFFICER Place: NAGPUR Pegasus Assets Reconstruction Private Limited Date: 30/05/2025 (Trustee of Pegasus Group Twenty Eight Trust III)	

HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 411 4827000, Toll Free: 1800 212 8800, Email: customer.care@herohousing.com Website: www.herohousing.com

Contact Address: Plot No. 423, 4th Floor, Surya Estate, Plot No. 3, BGS Bhagpur, Lakshmi Chandra Nagar, Malabar Hill - 400010

POSITION NOTICE FOR IMMovable PROPERTY

(As per Appendix V read with rule 8 (i) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 8 (i) of the Security Interest Enforcement Rules, 2002, issued a demand notice as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower, having failed to repay the amount, notice is hereby given to the borrower, in the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8(i) of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs, etc. from date mentioned below.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of the assets available, to render the secured assets.

Loan Account No.	Name of Obligor(s) Legal Heir(s)/Legal Representative(s)	Date of Demand Notice Amount as per Demand Notice	Date of Possession (Constructive/Physical)
HFNHAGNO 2200020992	Mohammad Nadeem, Nabeela Anjum Nadeem, Nabeela	21/06/2024 To 23/04/2024	27/05/2025 (Physical)

Description of Secured Assets/Immovable Properties: All that piece and parcel of Plot No. 37, 38 And 40, No. 322, City Survey Plot No. 584, 5843, 5848, Sheet No. 30, P.N. 30, Moh. No. Baidulahi, As Per City Survey Map No. 127, 17 And 110, City Survey No. 42020, 42021 And 42023, 240, 243 And 252, Sheet No. 3, adjoining total area 4800 sq. ft. First Floor in building constructed on plot adjoining area of 1200 sq. ft. Nagpur, Maharashtra - 440027. Bounded As Follows: - Ad: Road South, Ad: Road North, Ad: Road East, Ad: Road West.

Date: 30.05.2025 Place: Nagpur Sd/- Authorized Officer For Hero Housing Finance Limited

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Public Notice for Sale by Auction

Notice is hereby given to the public in general and in particular to the below mentioned Borrowers, Guarantors and the Public that the below described secured assets being immovable properties mortgaged/hypothecated to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Twenty Eight Trust-II (Pegasus), having assigned the debts of the below mentioned Borrower along with underlying securities being provided by SVC Bank Ltd. vide Assignment dated 30/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown liabilities on 30/05/2025.

The Authorized Officer has taken physical possession of the below described secured assets being immovable properties on 14/05/2025 in accordance with the provisions of the SARFAESI Act and Rules thereunder.

The details of the Auction are as follows:

Name of the Borrower(s), Co-Guarantor(s) and Mortgagee(s)	Details of the Auction
1. Mr. Anil Kumar Chandra Patil (Borrower)	1. Mr. Anil Kumar Chandra Patil (Borrower)
2. Mr. Anil Kumar Chandra Patil (Borrower)	2. Mr. Anil Kumar Chandra Patil (Borrower)
3. Mr. Anil Kumar Chandra Patil (Borrower)	3. Mr. Anil Kumar Chandra Patil (Borrower)
4. Mr. Anil Kumar Chandra Patil (Borrower)	4. Mr. Anil Kumar Chandra Patil (Borrower)
5. Mr. Anil Kumar Chandra Patil (Borrower)	5. Mr. Anil Kumar Chandra Patil (Borrower)
6. Mr. Anil Kumar Chandra Patil (Borrower)	6. Mr. Anil Kumar Chandra Patil (Borrower)
7. Mr. Anil Kumar Chandra Patil (Borrower)	7. Mr. Anil Kumar Chandra Patil (Borrower)
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12. Mr. Anil Kumar Chandra Patil (Borrower)	12. Mr. Anil Kumar Chandra Patil (Borrower)
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14. Mr. Anil Kumar Chandra Patil (Borrower)	14. Mr. Anil Kumar Chandra Patil (Borrower)
15. Mr. Anil Kumar Chandra Patil (Borrower)	15. Mr. Anil Kumar Chandra Patil (Borrower)
16. Mr. Anil Kumar Chandra Patil (Borrower)	16. Mr. Anil Kumar Chandra Patil (Borrower)
17. Mr. Anil Kumar Chandra Patil (Borrower)	17. Mr. Anil Kumar Chandra Patil (Borrower)
18. Mr. Anil Kumar Chandra Patil (Borrower)	18. Mr. Anil Kumar Chandra Patil (Borrower)
19. Mr. Anil Kumar Chandra Patil (Borrower)	19. Mr. Anil Kumar Chandra Patil (Borrower)
20. Mr. Anil Kumar Chandra Patil (Borrower)	20. Mr. Anil Kumar Chandra Patil (Borrower)
21. Mr. Anil Kumar Chandra Patil (Borrower)	21. Mr. Anil Kumar Chandra Patil (Borrower)
22. Mr. Anil Kumar Chandra Patil (Borrower)	22. Mr. Anil Kumar Chandra Patil (Borrower)
23. Mr. Anil Kumar Chandra Patil (Borrower)	23. Mr. Anil Kumar Chandra Patil (Borrower)
24. Mr. Anil Kumar Chandra Patil (Borrower)	24. Mr. Anil Kumar Chandra Patil (Borrower)
25. Mr. Anil Kumar Chandra Patil (Borrower)	25. Mr. Anil Kumar Chandra Patil (Borrower)
26. Mr. Anil Kumar Chandra Patil (Borrower)	26. Mr. Anil Kumar Chandra Patil (Borrower)
27. Mr. Anil Kumar Chandra Patil (Borrower)	27. Mr. Anil Kumar Chandra Patil (Borrower)
28. Mr. Anil Kumar Chandra Patil (Borrower)	28. Mr. Anil Kumar Chandra Patil (Borrower)
29. Mr. Anil Kumar Chandra Patil (Borrower)	29. Mr. Anil Kumar Chandra Patil (Borrower)
30. Mr. Anil Kumar Chandra Patil (Borrower)	30. Mr. Anil Kumar Chandra Patil (Borrower)
31. Mr. Anil Kumar Chandra Patil (Borrower)	31. Mr. Anil Kumar Chandra Patil (Borrower)
32. Mr. Anil Kumar Chandra Patil (Borrower)	32. Mr. Anil Kumar Chandra Patil (Borrower)
33. Mr. Anil Kumar Chandra Patil (Borrower)	33. Mr. Anil Kumar Chandra Patil (Borrower)
34. Mr. Anil Kumar Chandra Patil (Borrower)	34. Mr. Anil Kumar Chandra Patil (Borrower)
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47. Mr. Anil Kumar Chandra Patil (Borrower)	47. Mr. Anil Kumar Chandra Patil (Borrower)
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49. Mr. Anil Kumar Chandra Patil (Borrower)	49. Mr. Anil Kumar Chandra Patil (Borrower)
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51. Mr. Anil Kumar Chandra Patil (Borrower)	51. Mr. Anil Kumar Chandra Patil (Borrower)
52. Mr. Anil Kumar Chandra Patil (Borrower)	52. Mr. Anil Kumar Chandra Patil (Borrower)
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56. Mr. Anil Kumar Chandra Patil (Borrower)	56. Mr. Anil Kumar Chandra Patil (Borrower)
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100. Mr. Anil Kumar Chandra Patil (Borrower)	100. Mr. Anil Kumar Chandra Patil (Borrower)

