



PEGASUS

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED55-56, 5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700Email: sys@pegasus-arc.com URL: www.pegasus-arc.com**PUBLIC NOTICE FOR SALE BY E-AUCTION****Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 adeasurement 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 adeasurement 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 adeasurement 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 adeasurement 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 ½ (49.20 x 47.47) + ½ (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. 34,048/- 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	
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.auction-tiger.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.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 OFFICERPlace: NAGPUR
Date: 17/10/2025Pegasus 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

ADMISSION NOTICE
College Code : 09245



BHAUSAHEB MULAK NURSING COLLEGE, NAGPUR
Great Nag Road, Nandanvan, Nagpur - 440024
Mob.: 9834927736, 9730291681, Email: principalbmnc@gmail.com



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

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 Retention of candidates from merit list - 1	24/10/2025 To 26/10/2025 upto 5.30 pm
Publication of merit list - 2	26/10/2025
Physically joining & filling status Retention of candidates from merit list - 2	27/10/2025 To 29/10/2025 upto 5.30 pm
Publication of Residual vacancy.	29/10/2025 by 6.30 pm
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 Cell & ARA.

PRINCIPAL



NIDO HOME FINANCE LIMITED
(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohnoor City Mall, Kohnoor City, Kirod Road, Kuria (W), Mumbai-400070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016

E-AUCTION – STATUTORY 15 DAYS SALE NOTICE
Sale by E-Auction under the Securitisation and Reconstruction of Financial Asssets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to 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 "WHATEVER THERE IS"** for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to **M/s 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), HARSLU RAMESH WAGHAMARE (Co-Borrower) MIRA RAMESH WAGHAMARE (Co-Borrower)	Rs.10,77,830/- (Rupees Ten Lakh Seventy Seven Thousand Eight Hundred Thirty Only) as on 15.10.2025 + Further Interest thereon+ Legal Expenses for Lan no. LNAGSTH0000098739	Rs.11,02,000/- (Rupees Eleven Lakh Two Thousand Only) Earnest Money Deposit:- Rs.1,10,200/- (Rupees One Lakh Ten Thousand Two Hundred Only)	10-11-2025 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

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. Mtr. Along With House Constructed Or To Be Constructed Thereon S. No. 136/1 of Kandli Tq. Achalpur & Dist. Amravati 444805 Within The Limits Of Kandli Grampanchayat Kandli Said Plot Is Bunded By Asset: Plot No. 31 West: Plot No. 29 South: Road North: Plot No. 18

Note:- 1) The auction sale will be conducted online through the website https://sarfaesi.auctiontiger.net and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".
2) The intending bidders 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. 65226845199 -, SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN0001593.
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 Shrivallabhi Ph.+91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.

Mobile No. 7400110339/7400113287
Date: 17.10.2025

Sd/- Authorized Officer
Nido Home Finance Limited(formerly known as Edelweiss Housing Finance Limited)



IDBI BANK
CIN:L65190MH2004GO148838

IDBI Bank Ltd., Retail Recovery, 1st Floor, Salasar Prestige, Plot No.-1/A, Off WHC Road, Dharampeth, Nagpur – 440010, Maharashtra

SALE NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX IV-A (See proviso to Rule 9(1))
E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) Mortgagor (s) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on **"As is where is", "As is what is", "Whatever there is" and "Without recourse basis"**, on dates specified below for recovery of dues (Specified below) to IDBI Bank Ltd., Secured Creditor from Below Borrowers / Guarantors / Mortgagors as indicated against each case respectively. The reserve price and earnest money deposit will be as under:

DESCRIPTION OF BORROWER / MORTGAGOR / GUARANTOR / PROPERTY /E-AUCTION/ RESERVE PRICE / EMD			
Borrower / Mortgagor / Guarantor Details	Demand Notice Date & Amount	Details of Auction	Date & Time of Auction
Borrower - Suraj Agro Agency Prop. Suraj Arunrao Wankhade Guarantors - 1. Shri Arunrao Shaturao Wankhade, 2. Mamta Suraj Wankhade, 3. Samir Arunrao Wankhade, 5. Amit Ghude	Demand Notice Date 12.07.2021 Notice Amount Rs. 4,24,25,337.76/-	Sale of Bid / Tender Document From 20.10.2025 to 01.11.2025 Last Date for Submitting Bid Document 01.11.2025 till 04.00 pm	Date & Time of Auction 04.11.2025 11.00 am -01.00 pm Date of inspection 29.10.2025 11.00 am -02.00 pm At own cost
Property Description			Reserve Price & EMD
All those pieces and parcels of land bearing Survey no.154, out of it Plot No.34 in Sundervan Layouy, T.S. No.15, Situated at Mouza Warora, Tahsil Warora, District Chandrapur, is owned by Late Mr. Suraj S/o. Arunrao Wankhde (Borrower). Bounded as under:- East - Reserve Land, West- PLOT No. 33, North - Layout Road, South - Open Space. Together with the building and structure constructed thereon and all the fixed furniture and fixture annexed thereon.			Reserve Price: Rs. 85 Lakh EMD : Rs. 8.50 Lakh
All those pieces and parcels of land bearing Survey NO. 5/2, Out of it plot No.77 Situated at Mouza – Borda , PH. No. 14, Tahsil Warora, District Chandrapur is owned by Late MR. Suraj S/o. Arunrao Wankhade (Borrower). Bounded as under:- EAST - Open Space, WEST - Layout Road,NORTH - Layout Road,SOUTH - Plot No. 76 Together with the building and structure constructed thereon and all the fixed furniture and fixture annexed thereon.			Reserve Price: Rs. 14.75 Lakh EMD : Rs. 1.50 Lakh
All these pieces and parcels of land bearing Survey No.25/1, out of it Plot No.1 and construction made there on a Shop and Godown, Situated at Mouza Warora, PH. NO. 15, Tahsil Warora, District Chandrapur is owned by Late Mr. Suraj S/o. Arunrao Wankhade. (Borrower). Bounded as under :- East - Layout Boundary with Survey No. 495, West - Layout Boundary with Survey No. 25/2, North - Wani - Warora Bypass Road, South - Layout Boundary with Survey No. 24. Together with the building and structure constructed thereon and all the fixed furniture and fixture annexed thereon.			Reserve Price: Rs. 160 Lakh EMD : Rs. 16.00 Lakh
All those pieces and parcels of land bearing Survey No. 5/2, out of it Plot No.101 . Situated at Mouza Borda, PH. No.14, Tahsil Warora, District Chandrapur is owned by Late Mr. Suraj S/o. Arunrao Wankhade (Borrower). Bounded as under :- East - Plot No. 102, West - Open Space, North - Layout Road, South - Plot no.100. Together with the building and structure constructed thereon and all the fixed furniture and fixture annexed thereon.			Reserve Price: Rs. 12.75 Lakh EMD : Rs. 1.30 Lakh
1. For detailed terms and conditions of the sale, please refer to the link provided in www.bankauctionwizards.com and IDBI Bank's website i.e. www.idbibank.in For any clarification, the interested parties may contact Shri Durgeshkumar Shahu (e-mail) durgeshkumar.shahu@idbi.co.in, Mob – 8956085039or Shri Vipin Chivande (e-mail) vipin.chivande@idbi.co.in, Mob – 9834086151, or Manoj Ubale (e-mail) manoj.ubale@idbi.co.in, phone – 0712-6659111. 2. As per Letter Received From Assistant Commissioner of State Tax, CHA-VAT-D-003, Chandrapur Dated 28.04.2023, Dues Are Payable By M/s Suraj Agro Agency And charge may have been Noted on Above Mention Properties By The Said Authority. 3. For e-auction support, you may contact Miss. B M Sushmitha / Marina Josephine Jacob Phone Nos. – 8951944383 / 9686196751 Landline- 080-40482100, e-mail - sushmitha.b@antarecosystems.com			
STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002			
Borrower / Guarantors / Mortgagors are hereby given this notice under rule 9(1) of SECURITY INTEREST (ENFORCEMENT) RULES, 2002, to pay the outstanding amount as indicated above, together with further interest, charges and costs thereafter within 15 days from the date of this notice, failing to which the E-Auction of the secured assets shall take place.			
Dated: 17.10.2025 Place: Warora			
Authorized Officer IDBI Bank Ltd			

AXIS BANK LTD.

