PEGASUS

Place: Mumbai Date: 26/06/2025

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 THROUGH E-AUCTION

Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities on 17/07/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **03/09/2024** under the provisions of the SARFAE-SI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

THE DETAILS OF AUCTION ARE AS FOLLOWS.		
Name of the Borrower(s),	a) Keyur Dinesh Pandya (Borrower & Mortgagor)	
Co-Borrower(s) and Mortgagor(s)	b) Kavita Keyur Pandya (Co-Borrower)	
Outstanding Dues for which the secured assets are being sold:	Rs.1,07,99,278.15 (Rupees One Crore Seven Lakhs Ninety Nine Thousand Two Hundred Seventy Eight and Fifteen Paise Only) as on 10/09/2021 as per notice under section 13(2) of SARFAESI Act. Rs.1,86,42,822.62 (Rs. One Crore Eighty Six lakhs Forty Two Thousand Eight Hundred Twenty Two and Sixty Two Paise Only) as on 17/06/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 18/06/2025 till the date of payment / realization.)	
Details of Secured Asset	Mortgaged by:- Keyur Dinesh Pandya	
being Immovable Property	Flat No. 205, 2nd Floor, B wing, Building No. 12, Trilok Kripa	
which is being sold:	Darshan CHSL, Ashish Complex, C.S. Road No. 4, Dahisar – East, Mumbai – 400 068. Carpet area 576 sq. ft	
CERSAI ID:	Security Interest Id – 400024497941	
	Asset Id - 200024447676	
Reserve Price below which	Rs.78,10,000.00	
the Secured Asset will not	(Rupees Seventy Eight lakhs Ten Thousand Only)	
be sold(in Rs.):		
Earnest Money Deposit	Rs.7,81,000.00	
(EMD):	(Rupees Seven lakhs Eighty One Thousand Only)	
Claims, if any, which have	Society Dues Rs. 3,01,018/- as on 01/05/2025	
been put forward against	Property Tax Rs. 1,14,675/- as on 13/09/2024	
the property and any other	Light Bill Rs. 6,179/- as on 10/01/2025	
dues known to Secured		
creditor and value:	04/07/0005 14/14/14/14/14/14/14/14/14/14/14/14/14/1	
Inspection of Properties:	04/07/2025 between 02:30 p.m. to 04:30 p.m.	
Contact Person and Phone	Mr. Vishal Kapse – 7875456757 Mr. Siddhesh Pawar – 9029687504	
No:	Mr Gautam Bhalerao - 8999569572	
Last date for submission of Bid:	16/07/2025 till 4:00 pm	
Time and Venue of Bid	E-Auction/Bidding through website (https://sarfaesi.auction-	
Opening:	tiger.net) on 17/07/2025 from 11.00 a.m. to 12.00 p.m.	
This publication is also a Fifteen (15) days' notice to the aforementioned Borrower(s)/ Co-		

This publication is also a Fifteen (15) days' notice to the aforementioned Borrower(s)/ Co-Borrower(s), Mortgagor(s) under Rule 8 & 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 or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

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

তিইটা State Bank of India

POSSESSION NOTICE (For immovable property)

Whereas, The undersigned being the Authorised Officer of the State Bank of India under Securitisation and Reconstruction of Financial Assess and Enforcement of India under Security Interest Act [Act], 2002 and in executes of the powers conferred Security Interest Act [Act], 2002 and in executes of the powers conferred Security Interest Act [Act], 2002 and in executes of the powers conferred Rules (Rules), 2002 issuerd a Demand Notice dated 17,11,2023 and [an] upon the Borrowers Shift Haresh Gouttus Obustates Shift Prival Herseh Bouttus and the Clauseints, Shift Viscol Guthou Doudstate in propy the amount mentioned Seven Thousand The Nutrition Shift Viscol Guthou Doudstate in Propy in the American Shift Viscol Guthou Doudstate in Propy in the American Shift Viscol Shift Visco

illuterias, cools, etc., telecoryumin follogys of filme base on declayin in a sear robox. The Borrower and Quarantor(s) having failed to repay the amount, notice is undersigned that taken physical possession of the properly described herein below in exercises of powers conferred on him her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 24th day of June of the year 2025.

uses one 2-4th day or sume or the year 2025.