POSSESSION NOTICE

Whereas, the authorized officer of Jana Small Finance Bank Limited under the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices to the borrower(s) Co-Borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest bearing at the applicable rates as mentioned in the said notices within 60 days from the date of receipt of the said notices, along with future interest as applicable including expenses, costs, charges etc. incurred till the date of payment and/or realization.

Sr. No.	Loan No.	Borrower/Co-Borrower/Guarantor/Mortgagee	13(2) Notice Outstanding Due (Rs.) as on	Date of Possession	Date & Time of Possession
1	31569430000757	11. Mr. Abdul Sabir 12. Mrs. Shabana Parveen Abdul Sabir	Rs. 8,01,587.92/- (Rupees Eight Lakh One Thousand Five Hundred Eighty Seven and Ninety Two Paise Only) as on 07.01.2025	13.01.2025	Date: 27.05.2025 Time: 12.49 PM

Description of Secured Asset: All that piece and parcel of land bearing Gram Panchayat Property No.179, total addressing 1089 Sq.ft. together with the Construction there on, situated at Mouza Kollas, Ward No. 1, within the limits of Gram Panchayat Kollas, Tehsil Salapur & District Akola, Bounded By: East By: Kallash Chonge, West by: Sheikh Allal, North By: Road and South by: Ashok Chonge.

Whereas the Borrower(s) Co-Borrower(s) Guarantor(s) Mortgages, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrower(s) mentioned herein above in particular and to the Public in general that the authorized officer of Jana Small Finance Bank Limited has taken possession of the properties/ secured assets described herein in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said rules on the dates mentioned above. The Borrower(s) Co-Borrower(s) Guarantor(s) Mortgages mentioned herein above in particular and to the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured Assets will be subject to the charge of Jana Small Finance Bank Limited.

Place: Akola Sd/- Authorized Officer For Jana Small Finance Bank Limited

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.101, 112 & 122D, Off Dm Road, Koramangala Inner Ring Road, Near to ECL Business Park, Chahalgatta, Bangalore-560071. Branch Office: Flat No. 20, Ground Floor, Pashim Pashim Hospital, Ring Road, Deendayal Nagar, Tirumal Nagar, Annapurna-440022.

Regional Office: C/O Narmada Apartment, 6F, Hikal Nagar Nawal, Jagdish, Amravati Road, Nagpur - 461 012-2533303, 0712-2533343, Email: info@jmsfb.com

SALE NOTICE FOR SALE OF IMMovable PROPERTIES

(Under Provision to Rule 8(i) of Security Interest Enforcement Rules)

Notice is hereby given to the public in general and in particular to the below mentioned Borrowers, Guarantors and the Public that the below described secured assets being immovable properties mortgaged/hypothecated to the secured creditor, the symbol(s) physical possession of which has been taken by the Authorized Officer of Jana Small Finance Bank, the Secured Creditor will be sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS



पेगॅसस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
 कॉर्पोरेट कार्यालय: 55-56, पाचवा मजला, फ्री प्रेस हाउस, नगीमन पॉइन्ट,
 मुंबई - 400 021. टेली.: 022-61884700
 ईमेल: sys@pegasus-arc.com यूआरएल: www.pegasus-arc.com

ई-लिलावाद्वारे विक्रीसाठी जाहीर सूचना

सिक्वुरिटी इंस्ट्रेट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8 सह वाचण्यात येणारया सिक्वुरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शियल अॅसेट्स अँड एनफोर्समेंट ऑफ सिक्वुरिटी इंस्ट्रेट अँक्ट, 2002 अंतर्गत अचल मालमत्तांची विक्री.

माझरे कर्जदार, सह-कर्जदार, गहाणकार व जामीनदार आणि सर्वसामान्य जनतेस सूचित करण्यात येते की पेगॅसस ग्रुप ट्वेन्टी एट ट्रस्ट-III (पेगॅसस) चे विश्वस्त म्हणून काम पाहणारया पेगॅसस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड यांचेकडे ताण / भाग्यस्त असलेल्या खालील वर्णनाच्या अचल मालमत्ता असलेल्या अनामत मत्ता एसबीसी बँक लि. यांनी सर्फेसी अधिनियम, 2002 मधील तरतुदींतर्गत दि. 30/03/2017 रोजीच्या अधिहस्तांकन करवूनवये खाली नमूद केलेल्या कर्जदाराची कर्जे त्यातील सुरक्षा हितसह अधिहस्तांकित केलेली असून त्यांची दि. 24/06/2025 रोजी सर्फेसी अधिनियम व त्याअंतर्गत नियमांतर्गत सर्व ज्ञात व अज्ञात धकवाकोसह "जशी आहे जेथे आहे", "जशी आहे जे काही आहे" आणि "तेथे जे काही आहे" तत्वावर विक्री करण्यात येईल. पेगॅसस च्या प्राधिकृत अधिकार्यांनी सर्फेसी अधिनियम आणि त्याअंतर्गत नियमांमधील तरतुदींतर्गत दि. 14/01/2025 रोजी खालील वर्णनाच्या अचल मालमत्ता असलेल्या अनामत मत्तांचा प्रत्यक्ष ताबा घेतलेला आहे.