Public Notice for - Auction of Pledged assets being Gold Ornaments

The Borrowers, in specific and the public in general are here buy notified that public auction of the Gold Ornaments pledge in the below accounts is proposed to be conducted by the Axis Bank Ltd., at the below mentioned Branches. The below mentioned Borrowers has availed the credit facility from the Axis Bank Limited against the pledge of Gold Ornaments ("Gold Loan Facility") in favour of the Bank towards the security. The Demand notices were issued to the Borrowers/Guarantors calling up the Borrowers/Guarantors to pay their outstanding amount towards the Gold loan facility availed. As the Borrowers/Guarantors have failed to repay the outstanding loan amount, the bank is constrained to invoke the pledge and proposed to conduct an e-auction sale of pledged gold ornaments more particularly described in schedule of property hereunder on 27/10/2025 at 12.30 p.m. to 3.30 p.m. on "As in Where is", "As is What Is" "Whatever There is" and "No Recourse Basis. Details of Borrowers and outstanding amount					
Customer Name	Loan A/c. No.	Outstanding Amount	Date of Recall Notice	Gross Wt.	Net Wt.
Branch Name : AKOLA [MH]					
Manoj Hanumantrao Tayde	XXXXXXXXXXXX6962	122375.00	27/09/2024	30.900	30.400
Shalini Arvind Hinge	XXXXXXXXXXXX4441	903118.10	27/09/2025	165.700	159.400
Shalini Kirankumar Dandekar	XXXXXXXXXXXX3636	277360.00	16/06/2025	56.000	55.800
Sumegh Prabhakar Bathe	XXXXXXXXXXXX9753	353889.00	27/09/2025	56.110	55.700
Branch Name : AKOT,MAH					
Pravin Vasudevrao Ghogare	XXXXXXXXXXXX3845	118010.00	07/09/2024	27.900	25.000
Shaikha Tanvir Shaikh Noora Qureshi	XXXXXXXXXXXX9329	53607.00	24/03/2025	10.600	10.500
Sheikh Razique Sheikh Hanif	XXXXXXXXXXXX8609	83281.80	16/06/2025	19.050	17.900
Branch Name : AMRAVATI [MH]					
Archana Ashvin More	XXXXXXXXXXXX6177	38636.00	24/03/2025	12.600	11.000
Deep Rajendra Chopagar	XXXXXXXXXXXX2265	78678.00	06/05/2025	16.500	15.300
Digambar Devidasrao Bobade	XXXXXXXXXXXX7033	30016.00	16/06/2025	5.000	4.600
Durgesh Patriya	XXXXXXXXXXXX3409	54740.84	16/06/2025	11.100	10.100
Mohammad Fuzail Mohammad Israil	XXXXXXXXXXXX5146	91825.00	11/04/2024	21.800	20.800