The Borrower and Guarante/6) is particular and the public in general are hereb. cautioned not to dealt with the property and any dealings with the property will be subject to the charge of the State Bank of India for an amount of Rs.154.207.211 (Rupees Fifteen Crores Forty Two Lac Seven Thousand Two Hundre Eleven Only) as on 17.1.2023 and further interest, costs, etc. thereon.

The Borrower and Guarantor(s) attention is invited to provisions of Sub-sectio (8) of Section 13 of the Act, in respect of time available to redeem the secure

Description of Immovable Property Immovable Property in the name of Shri Haresh Gurbux Doulatani & Smt. Priya Haresh Doulatani Durlec Faire.

Smt. Priya Haresh Doubtari

Duplors Raif Pert House bearing No.1501, having area 5170 sq. ft. with an open terrace adm. Area 3700 sq. ft. comprising of carpet area 3655 sq. ft. on the 16th Floor, come that open terrace adm. Area 3700 sq. ft. comprising of carpet area 3655 sq. ft. on the 16th Floor, with an attached terrace adm. Area about 1910 sq. ft. and full terrace adm. Area 1799 sq. ft. on the 17th Floor in the building known as "ELEGANCE" of "Eleganace IS15 LLT, stituded at "Villagen-Naspada", Mear Forest Office, LLS-S. Marg, Toen Hath Haresh Gurbuch Oudstand 3.5 mt. Priya Haresh Doubtach and some of "Shit" (CEPSA) Registration vide Security Interest ID-400012471634 and Asset ID-50001249318).

Date: 24.06.2025 Place: Thane

Authorized Officer under SARFAESI Act 2002



BRIHANMUMBAI MUNICIPAL CORPORATION

PUBLIC NOTICE

Notice is hereby given that Mr. Shiraj Kurbanhusam Pardawala, Mr. Jafar Kurbanhusain Pardawala, Mr. Jafar Kurbanhusain Pardawala, Mr. Mustafa Zoebail Pardawala and Mr. Husaini Zoebail Pardawala, has come forward as the owners of the land bearing C.T.S. Nos. 7520, 7521 and 7523 of village Kolekalyan, for surrendering the said land, free of cost and free of encumbrances to the Brihammumbai Municipal Corporation (BMC), more particularly described in the schedule hereunder written which is affected by 13.40 mtr. wide D. P. Road as per sanctioned Development Plan 2034 of 'H/East' Ward in lieu of grant of the Transfer of Development Rights (TD.R.) in form of Development Right Certificates as per the provision of regulation no. 32 of Development Control and Promotion Regulations for Greater Mumbai, 2034.

Any person or persons (which means and includes

Development Control and Promotion Regulations for Greater Mumbai, 2034.

Any person or persons (which means and includes Individuals, Firms, Companies, Association of person statutory bodies/ entities or any other authorities, etc.) having any share, right, title, interest, claim, demand or objection in respect of the said land mentioned in the Schedule hereunder written or any part thereof, as and by way of ownership, sale, exchange, transfer, lease, sub-lease, mortgage, gift, tenancy, leave and license, trust, inheritance, bequest, possession, maintenance, trypothecation, charge, lien, easement, litigation, disputes of whatsoever nature are or otherwise or any other rights or interests of whatsoever nature, are hereby called upon to make the same known in writing to the undersigned at the office of the Law Officer, Legal Department, Municipal Head office (Annexe Building), 3rd floor, Mahapalika Marg, Fort, Murmbai-400001, within 15 (fifteen) days from the date of publication hereof with documentary prooflevidence or Court Orders thereof for any such purported claim/ objection, otherwise such claim or demand shall be deemed to have been waived to all intents and purposes.

If no claim or objection is received as mentioned

If no claim or objection is received as mentioned If no claim or objection is received as mentioned hereinabove, BMC will complete the procedure of grant T.D.R. on its own merits without making any reference or regards to any such purported claim or interest which shall be deemed to have been waived for all intents and purpose and the same shall not be binding upon the BMC.