लिलावाचे तपशील खालीलप्रमाणे आहेत:

कर्जदार, सह-कर्जदार व गहाणकाराचे नाव:	1) मे. ट्रायस्टार स्टिल कन्सेप्ट्स प्रा. लि. (कर्जदार) 2) श्री कमल शांतीलाल कोठारी (संचालक/जामीनदार/ गहाणकार) 3) श्रीमती प्रीती कमल कोठारी (संचालिका / जामीनदार) 4) प्रायमस रिअल्टर्स प्रा.लि. (कॉर्पोरेट जामीनदार / गहाणकार) 5) ट्रायस्टार स्टिल लिमिटेड (कॉर्पोरेट जामीनदार)	1) मे. ट्रायस्टार स्टिल बॉइस प्रा. लि. (कर्जदार) 2) श्री कमल शांतीलाल कोठारी (संचालक/जामीनदार/गहाणकार) 3) श्रीमती प्रीती कमल कोठारी (संचालिका / जामीनदार) 4) प्रायमस रिअल्टर्स प्रा.लि. (कॉर्पोरेट जामीनदार / गहाणकार) 5) ट्रायस्टार स्टिल लिमिटेड (कॉर्पोरेट जामीनदार)
ज्या धकवाकीच्या वसुलीसाठी अनामत मत्तांची विक्री करण्यात येत आहे ती धकवाकी रक्कम:	दि. 30/09/2014 नुसार मे. ट्रायस्टार स्टिल कन्सेप्ट्स प्रा.लि. च्या खात्यामधील धकवाकी रु. 7,95,37,245.39 (रुपये सात कोटी पंचाण्णव लक्ष सदतीस हजार दोनशे पंचेचाळीस आणि एकोणचाळीस पैसे फक्त) आणि मे. ट्रायस्टार स्टिल ब्रांड्स प्रा.लि. यांच्या खात्यामधील धकवाकी रु. 9,90,38,086.69 (रुपये नऊ कोटी नव्वद लक्ष अडतीस हजार सहाऐंशी आणि एकोणसत्तर पैसे फक्त) अधिक त्यावरील दि. 01/10/2014 पासूनचे ज्ञान अधिक खर्च, शुल्के व अधिभार [दि. 28/01/2025 नुसार मे. ट्रायस्टार स्टिल कन्सेप्ट्स प्रा.लि. यांचे खात्यामधील धकवाकी रु. रु. 20,56,47,597.51/- (रुपये वीस कोटी छत्र लक्ष सत्तेचाळीस हजार पाचशे सत्ताण्णव आणि एकावत्र पैसे फक्त) आणि मे ट्रायस्टार स्टिल ब्रांड्स प्रा.लि. यांचे खात्यामधील धकवाकी रु. 44,62,54,221.62/- (रुपये चौरचाळीस कोटी बासष्ट लक्ष चौपन्न हजार दोनशे एकवीस आणि बासष्ट पैसे फक्त) अधिक दि. 29/01/2025 पासूनचे पुढील ज्ञान, खर्च, शुल्के. इ.]	
विक्री करण्यात येणारया अचल मालमत्ता असलेल्या अनामत मत्तेचे तपशील :	<p>लॉट क्र. 1:- सदनिका क्र. 101, क्षेत्रफळ सुमारे 61.850 चौ.मी., बिल्ट-अप क्षेत्रफळ, पहिला मजला, "तुलसी पार्क" या इमारतीत, प्लॉट क्र. 39-सी, 39-बी, 39-सी (काही भाग), 39ए, व 38, एस.एस.स्कीम, क्षेत्रफळ सुमारे 39228.64 चौ.फू. (किंवा 3644.43 चौ.मी.), गावर बांधलेली, वेणुवन खोसावटीचे लेआऊट, खसरा क्र. 5/1, पी.एस.के. 7, शीट क्र. 96/8, सिटी सर्वे क्र. 5, महापालिका वॉर्ड क्र. 68, मौजा हजारीपहाड, नागपूर, तह. व जिल्हा नागपूर, सोबत 1.224% अविभाजित हिस्सा. (मालक व गहाणकार श्री कमल कोठारी)</p> <p>लॉट क्र. 2 - सदनिका क्र. 102, क्षेत्रफळ सुमारे 61.850 चौ.मी., बिल्ट-अप क्षेत्रफळ, पहिला मजला, "तुलसी पार्क" या इमारतीत, प्लॉट क्र. 39-सी, 39-बी, 39-सी (काही भाग), 39ए, व 38, एस.एस.स्कीम, क्षेत्रफळ सुमारे 39228.64 चौ.फू. (किंवा 3644.43 चौ.मी.), गावर बांधलेली, वेणुवन खोसावटीचे लेआऊट, खसरा क्र. 5/1, पी.एस.के. 7, शीट क्र. 96/8, सिटी सर्वे क्र. 5, महापालिका वॉर्ड क्र. 68, मौजा हजारीपहाड, नागपूर, तह. व जिल्हा नागपूर, सोबत 1.224% अविभाजित हिस्सा. (मालक व गहाणकार श्री कमल कोठारी)</p> <p>लॉट क्र. 3:- सदनिका क्र. 201, क्षेत्रफळ सुमारे 61.850 चौ.मी., बिल्ट-अप क्षेत्रफळ, दुसरा मजला, "तुलसी पार्क" या इमारतीत, प्लॉट क्र. 39-सी, 39-बी, 39-सी (काही भाग), 39ए, व 38, एस.एस.स्कीम, क्षेत्रफळ सुमारे 39228.64 चौ.फू. (किंवा 3644.43 चौ.मी.), गावर बांधलेली, वेणुवन खोसावटीचे लेआऊट, खसरा क्र. 5/1, पी.एस.के. 7, शीट क्र. 96/8, सिटी सर्वे क्र. 5, महापालिका वॉर्ड क्र. 68, मौजा हजारीपहाड, नागपूर, तह. व जिल्हा नागपूर, सोबत 1.224% अविभाजित हिस्सा. (मालक व गहाणकार श्री कमल कोठारी)</p> <p>लॉट क्र. 4 - सदनिका क्र. 202, क्षेत्रफळ सुमारे 61.850 चौ.मी., बिल्ट-अप क्षेत्रफळ, दुसरा मजला, "तुलसी पार्क" या इमारतीत, प्लॉट क्र. 39-सी, 39-बी, 39-सी (काही भाग), 39ए, व 38, एस.एस.स्कीम, क्षेत्रफळ सुमारे 39228.64 चौ.फू. (किंवा 3644.43 चौ.मी.), गावर बांधलेली, वेणुवन खोसावटीचे लेआऊट, खसरा क्र. 5/1, पी.एस.के. 7, शीट क्र. 96/8, सिटी सर्वे क्र. 5, महापालिका वॉर्ड क्र. 68, मौजा हजारीपहाड, नागपूर, तह. व जिल्हा नागपूर, सोबत 1.224% अविभाजित हिस्सा. (मालक व गहाणकार श्री कमल कोठारी)</p> <p>लॉट क्र. 5 - सदनिका क्र. 601, क्षेत्रफळ सुमारे 75.4015 चौ.