Shahnavaz Khan Sarfaraz Khan	XXXXXXXXXXXX0489	506073.00	27/09/2025	108.100	94.400
Branch Name : ANJANGAON AMA MH					
Deep Govindrao Chawhan	XXXXXXXXXXXX2265	82048.00	16/06/2025	14.400	13.700
Sheikh Imran Sheikh Usman	XXXXXXXXXXXX9188	33338.00	16/06/2025	5.840	5.560
Branch Name : BADNERA ROAD AMA MH					
Rahul Hareesh Rupeja	XXXXXXXXXXXX5466	238464.00	27/09/2025	41.400	37.400
Branch Name : BRAMHAPURI MH					
Akash Govinda Naktode	XXXXXXXXXXXX4818	65472.00	05/06/2025	12.400	12.000
Chandrakant Dhanpal Karambe	XXXXXXXXXXXX7567	139651.50	16/06/2025	25.200	24.700
Branch Name : BULDHANA [MH]					
Akshay Nanarao Wagh	XXXXXXXXXXXX6295	136785.90	27/07/2025	30.200	27.780
Branch Name : CHIKHLI CIK MH					
Diti Deepak Jadhav	XXXXXXXXXXXX1397	60508.04	08/05/2024	20.880	17.000
Branch Name : DARYAPUR BANOSA AMA MH					
Animesh Sanjayrao Manohare	XXXXXXXXXXXX4941	77437.00	31/07/2025	12.900	12.500
Rajesh Narayanrao Lakhe	XXXXXXXXXXXX1179	75719.00	27/09/2025	11.800	11.500
Sultana Parveen Abdul Hamid	XXXXXXXXXXXX9076	96968.00	16/05/2025	18.900	18.700
Branch Name : DASTUR NAGAR AM AMA MH					
Bhausaheb Rajaramji Raut	XXXXXXXXXXXX9417	381268.00	14/09/2025	97.700	89.900
Branch Name : GADCHIROLI GADCH MH					
Kirtika Dilip Khobragade	XXXXXXXXXXXX9432	1099598.00	30/03/2025	231.100	226.400
Branch Name : GONDIA [MH]					
Naushad Ali Anwarali Ansari	XXXXXXXXXXXX3604	55983.00	28/11/2024	13.000	12.340
Branch Name : HINGNA,NAGPUR [MH]					
Sukhdas Ramu Upgrade	XXXXXXXXXXXX2825	64461.00	30/01/2025	14.220	13.790
Branch Name : HINGOLI,NAGPUR [MH]					
Namdev Sheshrao Sonnar	XXXXXXXXXXXX2402	262308.00	27/09/2025	51.750	47.450
Branch Name : KARANJA WAS MH					
Anup Rajendra Ghule	XXXXXXXXXXXX1941	459904.00	30/03/2025	101.200	91.800
Ravindra Arjun Rathod	XXXXXXXXXXXX7610	230870.00	05/05/2025	51.100	44.140
Branch Name : KHAMGAON [MH]					
Shaikh Fahim Shaikh Rahim	XXXXXXXXXXXX6745	71956.00	16/06/2025	13.200	13.000
Shailendrasingh Kiratsingh Parihar	XXXXXXXXXXXX3534	156669.00	05/06/2025	31.160	30.500
Branch Name : LAKADGANJ, NAGPUR [MH]					
Adhiraj Ashok Patil	XXXXXXXXXXXX1841	106370.47	16/05/2025	22.500	21.700
Rajesh Kanahiyalal Yadav	XXXXXXXXXXXX5760	347107.00	31/07/2025	55.510	53.460