THE SCHEDULE ABOVE REFERRED TO :-(TDR/WS/HE-1339)

All that pieces or parcels of vacant land or grounds situate, lying and bearing C.T.S. Nos. 7520, 7521 and 7523 of village Kolekalyan in the Registration District and Sub-District of Mumbai City, admeasuring 850.00 sq. mtrs. or thereabouts, affected by 13.40 mtr. wide D. P. Road as per sanctioned Development Plan 2034 of 'lt/East' Municipal Ward and bounded as follows:

On or towards the East by : C.T.S. No. 7519 of village Kolekalyan

On or towards the West by :

C.T.S. Nos. 7519 and 6564B of village Kolekalyan

On or towards the South by :

C.T.S. No. 7519 of village Kolekalyan

On or towards the North by :

C.T.S. Nos. 7521 (part) and 7523(part) of village Kolekalyan

Dated this 25th day of June, 2025

(Smt. Komal Punjabi)
Advocate & Law Officer
For Brihanmumbai Municipal Corporation PRO/792/ADV/2025-26

कार्यालय संयुक्त संचालक एवं अधीक्षक संत बाबा गरु घासीदास जी स्मित शासकीय चिकित्सालय - रायगढ (छ.ग.)

//दितीय निविदा सचना //

मात्र) जो वापसी योग्य नहीं है। निविदा प्रारंभ तिथि

: दिनांक 25.06.2025 समय 10.00 AM से

वेबसाईट https://eproc.cgstate.gov.in के माध्यम से ई-निविदा प्रस्तुत करने की

: दिनांक 14.07.2025 समय 11.59 AM के पूर

भारतम ।राज्य इस्तावेजों की हार्ड कॉपी जाम : दिनांक 15.07.2025 समय 03.00 PM के पर्व करने की अंतिम तिथि एवं समय निर्वेश ओला नाव एवं वर्षमा : (त्याना 15.07.2025 समय 05.00 / / / / निर्वेश ओलाने की तिथि एवं समय : (दिगंक 15.07.2025 समय 04.00 PM निर्वेदा संबंधी में विस्तृत जानकारी www.gmcraigarh.edu.in https://eproc.cgstate.gov.in में अवलोकन किया जा सकता है।

GOVERNMENT OF MAHARASHTRA

Executive Engineer, Central Mumbai (P.W.) Division, Worli, Mumbai-400018

E-TENDER NOTICE NO. 16 (2025-26)

Online E-Tenders in "B-1" Form for the following work invited by the Executive Engineer, Central Mumbai (P.W. ision, Worli, Mumbai-400018 (Phone No. 022-24931902 8 Divisioli, Wolfi, Manihar-Mooff of Infolie No. UZ-24-51302 & 42936404) Government of Maharashtra, Electronic Tender Management System http://mahatenders.gov.in from Qualified experience contractors as per Qualifing Criteria for this work also registered in appropriate class of Public Works Department of Maharashtra State.

Sr. No.	Name of Work	Amount (Lakhs)			
1	Annual Maintainance to Internal side of Podar Hospital Main Bldg. & External Side & Premises of Podar Hospital Main Bldg. at Worli, Mumbai-18. (1 Years)				
2	Annual Maintainance to 720 Police Qrts at Worli Police Camp, Worli, Mumbai. (Bldg No. 19, 20, 21, 22, 23, 24, 40, 41, 42)				
3 Annual Maintainance to 720 Police Orts at Worli Police Camp, Worli, Mumbai. (Bldg No. 25, 26, 27, 28, 29, 30, 43, 44, 45)					
4	Annual Maintainance to 720 Police Qrts at Worli Police Camp, Worli, Mumbai. (Bldg No. C, D, 52, 53, 54)	14.65			
5	Renovation of Ground Floor Recepetion area at Anti Corruption Building at Worli, Mumbai.	15.21			
6	M.O.W. to Providing new Parking shed at Anti Corruption bearue Office at Worli, Mumbai.	27.21			
Tender Issue Date Date 26/06/2025 at 15.00 hrs. to Date 03/07/2025 at 15.00 hrs.					
Ope	pring Date Date 04/07/2025 at 15.00 hrs. (Offin Executive Engineer, Central Mumb Division, Ganpat Jadhav Marg, Worli,	ai (P.W.)			