मी. बिल्ट-अप, सहावा मजला, कॉर्नरगाथा इस्टेट, प्लॉट क्र. 1 वर बांधलेली, "श्री दत्त विहार" यांच्या मंजूर लेआऊटमध्ये, खसरा क्र. 58/6, पी.एस.के.क्र. 44, शीट क्र. 674/8, सिटी सर्वे क्र. 499, महानगर पालिका घर क्र. 3463, वॉर्ड क्र. 15, मौजा सोमलवाडा, भास्करराव पोस्कुटे पाटील नगर, क्षेत्रफळ सुमारे 1/2 (49.20 X 47.47) + 1/2 (50.54 X 46.47) = 2347.11 चौ.मी., मौजा सोमलवाडा, नागपूर, तह. व जिल्हा नागपूर, सोबत 1.6098% अविभाजित हिस्सा (मालक व गहाणकार मे. प्रायमस रिअल्टर्स प्रा. लि.)</p>	
CERSAI ID:	लॉट क्र. 1- सदनिका क्र. 101 - सिक्वुरिटी आयडी- 400015505970 असेट आयडी- 200015472179 लॉट क्र. 2- सदनिका क्र. 102 - सिक्वुरिटी आयडी- 400015506881 असेट आयडी- 200015473086 लॉट क्र. 3 - सदनिका क्र. 201- सिक्वुरिटी आयडी- 400015507807 असेट आयडी- 200015474007 लॉट क्र. 4- सदनिका क्र. 202 - सिक्वुरिटी आयडी- 400015509493 असेट आयडी- 200015475685 लॉट क्र. 5 - अदिनका क्र. 601- सिक्वुरिटी आयडी- 400015509951 असेट आयडी- 200015476132	
ज्यापेक्षा कमी किमतीस अनामत मत्तेची विक्री करण्यात येणार नाही ती आरक्षित किंमत (रु. मध्ये) -	लॉट क्र. 1: रु. 28,04,000/- (रुपये अठ्ठावीस लक्ष चार हजार फक्त) लॉट क्र. 2: रु. 28,04,000/- (रुपये अठ्ठावीस लक्ष चार हजार फक्त) लॉट क्र. 3: रु. 28,07,000/- (रुपये अठ्ठावीस लक्ष सात हजार फक्त) लॉट क्र. 4: रु. 28,07,000/- (रुपये अठ्ठावीस लक्ष सात हजार फक्त) लॉट क्र. 5: रु. 44,72,000/- (रुपये चौरचाळीस लक्ष बव्वत्तर हजार फक्त)	
बघाणा रक्कम -	लॉट क्र. 1: रु. 2,80,400/- (रुपये दोन लक्ष ऐंशी हजार चारशे फक्त) लॉट क्र. 2: रु. 2,80,400/- (रुपये दोन लक्ष ऐंशी हजार चारशे फक्त) लॉट क्र. 3: रु. 2,80,700/- (रुपये दोन लक्ष ऐंशी हजार सातशे फक्त) लॉट क्र. 4: रु. 2,80,400/- (रुपये दोन लक्ष ऐंशी हजार सातशे फक्त) लॉट क्र. 5: रु. 4,47,200/- (रुपये चार लक्ष सत्तेचाळीस हजार दोनशे फक्त)	
मालमत्तेवर करण्यात आलेले दावे आणि सुरक्षित धनकोस ज्ञात असलेले इतर बाजे व त्यांचे मूल्य -	ऑक्टोबर, 2024 नुसार सोसायटीची धकवाकी:- लॉट क्र. 1 - सदनिका क्र. 101 - रु. 78,290/- लॉट क्र. 2 - सदनिका क्र. 102 - रु. 77,237/- लॉट क्र. 3 - सदनिका क्र. 201 - रु. 34,048/- लॉट क्र. 4 - सदनिका क्र. 202 - रु. 33,930/- लॉट क्र. 5 - ज्ञात नाहीत	
मालमत्तेची पाहणी -	12/06/2025 रोजी स. 11.00 ते दु. 12.00 वाजेपर्यंत (लॉट क्र. 1 ते 4 साठी) आणि लॉट क्र. 5 साठी दु. 3.00 ते 4.00 वाजेपर्यंत	
संपर्क व्यक्ती व फोन क्र. -	श्री सिद्धेश पवार - 9029687504 हीना विचारे - 9004103652 श्री गौतम भालेराव - 8999569572	
बोली सादर करण्याचा शेवटचा दिनांक -	23/06/2025 रोजी सायं. 5.00 वाजेपर्यंत	
बोली उघडण्याची वेळ व स्थान -	दि. 24/06/2025 रोजी स. 11.00 ते दु. 12.00 वाजेपर्यंत वेबसाईटच्या माध्यमातून ई-लिलाव / बोली (https://sarfaesi.auctiontiger.net)	
हे प्रकाशन सिक्वुरिटी इंस्ट्रेट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8 अंतर्गत वर नमूद कर्जदार / सह-कर्जदार / गहाणकार / जामीनदार यांचेसाठी पंधरा (15) दिवसांची सूचनादेखील आहे. ई-लिलावात सहभागी होण्यासाठी आपली बोली खदर करणाअगोदर विक्रीच्या अटी व शर्तीचा तपशिलासाठी आणि इतर तपशीलांसाठी कृपया सुरक्षित धनकोच्या वेबसाईटला म्हणजे http://www.pegasus-arc.com/assets-to-auction.html येथे किंवा वेबसाईटला https://sarfaesi.auctiontiger.net येथे भेट द्यावी किंवा सेवा पुरवठादार मे. ई-प्रोव्युमेट टेक्नोलॉजीज लि. ऑक्शन टायगर बोलीदार मदत क्र.: मो.: +91 9265562821 व 9374519754, ईमेल: ramprasad@auctiontiger.net , श्री रामप्रसाद मोबाईल क्र. +91 8000023297, ईमेल: support@auctiontiger.net येथे संपर्क साधावा.		
स्थान: नागपूर	प्राधिकृत अधिकारी,	
दिनांक: 30/05/2025	पेगॅसस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगॅसस ग्रुप ट्वेन्टी एट ट्रस्ट III चे विश्वस्त)	

महावितरणची प्रादेशिक
कार्यालये पांढरा हत्ती!

