



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 **07/11/2025**.

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), 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)	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)
Outstanding Dues for which the secured assets are being sold:	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. 22,51,79,455.41/- (Rupees Twenty Two Crores Fifty-One Lakhs Seventy Nine Thousand Four Hundred Fifty Five and Paise Forty One Only) being the dues of M/s. Tristar Retail Concepts Pvt. Ltd. and Rs. 48,84,07,041.07/- (Rupees Forty-Eight Crores Eighty Four Lakhs Seven Thousand Forty One and Paise Seven Only) being the dues of M/s. Tristar Retail Brands Pvt. Ltd., both are as on 15/09/2025 plus further interest, costs, charges and expenses thereon w.e.f. 16/09/2025]	
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 a measurement 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 a measurement 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 a measurement 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 a measurement 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 Bhaskarao 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.)	
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. 25,24,000/- (Rupees Twenty Five Lakhs Twenty Four Thousand Only) Lot No. 2- Rs. 25,24,000/- (Rupees Twenty Five Lakhs Twenty Four Thousand Only) Lot No. 3- Rs. 25,27,000/- (Rupees Twenty Five Lakhs Twenty Seven Thousand Only) Lot No. 4- Rs. 25,27,000/- (Rupees Twenty Five Lakhs Twenty Seven Thousand Only) Lot No. 5- Rs. 40,25,000/- (Rupees Forty Lakhs Twenty Five Thousand Only)	
Earnest Money Deposit (EMD):	Lot No. 1- Rs. 2,52,400/- (Rupees Two Lakhs Fifty Two Thousand Four Hundred Only) Lot No. 2- Rs. 2,52,400/- (Rupees Two Lakhs Fifty Two Thousand Four Hundred Only) Lot No. 3- Rs. 2,52,700/- (Rupees Two Lakhs Fifty Two Thousand Seven Hundred Only) Lot No. 4- Rs. 2,52,700/- (Rupees Two Lakhs Fifty Two Thousand Seven Hundred Only) Lot No. 5- Rs. 4,02,500/- (Rupees Four Lakhs Two Thousand Five 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 (for Lot 1 to 4):- 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. 34,038/- Lot No. 4- Apartment No. 202- Rs. 33,930/- Lot No. 5- Apartment No. 601- Rs. 2,77,500/- of society maintenance dues and Rs. 91,202/- of property tax pending with Nagpur Municipal Corporation as on August, 2025	
Inspection of Properties:	29/10/2025 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	
Last date for submission of Bid:	06/11/2025 till 5.00 p.m.	
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 07/11/2025 from 12.00 noon to 1.00 pm	
This publication is fifteen (15) days' notice to the aforementioned Borrowers/Guarantors/Mortgagors under Rule 8 and 9 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 . Contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo: +91 9265562821 & 09265562818, Email: support@auctiontiger.net before submitting any bid.		
Place: NAGPUR	AUTHORISED OFFICER	
Date: 17/10/2025	Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Twenty Eight Trust-III)	

**OFFICE OF THE ARBITRATOR,
TOWN PLANNING SCHEME, WANI NO. 01.**
MUNICIPAL COUNCIL, WANI, DIST. YAVATMAL
TOWN PLANNING SCHEME, WANI NO. 01 (FINAL)

PUBLIC NOTICE

No.-T.P.S/ Wani No,01/49

Date: 09/10/2025

It is hereby notified as required by rule 13(9) of the Maharashtra Town Planning Schemes Rules, 1974 that the undersigned has on this 9 October 2025 day has published the Town Planning Scheme, Wani No. 01 (Final) in the respect of the draft Town Planning Scheme, Wani No. 01 as drawn up under the provisions of section 72(3) (5) (6) (7) of the Maharashtra Regional and Town Planning Act, 1966.

The Final Scheme as drawn up by him is kept open for inspection of the public during office hours on all working days in the office of the Arbitrator, Town Planning Scheme, Wani No. 01 at Municipal Council, Wani and also in the office of the Wani Municipal Council.

Relevant decision of the Arbitrator in respect of the plots within the said scheme are being communicated to the interested parties concerned independently in Form 5.

As provided under section 74(1) of the Maharashtra Regional and Town Planning Act, 1966, any party including the Planning Authority i.e. Municipal Council Wani, aggrieved by the decisions may, within two months from the date of communicating the decisions, apply (in triplicate) to the Arbitrator, in order to make a reference to the Tribunal of Appeal for decision on Appeal.