Sd/-Executive Engineer, Central Mumbai (P.W.) Division, Worli, Mumbai

No. EE/CMD/Tender/2767 1. http://mahapwd.com 2. http://mahatenders.gov.in Dated: 23/06/2025 DGIPR 2025-26/1357

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITE
55-56-5th Floor Free Press House Mariman Point,
95-56-5th Floor Free Press House Mariman Point,
Email: sys@spegasus-arc.com URL www.pagasus-arc.com
PUBLIC NOTICE FOR SALE THROUGH E-AUCTION
Sale of Immovable Property under the Securitazion and Reconstruction of Financia.

side of Immovable Property under the Securitation and Reconstruction of Flauncial Assets and Enforcement of Security Immersed Ltd, 2012 and with Roles 8.8 of the Security Interest Centrocement (Indicate Management and in particular to the below mentioned Security Interest Centrocement and in particular to the below mentioned Security Interest (Indicate Management and Indicate Security Interest Centrocement (Indicate Security Interest Centrocement Indicate Security Interest Indicate Security Interest Centrocement Indicate Security Interest Indicate Security Interest Indicate Security Interest Indicate Security Interest Indicate Ind

THE DETAILS OF AUCTION ARE AS FOLLOWS

Ш	Name of the Borrower(s),	a) Keyur Dinesh Pandya (Borrower & Mortgagor)
Ш	Co-Borrower(s) and Mortgagor(s)	b) Kavita Keyur Pandya (Co-Borrower)
	Outstanding Dues for which the secured assets are being sold:	Rs.1,07.99.278.15 (Rupees One Core Seven Lakin Nnety, Nine Thousand You Hundred Seventy Light and Filbeen Paiss Only) as on 10.092.021 as per notice under section 132/or SARFAESI AK. RS.138.42.822.67 (R. One Core Eighty Six lakih Forty You Thousand Eight Hundred Tieurity Two and Soly? Invo Paise Only) as on 17/156/2025 pius Interest at the contractual rate and on 17/156/2025 pius Interest at the contractual rate and pius Interest and contractual rate and pius Interest and contractual rate and pius Interest and pius Interest pius Interest pius pius Interest pius Interest pius
	Details of Secured Asset being Immovable Property which is being sold:	Mortgaged by:- Keyur Dinesh Pandya Flat No. 205, 2nd Floor, B wing, Building No. 12, Trilok Kripa Darshan CHSL, Ashish Complex, C.S. Road No. 4, Dahisar – East, Mumbai – 400 068. Carpet area 576 sq. ft
	CERSAI ID:	Security Interest Id - 400024497941 Asset Id - 200024447676
	Reserve Price below which the Secured Asset will not be sold(in Rs.):	Rs.78,10,000.00 (Rupees Seventy Eight lakhs Ten Thousand Only)
	Earnest Money Deposit (EMD):	Rs.7,81,000.00 (Rupees Seven lakhs Eighty One Thousand Only)
	Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value:	Society Dues Rs. 3,01,018 ¹ - as on 01/05/2025 Property Tax Rs. 1,14,675/- as on 13/09/2024 Light Bill Rs. 6,179 ¹ - as on 10/01/2025
Ш	Inspection of Properties:	04/07/2025 between 02:30 p.m. to 04:30 p.m.
	Contact Person and Phone No:	Mr. Vishal Kapse – 7875456757 Mr. Siddhesh Pawar – 9029687504 Mr Gautam Bhalerao - 8999569572
	Last date for submission of Bid:	16/07/2025 till 4:00 pm
	Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction- tiger.net) on 17/07/2025 from 11.00 a.m. to 12.00 p.m.
		teen (15) days' notice to the aforementioned Borrower(s)/ Co- der Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