(भाषा १ वक्ता) वरीच पद प्रभावीचें भाषाधार आशें. विद्युत क्षेत्रांतोल विविध कामगार संपन्नकुंडूचें प्रदिशकः कार्यालयांवाय वरीच मुळ उपयुक्त केलें गेलें. नागपुरांत संचालक मागील १ महिन्यांत हिवाळी अधिवेशनाच्या कळें सोडला तर नागपुर कार्यालयां वासलेचें नाहीं. या कार्यालयांच्या स्थानपत्रांक काही महिने प्रगती म्हाळावस्थायक (वित्त) कार्यरत होतें. त्यानंतर हे पद प्रगती आरंभ. उपमहाला वस्त्यापक (मानव संसाधन) पदही प्रगती आहें. येथे त्यापकी अधीयःलांचीं चार पद असेलू लायकीं अधीयक अधिवां (संचलन) हे पद पद रिक्त आहें. अधीयक अधिवां (अकल्प) अधिकारी पूर्णवेळ आहें.

पण त्यांना बाहेरील अंतर्निष्ठ जबाबदारी दिली आहे. उपमहाव्यवस्थापक (माहिती तंत्रज्ञान) - हे पद मागील दोन वर्षांपासून रिक्त आहे. सहाय्यक आधुनिक संस्थांमध्ये अधिकारी पदेही प्रचाराी आहे. उपमुख्य जनसंपर्क अधिकारी पद पूर्वीच उरलेले तरी त्याच्याबद्दल नागपुरा परिषदव्यतीत जनसंपर्क अधिकारी पदाची अस्तित्त्व जबाबदारी आहे. विविध त्त्वनागपुरा पद काही माहिती सोडले तर इतर काळ प्रभावित उपमार्गी सोडल्याकडे संपादले. उपमार्गी नांवा अर्थात, सहायक उपमार्गी नांवा दर्शनात व अंमलबजावणी विभागाकडे वर्ग कर्ण्यात आले. यासोबतच वर्ग ४ आणि ४ ची अंर्क पद रिक्त आहेत.

‘मालवाहू मार्ग’तील १४ खांबांच्या पाडकामाचे गूढ?

लोकसत्ता विशेष प्रतिनिधी

ठाणे : केंद्र सरकारचा महत्वाकांक्षी प्रकल्प असलेल्या समर्पित मालवाहू मार्गासाठी (डब्ल्यूडीएफसी) भिवंडी येथील खारबाव परिसरात उभारण्यात आलेले १४ खांब आणि त्यावरील गडर पाडण्यात आल्याची बाब पुढे आली आहे. संस्थेचे मुख्यालय पुणे येथील पाणथळ जमिनीमुळे किंवा पाणथळ जमिनीमुळे खांब खचल्याने ते

पाडण्यात आल्याची चर्चा सुरू झाली. मात्र खांब पाडण्यामागचे कारण समर्पित मालवाहू मार्ग व्यवस्थापन आणि या प्रकल्प ठेकेदाराने स्पष्ट केले नाही.

पतप्रधान गती शक्ती उपक्रमगत
जेएनपीए ते उत्तर प्रदेशमधील दादरी
असा पश्चिम समर्पित मालवाहतूक
मार्ग (डब्ल्यूडीएफसी) उभारण्यात
येत आहे. हा मार्ग १ हजार ५०६
किलोमीटरचा आहे. कंटेनर, खत,



अन्यधान्यास

मालवाहतुकासाठी हा मार्ग
उभारण्यात येत आहे. या मार्गाचे काम
वैतरणा (सफाळे) पर्यंत पूर्ण झालेले
आहे. त्यापुढे सफाळे ते जेएनपीए

असा मार्ग उभारणीचे काम सुरू असतानाच, भिवंडी तालुक्यातील खारबाव येथे खांब आणि त्यावर गर्डर उभारण्यात आले होते. यातील १४ खांब आणि त्यावरील गर्डर अचानक पाडण्यात आले असून त्यामागचे कारण अद्याप गुलदस्तात आहे. हे खांब पाडतानाची चित्रणी सौरभ राजूत यांनी समाजमाध्याम प्रसारित केल्याने याची चर्चा सुरू झाली.

अधिकाऱ्यांकडून टोलवाटोली

यासंदर्भात सर्मीत मालवाड रेल्वे मार्ग कंपनीचे मुंबई उत्तर विभागाचे मुख्य व्यवस्थापक अशोक कुमार यांच्याशी संपर्क साधता असता, सकाळी -वैतरण ये जेल्सपीट दरम्यान या प्रकल्पावर प्रह्लादी कामे टोल प्रोजेक्ट लिमिटेड या कंपनीला देण्यात आली असून घडलेल्या प्रकाराबाबत टाटा प्रोजेक्ट लिमिटेड अवायब असे मंडळालाही नाहीत माहिती उपलब्ध होऊ शकेल असे सांगण्यात आले. तर, टाटा प्रोजेक्ट लिमिटेडचे अधिकारी नारायण मनी याबाबत सर्मीत मालवाड रेल्वे मार्ग विभागाचे अधिकारी माहिती देतील, असे स्पष्ट केले.

अधिकाऱ्यांकडून टोलवाटोलवी

यासंदर्भात समर्पित मालवाहू देवे मार्ग प्रकल्पचे सुमई उतर विभागाचे मुख्य व्यवस्थापक विकास कुमर यांच्यासोबत संपादक असता, सफाई-वैद्यकरांचे जेजणीवही दमन्यन या प्रकल्पतीत पड्यावी कामे दाटा प्रोजेक्ट लिमिटेड या कमीनीला देण्यात आली असून घडलेल्या प्रकसाबाबत दाटा प्रोजेक्ट लिमिटेड असावे हे मंडळकडून माहिती पडल्या होऊ शकेल असे सांगण्यात आले. तर, दाटा प्रोजेक्ट लिमिटेडचे अधिकारी नाटाराय यांनी याबाबत समर्पित मालवाहू देवे मार्ग विभागाचे अधिकारी माहिती देतील, असे स्पष्ट केले.