Place - Wani.

Date-9/10/2025

Manohar K. Nakashe
Arbitrator,
Town Planning Scheme, Wani No. 01
Municipal Council, Wani

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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), Guarantor(s) and Mortgagor(s):	1) Tristar Retail Concepts Pvt. Ltd. (Borrower) 2) Mr. Kamal Shantil 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)	1) M/s. Tristar Retail Brands Pvt. Ltd. (Borrower) 2) Mr. Kamal Shantil 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:	Rs.7,95,37,245.39 (Rupees Seven Crores Ninety Five Lakhs Thirty Seven Thousand Two Hundred Forty Five and Thirty Nine Paisa Only) being the dues of M/s. Tristar Retail Concepts Pvt. Ltd. And Rs. 9,90,38,06,69 (Rupees Nine Crores Ninety Lakhs Thirty Eight Thousand Sixty Eight and Sixty Nine Paisa 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. 22,51,79,455.41/- (Rupees Twenty Two Crores Fifty One Lakhs Seventy Nine Thousand Four Hundred Fifty Five and Paise Forty One Only) being the dues of M/s. Tristar Retail Concepts Pvt. Ltd. and Rs. 48,84,07,041.07/- (Rupees Forty-Eight Crores Eighty Four Lakhs Seven Thousand Forty One and Paise Seven Only) being the dues of M/s. Tristar Retail Brands Pvt. Ltd. both are as on 15/09/2025 plus further interest, costs, charges and expenses thereon w.e.f. 16/09/2025]	Rs.7,95,37,245.39 (Rupees Seven Crores Ninety Five Lakhs Thirty Seven Thousand Two Hundred Forty Five and Thirty Nine Paisa Only) being the dues of A/c. M/s. Tristar Retail Concepts Pvt. Ltd. And Rs. 9,90,38,06,69 (Rupees Nine Crores Ninety Lakhs Thirty Eight Thousand Sixty Eight and Sixty Nine Paisa 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. 22,51,79,455.41/- (Rupees Twenty Two Crores Fifty One Lakhs Seventy Nine Thousand Four Hundred Fifty Five and Paise Forty One Only) being the dues of M/s. Tristar Retail Concepts Pvt. Ltd. and Rs. 48,84,07,041.07/- (Rupees Forty-Eight Crores Eighty Four Lakhs Seven Thousand Forty One and Paise Seven Only) being the dues of M/s. Tristar Retail Brands Pvt. Ltd. both are as on 15/09/2025 plus further interest, costs, charges and expenses thereon w.e.f. 16/09/2025]

Details of Secured Asset being Immovable Property which is being sold

Lot No. 1- Apartment No. 101, admin. 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 a deasurement 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venunay Society, being portion of entire Khasara No. 5/1, P.S.K. 7, bearing Sheet No. 9/68, City Survey No. 5, Municipal ward No.68, Mouza Hazarapahad, 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, admin. 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 a deasurement 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venunay Society, being portion of entire Khasara No. 5/1, P.S.K. 7, bearing Sheet No. 9/68, City Survey No. 5, Municipal ward No.68, Mouza Hazarapahad, 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, admin. 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 a deasurement 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venunay Society, being portion of entire Khasara No. 5/1, P.S.K. 7, bearing Sheet No. 9/68, City Survey No. 5, Municipal ward No.68, Mouza Hazarapahad, 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, admin. 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 a deasurement 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venunay Society, being portion of entire Khasara No. 5/1, P.S.K. 7, bearing Sheet No. 9/68, City Survey No. 5, Municipal ward No.68, Mouza Hazarapahad, 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, admin. about 75405 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 Dulta Vihare", being portion of entire Khasara No. 5/6, P.S.K. 44, Sheet No. 6748, City Survey No. 499, Corporation House No. 3463, Ward No.15, Mouza Somalwada, Shri Bhaskarrao Purtake Patil Nagar, admeasuring 1/2 (49.20 x 47) + 1/2 (50.45 x 46.67) = 2347.31 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 - 200015476133

Reserve Price below which the Secured Asset will not be sold (in Rs.): Lot No. 1- Rs. 25,24,00/- (Rupees Twenty Five Lakhs Twenty Four Thousand Only)
Lot No. 2- Rs. 25,24,00/- (Rupees Twenty Five Lakhs Twenty Four Thousand Only)
Lot No. 3- Rs. 25,27,00/- (Rupees Twenty Five Lakhs Twenty Seven Thousand Only)
Lot No. 4- Rs. 25,27,00/- (Rupees Twenty Five Lakhs Twenty Seven Thousand Only)
Lot No. 5- Rs. 40,25,00/- (Rupees Forty Lakhs Twenty Five Thousand Only)