AUTHORISED OFFICE

State Bank of India Stressed Assets Recovery Branch, Thane (11697):1st Floor, Kerom, Plot no A-112, Circle, Road No 22;
1st Floor, Kerom, Plot no A-112, Circle, Road No 22;
1st Floor, Kerom, Plot no A-112, Circle, Road No 22;
1st Floor, Kerom, Plot no A-112, Circle, Road No 22;
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1st Floor, Kerom, Plot no A-112, Circle, Road No 22;
1st Floor, Kerom, Plot no A-112, Circle, Road No 22;
1st Floor, Kerom, Plot no A-112, Circle, Road No 22;
1st Floor, Kerom, Plot no A-112, Circle, Road No 22;
1st Floor, Floor,

POSSESSION NOTICE

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the extension of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the datas membered against each account and stated hereinstice calling upon them to people the anomal media of recept of Said notice. The Borrower having failed to properly described herein below in exercise of power conferred on himber under section 13(4) of the said Act read with Rule 9 of the The Section 14(4) of the Said Act read with Rule 9 of the The Section 14(4) of the Said Act read with Rule 9 of the Said Act Rule 4 (All Rules 2002) and the Rules 2002 and the Rules 2002

the charge of the STATE BANK OF INDIA for an amount an	id interest thereon.			
Name Of Account / Borrower / Guarantor & Address	Description of the Property Mortgaged/ Charged	Date of Demand Notice	Date of Possession	Amount Outstanding as per Demand Notice
1. Ma V Swans LLP 2. Shri Vikas Khismatrae (Partner & Guranter) 3. Ms Shrushti Vikas Khismatrae (Guranter) 4. Sant Vedanti Vikas Khismatrae (Guranter) 5. Ms V Intraceol (Gueranter) 9. Ms V Intraceol (Gueranter) 9. Ms V Intraceol (Gueranter) 9. Ms V Intraceol (Guranter) 9. Ms		30.09.2023	24.06.2025	Re.176.46.376.00 (Rupses One Coros Seventy Six Lakhs Forty Six Thousand Three Hundred Seventy Six Ohly) as on 28.09.2023 and further interest thereon at contractual rate (s) and included expenses, costs, charges incurred / to be incurred, till date of payment.
Date : 26.06.2025 Kiran S Pardhiye, Authorised Officer Place : Thane State Bank of India - SARB Thane Branch				

PUBLIC NOTICE

Shri. ANIL WAMANRAO DOIPHODE and Smt. VARSHA ANIL

The said Shri. ANIL. WARAMARO DOPHODE ded intestate or said Shri. ANIL. WARAMARO DOPHODE ded intestate or said Shri. ANIL. WARAMARO DOPHODE ded intestate or said Shri. ANIL. DOPHODE and his son Shri. SHREYAS A DOPHODE AND HIS SHREYAS A DOPHODE AND HIS SHREY SHREY

Paper Publication in OA IN THE DEBTS RECOVERY TRIBUNAL NO.2 Mtnl Bhavan, 3rd Floor Strand Road, Appollo Bandar, Colaba Market, Colaba, Mumbai-400 005.

Original Application No. 1021 Of 2023
SUMMONS

Affected size the Service of Control of Substituted service has been service or control filtural, or or other filtural, a coordinace with Sub-Section (4) of Section 19 of the Act you the desirodate as decided as under Joya of the service of summons as to why relief prayed for should not be granted.

1) To Disclose periodural or properties or assets other than properties and asset specified by the applicant under Serial Number 3A of the Original Asset Section 19 or 19 or

(a) To Bootose particulars or propereise or sections are sure aux. Application plan explicant under Seeral Number 3A of the Original Application (b) the applicant original Application (b) the applicant original Application (c) original Application, perioding hearing and disposal of the application for attachment of the properties. A state of the application of the attachment of the properties are of the state or otherwise, except in the ordinary course of his business and of the seatest over which security interest is created and/or other assets and properties specified or disclosed under Serial Number 3A of the original application without the accidenced under Serial Number 3A of the original application without the accidenced under original to the interest of the second sease or other assets and properties in the ordinary course of backed and or other assets and properties appendix to the original application without the accurate asset or other assets and properties appendix to the original application without the accurate asset or other assets and properties appendix to the original application without the accurate asset or other assets and properties appendix to the original application without the application and the original application without the application shall be heard and decided in your absence.

my hand and the seal of this Tribunal on 21st Day of June 2025.