ईसीजीसी लिमिटेड

ईसीजीसी भवन, सीटीएस क्र. ३९३, ३९३/१ ते ४५, एम. व्ही. रोड, अंधेरी पूर्व, मुंबई - ४०० ०६९, भारत

आयआरडीएआय नॉदणी क्र.: १२४ • सीआयएन: U74999MH1957GOI010918
ECGC/HO/01/25-26

नॉदणी दिनांक: २७ सप्टेंबर, २००२
करा. आम्ही जोखिम सुरक्षा प्रदान करू

३१ मार्च २०२५ रोजी समाप्त वर्षाकरिता लेखापरीक्षित आर्थिक निष्कर्ष

प्रधान एमएलए-१-बी-आएए महदतूल खाते				
अनु क्र.	तपसवी	अनुसूची संदर्भ प्रश्न क्र.	मार्च २०२५ मध्ये समाप्त कोलालीसाठी (र. लाख)	मार्च २०२४ मध्ये समाप्त कोलालीसाठी (र. लाख)
१.	अर्जित प्रीमियम (निव्वळ)	एएलए-४	११५५,६९.११	१०९४,७६.३३
२.	मुंबईतूनकोणीया विजळ/विमोचनानवरील नका		२५,०३.३०	२५,५२६.००
३.	व्याज, लाभांश आणि भांडे - एकूण		३७४,९८.२४	४३३,०३.८८
४.	(क) इतर उत्पन्न (i) शुल्क (ii) मालमसेवाया विमोचनवरील नका (iii) विविध उत्पन्न (ख) भागाधारकाच्या धार्यातून योगदान (i) व्यवस्थापनाच्या अतिरिक्त खर्चासाठी (ii) एमडी/सीओ/डिप्युटीसीओ/इतर केएसपीच्या मोहदतूलासाठी		१,७६,१२ ४,००,१० — —	१,६३,७३ ६,८६ — —
	एकूण (क)		११४८,२२.१५	११४४,७२.८०
५.	केलेले दावे (निव्वळ)	एएलए-५	(६३२,०१.०१)	(१७४,५७.६६)
६.	कमिशन	एएलए-६	(११,३४.४४)	(११,०५.४८)
७.	विमा व्यवसायाशी संबंधित परिपालन खर्च	एएलए-७	३४६,२८.०८	३३५,६६.११
८.	अभियांत्रिकी मधील त्रुटि		—	—
	एकूण (ख)		(२७९,०७.३७)	(६९८,७२.०२)
९.	विविध मूळे परिपालन नका/(सोटा) (ग)म(क-ख)		९८२७,२९.५२	२१६३,४४.८०
१०.	विनियोग समागत धारकांच्या खात्याहून हस्तांतरण आपत्तीसाठी राखीव निधीमध्ये हस्तांतरण इतर राखीव निधीमध्ये हस्तांतरण		१८२७,२९.५२ — —	२१६३,४४.८० — —
	एकूण (ग)		१८२७,२९.५२	२१६३,४४.८०

प्रमाण एमएसए-३-बी-बीएस ताखेडेंत			
तयारील	अनुसूची संवेदन प्रमाण क्र.	३१ मार्च २०२१ सोती प्रमाण (रु. लाख)	३१ मार्च २०१४ सोती प्रमाण (रु. लाख)
निधीची स्त्रोत			
भ्रम मांडवत	एमएल-८	४३८८,००,००	४३८८,००,००
अजंथे पैसे वाटप प्रलंबित			
अखिल निधी आणि अतिरेपे	एमएल-१०	११४६,४५,८५	४१०३,८८,५२
बाजवी मुख्य परियोजना खाते			
– समसागर धारक		११०९,१८,७०	११०,२१,६३
– पॉलिस्ती धारक		४४०,४३,१८	६०१,१४,३०
उजारी	एमएल-११	—	—
एकूण		१५०८१,३४,४३	१३३८३,३५,४५
निधींचा विनियोग			
मुंदागुरूक – समसागर धारक	एमएल-१२	१२२४०,६८,६१	१००९३,४३,२८
मुंदागुरूक – पॉलिस्ती धारक	एमएल-१३ए	५५१२,११,४५	६४४३,१७,८१
कज	एमएल-१३	—	—
स्थिर मालमत्ता			
स्थगित कर मालमत्ता (नियवळ)	एमएल-१४	४६३,३४,६४	४०५,०६,४४
वर्तमान मालमत्ता		२४,४६,४१	४३,८०,००
रोख व बँकेतील तिळूक	एमएल-१५	११०१,४८,५२	११५८,४४,०८
अमीन व इतर सोपरी	एमएल-१६	८०३,१३,२३	१२२१,४४,५५
ग्रामीण एकूण (क)		१०४०,१५,६५	२३८०,५४,६५
स्थगित कर दायित्वे (नियवळ)			
वर्तमान दायित्वे	एमएल-१७	४३५८,१६,०६	५२१३,२३,१९
लगतारी	एमएल-१८	४३०,१९,६३	४८०,०५,३३
ग्रामीण एकूण (ख)		४७८९,३५,६९	५६९३,२८,५२