Earliest Money Deposit (EMD): Lot No. 1- Rs. 2,52,400/- (Rupees Two Lakhs Fifty Two Thousand Four Hundred Only)
Lot No. 2- Rs. 2,52,400/- (Rupees Two Lakhs Fifty Two Thousand Four Hundred Only)
Lot No. 3- Rs. 2,52,700/- (Rupees Two Lakhs Fifty Two Thousand Seven Hundred Only)
Lot No. 4- Rs. 2,52,700/- (Rupees Two Lakhs Fifty Two Thousand Seven Hundred Only)
Lot No. 5- Rs. 4,02,500/- (Rupees Four Lakhs Two Thousand Five 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 (for Lot 1 to 4):- 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- Apartment No. 601- Rs. 27,750/- of society maintenance dues and Rs. 91,202/- of property tax pending with Nagpur Municipal Corporation as on August, 2025

Inspection of Properties: 29/10/2025 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 - 9029667504
Ms. Heenam Vichare- 9004-103652

Last date for submission of Bid: 06/11/2025 till 5.00 p.m.

Time and Venue of Bid Opening: E-Auction/Bidding through website (<https://sarfaesi.auction-tiger.net>) on 07/11/2025 from 12.00 noon 1.00 pm.

This publication is fifteen (15) days' notice to the aforementioned Borrowers/Guardians or under Rule 8 and 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, +91 9265562818, Email: ramprasad@auciton tiger.net before submitting any bid.

Place: NAGPUR Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Twenty Eight Trust III)

AUTHORISED OFFICER Date: 17/10/2025

ADMISSION NOTICE College Code : 09245
BCYRC's
BHAUSAHEB MULAK NURSING COLLEGE, NAGPUR
Great Nag Road, Nandanvan, Nagpur - 440024
Mob.: 9834927736, 9730291681, Email : principalbmcn@gmail.com

1ST YEAR B. SC. NURSING 2025-2026
ADMISSION FOR INSTITUTE LEVEL & INSTITUTE QUOTA AS PER THE FOLLOWING SCHEDULE

Schedule of Admission Process	
Applications invited from desirous & eligible candidates.	18/10/2025 To 20/10/2025 upto 5.30 pm
Publication of selection list - 1	20/10/2025
Physically joining & filling status	24/10/2025 To 26/10/2025 upto 5.30 pm
Retention of candidates from merit list - 1	26/10/2025
Publication of merit list - 2	27/10/2025 To 29/10/2025 upto 5.30 pm
Physically joining & filling status	29/10/2025 upto 6.30 pm
Retention of candidates from merit list - 2	30/10/2025
Publication of Residual vacancy.	30/10/2025
Reporting of eligible candidates.	30/10/2025

Note : Admission will be done strictly on the basis of merit and as per Govt. of Maharashtra, State CET C & ARA.

PRINCIPAL



NIDO HOME FINANCE LIMITED
(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kiroli Road, Kurla (W), Mumbai-400070, Regional Office at: Office No. 407-410, 4th Floor, Balaikot Iccon, CTS 2687B, Ganeshkhind Road, Bambhur, Shivaji Nagar, Pune, Maharashtra 411016

E-AUCTION – STATUTORY 15 DAYS SALE NOTICE
Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of due amount.

The said property is mortgaged to **Nido Home Finance Limited** (formerly known as **Edelweiss Housing Finance Limited**) for the loan availed by Borrower(s), Co-borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co-Borrower(s)/Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
1.	ARJUN RAMESH WAGHAMARE (Borrower), HARSUL RAMESH WAGHAMARE (Co-Borrower), MIRA RAMESH WAGHAMARE (Co-Borrower)	Rs.10,77,830/- (Rupees Ten Lakh Seventy Seven Thousand Eight Hundred Thirty Only)	Rs.11,02,000/- (Rupees Eleven Lakh Two Thousand Only)	10-11-2025 Between 11.00 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)
		Earnest Money Deposit:- Rs.1,10,200/- (Rupees One Lakh Ten Thousand Two Hundred Only)	Physical Possession Date:- 23-05-2025	

Date & Time of the Inspection: 03-11-2025 between 11.00 am to 3.00 pm

Physical Possession Date:- 23-05-2025

Description of the secured Asset: All That Part And Parcel Of Plot No. 30 Area Adm. 140.45 Sq. Mr. Along With House Constructed Or To Be Conscribed Thereon S. No. 136/1 Kandli Tq. Ahalpur & Dist. Amravati 444805 Within The Limits Of Kandli Grampanchayat Kandli Said Plot Is Bunded By East: Plot No. 29 West: Road No: Plot No. 18

Note:- 1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontiger.net> and Only bidders holding valid E-ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT / RTGS shall be eligible to participate in this "e-auction".