Registrar DRT-II. Mumbo

Namus & sediress of all the detertants. Hartin Burdinfam Kulkarni, Sob et Proprietor of Mie, Shri Banashankari Enterprises at Gals No.3. Mukund Sadain Building, Opp. Suyog Hotel, Kalyan Shi Road, Opp. MIDC Phase I, Dombhil (East), Slate of Maharisathra. And Also at- Harish Muridhar Kulkarni Room No. 205, New Jumbo Co-operative Housing Society Lid., Gamled (Galpe Road, Dombhil (West), 421 020 State of Maharisathra.

FORM NO. URC-2

FORM NO. URC-2

Advertisement giving notice about registration under Part I of Chapter XXI of the Act

[Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the Companies (Authorised to Register) Rules, 2014]

Notice is heatry given that in pursuance of sub-section (2) desction 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days heard for the capty of thirty days hereinlafter to the Register of Companies, Mailarashina at Marinath and Mahatung Township Developers LP a Company Intelle of years.

The Principal objects of the company are as follows:

(7) The succeed the business of Athathunge Investrip Developers LP, an existing Juriled dability Partnership under Chapter XXI of the Companies Act 2013, as anyony, Sulpines Authority Chapter XXI of the Companies Act 2013, as surveyors, Disenses, Juniselses, delaying and resident of the proposed acquire, hold, manages, table on tease, exchange or delivered acquire, hold, manages, table on tease, exchange or delivered acquire, hold, manages, table on tease, exchange or delivered acquire, so that the companies of the Act and the Act proposed acquire, hold, manages, table on tease, exchange or delivered acquire, so that the companies of the Act and the Act proposed acquire, hold, manages, table on tease, exchange or delivered acquire, so the companies of the Act and the

A copy of the draft memorandum and articles of association of the pro company may be inspected at the office at 5th Floor, Godrej One, Pirojsh: Eastern Express Highway, Vikhroli (East), Mumbai - 400079.

Notice is hereby given that any person objecting to this application materials with the objection in writing to the facilities of the objection of the objection in writing to the facilities (IGCA), Plot No. 6,7,8, Sector 5 (IMT Manesar, District Gurgaon (Haryana), Pin Code – 122050, within twenty on days from the date of publication of this notice, with a copy to the company at it

ted this 26th day of June, 2025

Abhishek Sahay DIN: 09844376

Paper publication in OA Exh 17 IN THE DEBTS RECOVERY TRIBUNAL NO.2 ORIGINAL APPLICATION NO. 404 OF 2023 SUMMONS

WR. GHANSHAYM MURARI RAY ... DEFENDAN Whereas O.A. No. 404/2023 was listed bet 20.07.2023 Whereas this Hon'ble Tribunal is

on the said application under Section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.29.01,946.90/- (Rupees Twenty-Nine Lakh On Thousand Nine Hundred and Forty- Six and Ninety Paisa Only) (applicatio along with cooles of documents etc. annexed). with copies of documents etc, annexed). as the service of summons could not be affected in ordinary manner as the Application for Substituted service has been allowed by this Ho

Tribusal. We have been a superior to the sale proceeds realized by sale or secured asset or other assets and properties in the ordinary course or secured asset or other assets and properties in the ordinary course or bank of financial institutions had object such sale proceeds in the account maintained with bank of financial institutions hadding security interest over such assets, to supplie that on the open security of the security interest over such assets or septiant and to appear barlore RET I not 1908.0226 at 1100 am. falling which the application shall be heard and decided in your absence.

Seal Registrar DRT-II, Name & Address Of All The Defendants 1. Mr. Ghanshyam Murari Ray (Borrower) 2. Mr. Himanshu Murari Rai (Co-Borrower



MUMBAI DEBTS RECOVERY TRIBUNAL NO-3 MINISTRY OF FINANCE, GOVERNMENT OF INDIA, SECTOR 30A, NEXT TO RAGHULEELA MALL, NEAR VASHI RAILWAY STATION, VASHI, NAVI MUMBAI-400703 TRP No. 103 OF 2011

M/S RATISH BUILDERS & DEVELOPERS

MIS RATISH BUILDERS & UVELLUPENS

NOTICE FOR SETTLING THE SALE PROCLAMATION

CD 1) MIS RATISH BUILDERS & DEVELOPERS
A PROPRIETARY CONCERN THROUGH ITS PROPRIETOR
MR. JAYAWAN THAL PATH. HANNOR ADDRESS AT

B-42, Gajaran Apartment, Plot No. 63, Sector -8A, Airoli, Navi Mumbai-400708.