प्रमन्न एमएल २ बी- पीएल नका आणि तोंडा खाले				
अनु क्र.	तपशील	अनुसूची संदर्भ प्रमन्न क्र.	मार्च २०२५ मार्च समाप्त कालावधी साठी (रु. लाख)	मार्च २०२४ मार्च समाप्त कालावधी साठी (रु. लाख)
१.	परिहालन नका / (तोंडा) (क) अशी विमा (ख) मरीन विमा (ग) विविध विमा	एमएल-१	—	—
२.	मुलतपुष्पुकीउत्पन्न (क) व्याज, लाभांश आणि भाडे-पूवूला (ख) मुलतपुष्पुकीच्या विम्रीकीरलत नका (ग) (मुलतपुष्पुकीच्या विम्रीकीरलत तोंडा) (घ) रिम्रीयमरी कर्जांमारी/मुलतपुष्पुकीवर सूट		१८२७,२९,५२ ८०७,३६,३९ ५७,२७,६७ (११,१५,५०)	२१६३,४४,८० ६८४,५५,०४ ४६,१८,२८ (११,४६,८५)
३.	इतर उत्पन्न (क) इतर व्याज उत्पन्न (ख) इतर विविध उत्पन्न व फंडरिंग उत्पन्न		१०१,४८,६५ ३,४४,६३	१,२९,५० २,०३,४०
	एकूण (क)		२७८५,४९,३६	२८८६,०४,५४
४.	तस्तुदी (कर आकारणी स्रोत) (क) मुलतपुष्पुकीच्या मूल्यांकन घटीकरिता (ख) संस्थांमरद देण्यांकरिता तस्तुदी		— ६०,७५	— (४,२३,१८)
५.	इतर खर्च (क) रिमा व्यवसाया व्यतिरिक्त इतर खर्च (ख) हुद्रीत कर्ज (ग) मीन कर्जांवरील व्याज (घ) कौंटेरिट सामाविक दायित्वाकरिता खर्च (ड) दंड (घ) पीलितरीपारकाच्या खाखात योगमद (ii) व्यवस्थापनाच्या अतिरिक्त खर्चासाठी (iii) पंपाटी/सीडो/इन्व्हीट्री/इतर केएमपीच्या प्पारसाठी		१,४२,४७ १५,५०,३३ — ४५,२०,०० — — —	१,२२,४७ — — ३०,१०,०० — — —
	एकूण (ख)		६२,३४,१५	२७,०४,७६
६.	कर पूर्व नका / (तोंडा) (क-ख)		२७२३,७९,२१	२८५८,१४,७८
७.	नजा: (क) कर आकारणीकरिता तस्तुदी — रथमित कर — खनिम कर (ख) पूर्व कालावरी समायोजन (ग) कर समायोजन - पूर्वीची खं		१६,३४,०८ ६५६,००,०० (२९,०८,८३) ३,५४,६३	५९,६९ ७००,००,०० (३२,०४) (२९,४४)
८.	कर पडालत नका / (तोंडा)		२०७६,६७,३३	२१५९,०४,६५
९.	वितरण (क) वर्षा दमयान भरसाई केलेला अंतिम लाभांश (ख) भरसाई केलेला अंतिम लाभांश (ग) जेंवडरिंग योजनेकरिता आरविक रिम्रीचे हस्तांतरण (घ) सामान्य रिम्रीमचे हस्तांतरण (ङ) मनीस कर्तविल पदे घेतलेली मनीस/तोंडासाठी विसुक्त माकेअंदांनिल पदे घेतलेली विसुक्त		— — १६४२,८७,३३ — — ४३३,८०,००	— — १७२५,२६,५५ — — ४३३,८०,००

निवळ मालमत्ता (ग) = (क-ख)		२०२२, १५.४९	१९९२, १५.४९
लेखन खर्च (लेखन किंवा समायोजित न केलेल्या मर्यादेपर्यंत)		(३१८५.०४.०४)	(३६१९.७३.९१)
नका आणि लोटा खात्यातील डेबिट शिक्का		—	—
एकूण		१५०८१.३७.७३	१९३८३.३५.४५
प्राज्ञ एनएन-२० विश्वेकात्म्यता गुणोत्तर अनुसूची नेर जैविक कंपन्यांकडिता विश्वेकात्म्यता			
अनु क्रमक	तपशील	मार्च २०२४ मार्च समाप्त कालावधीसाठी	मार्च २०२४ मार्च समाप्त कालावधीसाठी
१.	एकूण धेट विनिमय वाद दर	७.५४%	६.९२%
२.	निवळ संपत्तीच्या तुलनेमध्ये एकूण धेट प्रीमियम गुणोत्तर	०.१०	०.११
३.	निवळ संपत्तीच्या वाढीचा दर	१३.८०%	११.०५%
४.	निवळ धारणा गुणोत्तर	८२.८८%	९२.८६%
५.	निवळ कमिशन गुणोत्तर	-१.००%	१.६३%
६.	एकूण धेट विनिमयच्या तुलनेमध्ये व्यवस्थापन खर्चाचे गुणोत्तर	२९.४०%	२९.५०%
७.	निवळ अंकिता विनिमयच्या तुलनेमध्ये व्यवस्थापन खर्चाचे गुणोत्तर	३९.६८%	३०.८९%
८.	निवळ अंकिता विनिमयच्या तुलनेमध्ये निवळ अधिमणित द्यावे	-१५.६३%	-१०.२९%
९.	दावे तुरुमुदच्या तुलनेत प्रदान दाने	९.६१%	७.५९%
१०.	एकूणित गुणोत्तर	-२३.०९%	-१५.४४%
११.	मुंतामूळ उपयुक्त गुणोत्तर	७.३४%	७.४२%
१२.	निवळ विनिमयच्या तुलनेत लांकि आरंभित निधेरी गुणोत्तर	३.८१	४.४८
१३.	खात्री समायोजित गुणोत्तर	१२४.१५%	१५४.२०%
१४.	परिचालन नका गुणोत्तर	१५८.९१%	२००.३६%
१५.	द्वितीयव्या तुलनेमध्ये तल मालमतेचे गुणोत्तर	०.४९	०.४४
१६.	निवळ क्माई गुणोत्तर	१८३.४९%	१८३.०३%
१७.	निवळ संपत्तीवर क्माई गुणोत्तर	१५.४०%	१८.२३%
१८.	आवश्यक पतदारी क्षमता मारिजिच्या तुलनेमध्ये उपलब्ध पतदारी क्षमता मारिजिचे गुणोत्तर	५७.९३	४७.८७
१९.	एनपीए गुणोत्तर	—	—
सकल एनपीए गुणोत्तर			
	मुंतामूळ	०.५१%	०.५६%
	फॅनटिंग	८४.८१%	७६.७८%
निवळ एनपीए गुणोत्तर			
	मुंतामूळ	०.५१%	०.५६%
	फॅनटिंग	८४.८१%	७६.७८%
२०.	कर्ज भागिदारी गुणोत्तर	—	—
२१.	कर्ज सेवा विभाकृत रक्कम गुणोत्तर	—	—
२२.	व्याज सेवा विभाकृत रक्कम गुणोत्तर	—	—
२३.	प्रति समनम उपयुक्त	४७.८७	४९.७७
२४.	प्रति शेअर वृत्तरक मूल्या	३१०.८५	२७२.९८

टिप:

- सार्वजनिक प्रकटीकरण दिनांक ३० सप्टेंबर २०२१ च्या आयआरडीआय परिपक्व ब्र, आयआरडीआय/एफडीएच/सीआयएच/एफआयएससी/२५६/०९/२०२१ अनुसार केले जाते.
- द्वितीय आर्थिक निष्पत्तीचे पुराव्यात्मक लेखा समितीद्वारे केले गेले व व्यावर्तन दिनांक २७ मे २०२४ रोजी आयआरडी संघातक मंडळाच्या वेबसाईट मंजूर केले गेले.
- मागील वर्षीकडे आठवे तिथे आवश्यक असेल तिथे सामायोजित / पुनःमूल्यांकित केले आहेत, संघातक मंडळाच्या वतीने व करिता

सारी / -

ठिकाण : मुंबई
दिनांक : २७ मे, २०२५

विमा आग्रहाची विषयवस्तू आहे

Tristar Retail Concepts Pvt. Ltd.
Tristar Retail Brands Pvt. Ltd.
Trust: Pegasus Group Twenty-Eight Trust III

PROPERTY DESCRIPTION

Lot No. 1-

Apartment No. 101, admn. about 61.850 sq. mtr. Built-up area on 1st floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38 in the S.S. Scheme containing by admeasuring 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.S.K 7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share owned and mortgaged by Mr. Kamal Kothari.

Lot No. 2-

Apartment No. 102, admn. about 61.850 sq. mtr. Built-up area on 1st floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38 in the S.S. Scheme containing by admeasuring 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.H. No. 7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share owned and mortgaged by Mr. Kamal Kothari.

Lot No. 3-

Apartment No. 201, admeasuring about 61.850 sq. mtr. Built-up area on 2nd floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38, in the S.S. Scheme containing by admeasuring 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.S.K. 7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share owned and mortgaged by Mr. Kamal Kothari.

Lot No. 4-

Apartment No. 202, admeasuring about 61.850 sq. mtr. Built-up area on 2nd floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38, in the S.S. Scheme containing by admeasuring 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.S.K. 7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share owned and mortgaged by Mr. Kamal Kothari.

Lot No. 5-

Apartment No. 601, admeasuring about 75.4015 sq. mtr. Built-up area on the 6th Floor, in the building known as "Kanchanganga Estate", standing and constructed on Plot Nos. 1, out of the sanctioned layout of "Shree Dutta Vihar", being portion of entire Khasara No. 58/6, P.S.K No. 44, Sheet No. 674/8, City Survey No. 499, Corporation House No. 3463, Ward No.15, Mouza Somalwada, Shri Bhaskarrao Porkute Patil Nagar, admeasuring $\frac{1}{2}$ (49.20 x 47.47) + $\frac{1}{2}$ (50.54 x 46.67) = 2347.11 sq. mtrs being portion of land of Mouza Somalwada, situated Nagpur, Tah. & Dist. Nagpur along with 1.6098% undivided shares owned and mortgaged by M/s. Primus Realtors Pvt. Ltd.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **24/06/2025** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Properties") 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 Properties/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Properties are being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Properties of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes and rates and outgoing, both existing and future, relating to the Schedule Property. Following are the known claims/dues which have been put forward against the properties by the Secured Creditor:
Outstanding Society Dues as on Oct, 2024:-
Lot No. 1- Apartment No. 101- Rs. 78,290/-
Lot No. 2- Apartment No. 102- Rs. 77,237/-
Lot No. 3- Apartment No. 201- Rs. 34,048/-
Lot No. 4- Apartment No. 202- Rs. 33,930/-
Lot No. 5- Not Known
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Properties, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property: Not Known
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money

already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)

10. Failure to remit the amount as required under clause (09) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule properties shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Properties or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Properties 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 **23/06/2025** till 05.00 p.m. Email address: siddhesh@pegasus-arc.com to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrowers/guarantors/mortgagors pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
- 16. The reserve price of the auction property is as follows: -**
 - Lot No. 1- Rs. 28,04,000/- (Rupees Twenty Eight Lakhs Four Thousand Only)
 - Lot No. 2- Rs. 28,04,000/- (Rupees Twenty Eight Lakhs Four Thousand Only)
 - Lot No. 3- Rs. 28,07,000/- (Rupees Twenty Eight Lakhs Seven Thousand Only)
 - Lot No. 4- Rs. 28,07,000/- (Rupees Twenty Eight Lakhs Seven Thousand Only)
 - Lot No. 5- Rs. 44,72,000/- (Rupees Forty Four Lakhs Seventy Two Thousand Only)
- 17. The Earnest Money Deposit of the auction property is as follows: -**
 - Lot No. 1- Rs. 2,80,400/- (Rupees Two Lakhs Eighty Thousand Four Hundred Only)
 - Lot No. 2- Rs. 2,80,400/- (Rupees Two Lakhs Eighty Thousand Four Hundred Only)
 - Lot No. 3- Rs. 2,80,700/- (Rupees Two Lakhs Eighty Thousand Seven Hundred Only)
 - Lot No. 4- Rs. 2,80,700/- (Rupees Two Lakhs Eighty Thousand Seven Hundred Only)
 - Lot No. 5- Rs. 4,47,200/- (Rupees Four Lakhs Forty Seven Thousand Two Hundred Only)

18. Last date for submission of bid is 23/06/2025 before 05:00 pm and the Auction is scheduled on 24/06/2025 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 minutes each till midnight of auction date).
19. **Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Twenty Eight Trust III, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of State Bank of India – A/c no. 36726476310 Office at Ground Floor, Dalamal House, Nariman Point, Mumbai-400021, IFSC Code: SBIN0006945.**
20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs. 50,000/- (Rupees Fifty Thousand Only)** for all lots.
21. **Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.**
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Properties.
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
- Notarized copy on Rs. 500 stamp paper to be provided for Compliances of Sec. 29A-Declaration under Insolvency and Bankruptcy Code, 2016.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
 - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.
 - Notarized copy of Annexure III – Declaration by Bidders on Rs. 500 Stamp Paper.

27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Siddhesh Pawar- 9029687504 and Heena Vichare- 9004103652.
31. This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers/guarantors/mortgagors under Rule 8 of The Security Interest (Enforcement) Rules, 2002.

Special Instructions:

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

Place: Nagpur
Date: 30/05/2025

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Twenty Eight Trust III)