2) The intending bidder have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: **Beneficiary Name: Nido Home Finance Limited**, Bank: **STATE BANK OF INDIA** Account No. 652268451999 , SARFAESI- Auction, Nido Home Finance Limited, IFSC code: SVCN0001593.

3) Last date for submission of online application BID form along with EMD is 08-11-2025.

4) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontiger.net> or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/917352872, Help Line e-mail ID: Support@auciton tiger.net.

Mobile No. 7400110339/74



PEGASUS

पेगासस अँसेट्स रिकंस्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरीमन पॉइंट, मुंबई - ४०००२९,

दूर: ९१ २२ ६१८८४७००

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

ई-लिलावाद्वारे विक्रीकरीता जाहीर सूचना

सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) नियमावली, २००२ च्या नियम ८ सह वाचल्या जाणाऱ्या सिक्युरिटायझेशन अँड रिकंस्ट्रक्शन अँड फायनेन्शियल अँसेट्स अँड एनफोर्समेंट अँफ सिक्युरिटी इंटरेस्ट ऑट, २००२ अंतर्गत स्थावर मालमत्तांची विक्री.

सूचना ह्याद्वारे सर्व जनतेला आणि विशेषत: खाली नमूद कर्जदार (रां) आणि सह-कर्जदार (रां) देण्यात येत आहे की खाली वर्णन करण्यात आलेली स्थावर मालमत्ता पेगासस ग्रुप ट्वेन्टी एट ट्रस्ट III (पेगासस) चे विश्वस्त म्हणून कार्यरत असलेले सुरक्षित धनको, पेगासस अँसेट्स रिकंस्ट्रक्शन प्रायव्हेट लिमिटेड यांच्याकडे गहाण/ प्रभारित करण्यात आली होती जे सरफेसी कायदा २००२ च्या तरतुदीनुसार एसव्हीसी बँक लि. द्वारे अभिहस्तांकन करार दिनांकित ३०/०३/२०१७ अनुसार खाली नमूद करण्यात आलल्या सुरक्षित हमीसह खाली नमूद कर्जदाराचे कर्ज अभिहस्तांतरीत करण्यात आल असून त्याची सरफेसी कायद्यामधील तरतुदी आणि त्याअंतर्गत करण्यात आलल्या नियमावलीच्या अंतर्गत ०७.११.२०२५ रोजी सर्व ज्ञात अज्ञात दायित्वांसह “जे आहे जेथे आहे”, “जसे आहे ते आहे” आणि “कोणत्याही आधाराशिवाय” ह्या तत्वावर विक्री करण्यात येणार आहे.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खाली वर्णन करण्यात आलेल्या स्थावर मालमत्ता असलेल्या सुरक्षित मत्तेचा सरफेसी कायदा आणि नियमावलीच्या तरतुदीअंतर्गत १४/०१/२०२५ रोजी प्रत्यक्ष ताबा घेतला आहे.

लिलावाचा तपशिल खालील प्रमाणे:

कर्जदार (रां), हमीदार (रां), आणि गहाणदाराचे नाव :	१. मे. ट्रायस्टार रिटेल कॉन्सेप्ट प्रा. लि. (कर्जदार) २. श्री. कमल शांतीलाल कोठारी (संचालक/ हमीदार/ गहाणदार) ३. श्रीमती प्रीती कमल कोठारी (संचालक/ हमीदार) ४. प्रायमस रियलेट्स प्रा. लि. (कॉर्पोरेट हमीदार/ गहाणदार) ५. ट्रायस्टार रिटेल लिमिटेड (कॉर्पोरेट हमीदार)	१. मे. ट्रायस्टार रिटेल ब्रांडस प्रा. लि. (कर्जदार) २. श्री. कमल शांतीलाल कोठारी (संचालक/ हमीदार/ गहाणदार) ३. श्रीमती प्रीती कमल कोठारी (संचालक/ हमीदार) ४. प्रायमस रियलेट्स प्रा. लि. (कॉर्पोरेट हमीदार/ गहाणदार) ५. ट्रायस्टार रिटेल लिमिटेड (कॉर्पोरेट हमीदार)
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थकीत देणी ज्यासाठी सुरक्षित मत्तेची विक्री केली जाईल	मे. ट्रायस्टार रिटेल कॉन्सेप्टस प्रा. लि. ह्यांच्या खात्यामधील देणी रु. ७,९५,३७,२४५.३९ (रुपये सात कोटी पंचांयाव लक्ष सदतीस हजार दोनशे पंचेचाळीस आणि एकूणचाळीस पैसे मात्र) आणि मे. ट्रायस्टार रिटेल ब्रांडस प्रा. लि. (कर्जदार) ह्यांच्या खात्यामधील ३०/०९/२०१४ अनुसार रु. ९,९०,३८,०८६.६९ (रुपये नऊ कोटी नव्वद लक्ष अडतीस हजार शहारेशी आणि एकूण सत्तर पैसे मात्र) अधिक त्यावरील ०९/१०/२०१४ पासूनचे व्याज, शुल्क, चार्जस आणि त्यावरील खर्च. [मे. ट्रायस्टार रिटेल कन्सेप्टस प्रा. लि. ह्यांच्या खात्यामधील १५/०९/२०२५ अनुसार दोन्ही एकूण देणी रु. ४८,८४,०७,०४९.०७/- (रुपये अडैचाळीस कोटी चौ-न्यारेशी लक्ष सात हजार एककेचाळीस आणि सात पैसे अधिक त्यावरील १६/०९/२०२५ पासूनचे व्याज, शुल्क, किंमत आणि खर्च]
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सुरक्षित मत्ता असलेल्या स्थावर मालमत्तेचा तपशिल ज्याची विक्री केली जाणार आहे	लॉट १: १) पूर्ण खसरा क्र. ५/१ चा भाग, पी.एस.के. ७, धारण केलेला शीट क्र. ९६/८, सिटी सर्वे क्र. ५, प्रभाग क्र. ६८, मौझे हजारीपहाड, काटोल नगर, नागपूर, ता. आणि जिल्हा नागपूर च्या वेणूवन सोसायटीच्या ले आउटमधील ३९२२८.६४ चौ. फू. (किंवा ३६४४.४३ चौ. मी.) मोजमाप असलेल्या एस.एस. स्कीम योजनेमधील प्लॉट क्र. ३९-सी, ३९-बी, ३९-सी (पार्ट), ३९ ए आणि ३८ वर असलेल्या आणि बांधण्यात आलेल्या “तुलसी पार्क” म्हणून ज्ञात असलेल्या इमारतीमधील १ ल्या मजल्यावरील साधारणपणे ६९.८५० चौ. मी. बिल्टअप क्षेत्रफल असलेल्या अपार्टमेंट क्र. १०१ सह श्री. कमल कोठारी ह्यांच्या मालकीचे आणि गहाण ठेवलेला १.२२४% हिस्सा.
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सीईआरएसएआय आयडी:	लॉट २: पूर्ण खसरा क्र. ५/१ चा भाग, पी.एस.के. ७, धारण केलेला शीट क्र. ९६/८, सिटी सर्वे क्र. ५, प्रभाग क्र. ६८, मौझे हजारीपहाड, काटोल नगर, नागपूर, ता. आणि जिल्हा नागपूर च्या वेणूवन सोसायटीच्या ले आउटमधील ३९२२८.६४ चौ. फू. (किंवा ३६४४.४३ चौ. मी.) मोजमाप असलेल्या एस.एस. स्कीम योजनेमधील प्लॉट क्र. ३९-सी, ३९-बी, ३९-सी (पार्ट), ३९ ए आणि ३८ वर असलेल्या आणि बांधण्यात आलेल्या “तुलसी पार्क” म्हणून ज्ञात असलेल्या इमारतीमधील २ ल्या मजल्यावरील साधारणपणे ६९.८५० चौ. मी. बिल्टअप क्षेत्रफल असलेल्या अपार्टमेंट क्र. २०१ सह श्री. कमल कोठारी ह्यांच्या मालकीचे आणि गहाण ठेवलेला १.२२४% हिस्सा.
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इसारा रक्कम ठेव (इरो)	लॉट क्र. १ – रु. २५,२४,०००/- (रुपये पंचवीस लक्ष चौवीस हजार मात्र) लॉट क्र. २ – रु. २५,२४,०००/- (रुपये पंचवीस लक्ष चौवीस हजार मात्र) लॉट क्र. ३ – रु. २५,२७,०००/- (रुपये पंचवीस लक्ष सत्तावीस हजार मात्र) लॉट क्र. ४ – रु. २५,२७,०००/- (रुपये पंचवीस लक्ष सत्तावीस हजार मात्र) लॉट क्र. ५ – रु. ४०,२५,५००/- (रुपये चाळीस लक्ष पंचवीस हजार मात्र)
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दावे जर असल्यास जे मालमत्ते तंत्र आकारण्यात आले आहेत आणि सुरक्षित धनको ला ज्ञात असलेली कोणतीही अन्य दणी आणि मूळ	लॉट क्र. १ – रु. २५,२४,०००/- (रुपये दोन लक्ष बाबान्न हजार चारशे मात्र) लॉट क्र. २ – रु. २५,२४,०००/- (रुपये दोन लक्ष बाबान्न हजार चारशे मात्र) लॉट क्र. ३ – रु. २५,२७,०००/- (रुपये दोन लक्ष बाबान्न हजार सत्ताशे मात्र) लॉट क्र. ४ – रु. २५,२७,०००/- (रुपये दोन लक्ष बाबान्न हजार सत्ताशे मात्र) लॉट क्र. ५ – रु. ४०,२५,५००/- (रुपये चाळीस लक्ष दोन लक्ष दोन हजार पाचशे मात्र) लॉट क्र. ६ – रु. ४०,२५,५००/- (रुपये दोन लक्ष बाबान्न हजार चारशे मात्र) लॉट क्र. ७ – रु. ४०,२५,५००/- (रुपये दोन लक्ष बाबान्न हजार चारशे मात्र) लॉट क्र. ८ – रु. ४०,२५,५००/- (रुपये दोन लक्ष बाबान्न हजार चारशे मात्र) लॉट क्र. ९ – रु. ४०,२५,५००/- (रुपये दोन लक्ष बाबान्न हजार चारशे मात्र) लॉट क्र. १० – रु. ४०,२५,५००/- (रुपये दोन लक्ष बाबान्न हजार चारशे मात्र) लॉट क्र. ११ – रु. ४०,२५,५००/- (रुपये दोन लक्ष बाबान्न हजार चारशे मात्र) लॉट क्र. १२ – रु. ४०,२५,५००/- (रुपये दोन लक्ष बाबान्न हजार चारशे मात्र) लॉट