CD-3, MR RUCHIR BHAGWATI VYAS

Deciding & R.104 Gaianan Anartment, Plot No.63, Sector- 8A, Airoli, Navi Mu

400708.
CD-4. MR PRAKASH LAXMAN PIRDANKAR
CD-4. MR PRAKASH LAXMAN PIRDANKAR
CD-4.01. Gajanan Apartment, Plot No.63, Sector-8A, Airoli, N

ss, and as you the CDs have not paid the amount and the undersigned has

under -mentioned property and ordered its sale.

Therefore, you are hereby informed that Hs1888/2025 has been fixed for drawing up in proclamation of sale and settling the terms thereof. You are hereby called upon it participate in the settlement of the terms of proclamation and to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attaching to the said properties can you'droth thereof.

SCHEDULE OF IMMOVABLE/MOVABLE PROPERTY

1) SHOP NO. 4 & 5, 'A' WING, GAJANAN APARTMENT, PLOT NO. 63, SECTOR 8A

AIRCLI, NAVI MUMBAL-400708.

III) OFFICE NO. 2, B WING, GAJANAN APARTMENTS, PLOT NO. 63, SECTOR 8A AIRCLI, NAVI MUMBAL.

Given under my hand and the seal of the Tribunal on 12/06/2025



(DEEPA SUBRAMAN Recovery Officer-II Debts Recovery Tribunal-3

REF. NO.: TRB/2025-26/KJ/66

TURBHE BRANCH: Shop No. 12,3.4, Icono
World Centre, Piot No. 21, Sector 23/24, Tur
Market Intelligence Conf. Mic.
SWIFT: BKIDINBBTRB IFSC: BKIDD000044

To
MR. GAUTAM DURYODHAN GAKWAD H. No. 2258, Dr. Ambedkar Road, Turthe Stor
Turbhe Earl - Nori Marchal - 400/105
2 MR. GAUTAM DURYODHAN GAKWAD Fils No. 203, 2nd Floor, Building No. 1-32,
Swepnapoorti Housing Scheme, Sector 38, Kharghar, Navi Mambai - 410/210
SMR. DURYODHAN PANDURANG GAKWAD H. No. 2253, Dr. Ambedkar Road, Turbl
SMR. DURYODHAN PANDURANG GAKWAD H. No. 2253, Dr. Ambedkar Road, Turbl
SMR. DURYODHAN PANDURANG GAKWAD H. No. 2253, Dr. Ambedkar Road, Turbl
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SMR. DURYODHAN PANDURANG GAKWAD H. No. 2253, Dr. Ambedkar Road, Turbl
SMR. DURYODHAN PANDURANG GAKWAD H. No. 2258, Dr. Ambedkar Road, Turbl
SMR. DURYODHANG GAKWAD H. No. 2558, Dr. Ambedkar Road, Turbl
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SMR. DURYODHANG GAKWAD H. NO. 2558, DR. Ambedkar Road, Turbl
SMR. DURYODHANG GAKWAD H. NO. 2558, DR. Ambedkar Road, Turbl
SMR. DURYODHANG GAKWAD H.