Branch Name : NAGPUR [MH]					
Customer Name	Loan A/c. No.	Outstanding Amount	Date of Recall Notice	Gross Wt.	Net Wt.
Branch Name : NAGPUR [MH]					
Harshita Pramod Bhandari	XXXXXXXXXXXX8328	477883.00	27/09/2025	80.820	79.220
Sandhya Rajesh Kolhe	XXXXXXXXXXXX2363	2667662.00	14/09/2025	474.010	460.280
Vijay Marotrao Mulankar	XXXXXXXXXXXX8642	45595.00	16/06/2025	10.000	9.700
Branch Name : PANDHARKAODA MH					
Amol Suresh Pendor	XXXXXXXXXXXX3312	63483.16	27/09/2024	12.000	11.000
Ashutosh Shankar Mohurle	XXXXXXXXXXXX9484	35731.00	30/01/2025	8.700	7.830
Rahul Maroti Samrutwar	XXXXXXXXXXXX6080	342008.35	08/06/2025	81.300	77.480
Ravina Vitthal Kamtkar	XXXXXXXXXXXX2859	56219.00	08/04/2025	13.220	11.910
Branch Name : PUSAD PSD MH					
Amol Udai Rathod	XXXXXXXXXXXX6582	50073.31	31/07/2025	10.250	9.730
Ashwin Dalpat Chavhan	XXXXXXXXXXXX0175	20000.00	14/01/2025	9.130	8.450
Premkumar Gajanan Rathod	XXXXXXXXXXXX2418	150866.00	21/07/2025	29.600	27.550
Ravi Virabhan Shembade	XXXXXXXXXXXX1826	77152.62	09/07/2024	19.960	17.950
Branch Name : SAVNER MH					
Roshan Sanjay Dhurve	XXXXXXXXXXXX3440	46209.00	16/06/2025	7.990	7.900
Sahista Naushad Gundwane	XXXXXXXXXXXX4058	62177.00	28/08/2024	11.730	10.600
Branch Name : SHEGAON SHG MH					
Anup Gajanan Ghive	XXXXXXXXXXXX0747	365742.78	27/09/2025	65.850	55.990
Devidas Sukhdev Gardale	XXXXXXXXXXXX2710	48334.00	03/04/2025	11.900	10.420
Shantaram Supdaji Jumle	XXXXXXXXXXXX1282	115119.00	21/07/2025	30.360	25.800
Sujit Shankarrao Gangane	XXXXXXXXXXXX3927	160200.00	10/06/2025	41.900	34.000
Vaibhav Jagdeo Bilewar	XXXXXXXXXXXX8697	69075.00	24/03/2025	16.750	13.400
Branch Name : SWAVALAMBI NAGAR,NAGPUR [MH]					
Abhijeet Biswajeet Manna	XXXXXXXXXXXX3528	200976.00	30/01/2025	39.7500	38.500
Branch Name : TILAK ROAD MH					
Noorin Fatema Mohammad Rizwan Ansari	XXXXXXXXXXXX3583	103939.00	03/04/2025	23.530	22.400
Branch Name : UMRED NAG MH					
Yogeshwar Pandhari Mandape	XXXXXXXXXXXX9894	47880.00	27/09/2024	9.170	8.970
Branch Name : WADI, NAGPUR NAG MH					
Ravindra Hanjari Jadhav	XXXXXXXXXXXX3767	276550.00	27/09/2025	53.460	46.060
Branch Name : WANI WNI MH					
Gangadhar Narayan Tajne	XXXXXXXXXXXX5187	72614.00	27/09/2024	14.940	14.600
Pritam Tihari Nirmalkar	XXXXXXXXXXXX3590	67009.00	28/11/2024	13.260	13.200
Rambhaddur Karnabhaddur Dholi	XXXXXXXXXXXX4637	228028.00	05/06/2025	42.320	41.700
Sonali Madhukar Meshram	XXXXXXXXXXXX1368	27123.26	31/07/2025	8.070	7.900
Branch Name : WARDHA ROAD, NAGPUR [MH]					
Pratik Omprakash Usrete	XXXXXXXXXXXX5416	166105.00	05/06/2025	35.770	34.370
Shrijeetkumar Santram Yadav	XXXXXXXXXXXX3909	25039.40	27/09/2025	4.550	4.400
Branch Name : WASHIM [MH]					
Shankar Dhondbarao Nayak	XXXXXXXXXXXX5239	349879.30	12/01/2025	99.960	89.960

Axis Bank Ltd. has the authority to remove account/change the auction date without any prior notice. Auction will be held online https://gold.samil.in between 12.30pm to 3.30pm.
For detailed Terms and conditions, please log into given website https://gold.samil.in

Authorized Signatory,
Axis Bank LTD.

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

नागपर

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.

Place: Nagpur
Date: 17/10/2025

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