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 **07/11/2025** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Properties") from **12:00 noon to 01:00 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- Apartment No. 601- Rs. 2,77,500/- of society maintenance dues and Rs. 91,202/- of property tax pending with Nagpur Municipal Corporation as on August, 2025.
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 **06/11/2025** 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. 25,24,000/- (Rupees Twenty Five Lakhs Twenty Four Thousand Only)
- Lot No. 2- Rs. 25,24,000/- (Rupees Twenty Five Lakhs Twenty Four Thousand Only)
- Lot No. 3- Rs. 25,27,000/- (Rupees Twenty Five Lakhs Twenty Seven Thousand Only)
- Lot No. 4- Rs. 25,27,000/- (Rupees Twenty Five Lakhs Twenty Seven Thousand Only)
- Lot No. 5- Rs. 40,25,000/- (Rupees Forty Lakhs Twenty Five Thousand Only)

17. The Earnest Money Deposit of the auction property is as follows: -

- Lot No. 1- Rs. 2,52,400/- (Rupees Two Lakhs Fifty Two Thousand Four Hundred Only)
- Lot No. 2- Rs. 2,52,400/- (Rupees Two Lakhs Fifty Two Thousand Four Hundred Only)
- Lot No. 3- Rs. 2,52,700/- (Rupees Two Lakhs Fifty Two Thousand Seven Hundred Only)
- Lot No. 4- Rs. 2,52,700/- (Rupees Two Lakhs Fifty Two Thousand Seven Hundred Only)

Lot No. 5- Rs. 4,02,500/- (Rupees Four Lakhs Two Thousand Five Hundred Only).

18. Last date for submission of bid is 06/11/2025 before 05:00 pm and the Auction is scheduled on 07/11/2025 from 12:00 noon to 01:00 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.

AUTHORISED OFFICER

Place: Nagpur

Date: 17/10/2025

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