Sir/ Madam,
NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANC
ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

request made by you, the Bank has granted to you, various credi ating to an amount of 119,00,000.00. We give hereunder details of vari s granted by us and the outstanding dues thereunder as on the date of this

Nature of Facility	Account Name	Sanctioned Limit (Rs.)	Outstanding Dues (Rs.)
Loan (Account Number:	1)Mr. Gautam Duryodhan Gaikwad 2.Mr. Duryodhan Pandurang Gaikwad	19,00,000.00	24,32,976.24
2. The aforesaid credit facilities granted by the Bank are secured by the following assets			

securities practicalism of properfectionsend charged to Bank). Por Equilable mortages of properly stated at E. Pin N. 203. 2nd Porc. Building No. 1-26. Supraposon Housing Scheme. Sector 38, Kharghan, Navi Muhthal — 410210. Park Asy to have distalled in respiranted for your days to the Bank under the act condit facilities we have classified your account as Nov-Performing Asset with effect from 25-March 20210. Supraposon and the properties of the properties of the properties with the distortion globeline stated by the Reserve Bank (2013) of the above noted Act and call upon you to discharge in fail your liabilities by paying to the Bank seal of A4.2.9378 & Contradial does you for the disch of notice) with time frester thereon a stipulated compounded with morthly resist, and all costs, charges and expenses incurred the Bank II, Resymptom by you within a part of old logs from the date of the notice, stiff-

noted Act and call upon you to discharge in full your liabilities by paying to the Bank sum of 24.23/1732 (Controllated date up to the date of notice) with turner interest themose and call 24.23/1732 (Controllated date upon the date of notice) with turner interest themose and the Bank sum of 24.23/1732 (Controllated date upon the date of notice) with turner threat them of the Bank sum of the date of

Yours faithfully NAME: ROHIT RAMCHANDRA KADAM DESIGNATION: CHIEF MANAGEF AUTHORISED OFFICES

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD. (ACRE)
CIR: USSSSDL20297LC115799

CROSS CORE 147 Flore: DEOS Corporate Tower, Nahru-Place, New Delhi-11001

Email norm and garantidam, Websilt: www.aczenidam.
Corporation Office: 141 Flore: Corporation Tower, Nahru-Place, New Delhi-11001

Email norm and garantidam, Websilt: www.aczenidam.
Corporation Office: 141 Ros Corporation Office, 141 Ros Cor

POSSESSION NOTICE

The Authorized Officer of SAMMAAN CAPITAL LIMITED (formerly known a INDIABULES HOUSING FINANCE LIMITED) under the Security station and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 17.12.2021 calling upon the Borrowers NILESH PATIL and JAYA NILESH PATIL to repay the amount mentioned in the Notice being Rs. 20,22,541.75 (Rupees Twenty Lakhs Twenty Two Thousand Five Hundred Forty One and These Seventy Full on Account No. HDHLLDW04668093 NO22OXXIII as on 18.11.2021 and interest thereon within 60 days from the date of receipt of the said Notice. Further the IHFL has assigned all its rights, title and interest of the above loan account in favor of Assets Care & Reconstruction Enterprise Ltd. ("ACRE") by way of an Assignment Agreement date 29.06.2022. The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **possession** of the property described herein below in exercise of powers conferred on him under

Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 on 20.06.2025. (Enforcement) Rules, 2002 on 20.06.2025.

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject the charge of Assets Care & Reconstruction Enterprise Ltd. for an amount Res. 20.2.54.1.7 (Suppers Newt) Laths Twenty Two Thousand Five Hunder Forty One and Paise Seventy Five Only) as on 18,11,2021 and interest thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY (IES)

RESIDENTIAL FLAT PERMISES BEARING FLAT NUMBER 203, ADMEASURING \$50 SQUARE FEET/CARPET AREA, OR THEREABOUTS LOCATED ON THE 2ND FLOOR, OF THE BUILDING KNOW AS "REVA", CONSTRUCTED ON PLO" ZND-LUDIK, OF THE BUILDING NOWDAYS EVEX. (LONS THE SUFFICE STATES) BEARING SURVEY NUMBER 482A, CTS NUMBER 874, SITUATED IN YILLAGE BHISEGAON TALUKA KARJAT, DISTRICT RAIGAD, RAIGAD - 10201, MAHARASHITRS TOGETHER WITH THE BENEFIT OF COMMON LIMITED AREAS AND FACILITIES

Assets Care & Reconstruction Enterprise Ltd (102-TRUST)

For any grievance you may contact Mr. Mohd Shariq Malik, Grievance Redressal Officer, Phone No. 011-66115609, Email: complaint@acreindia.in. The detailed policy on Grievance Redressal Mechanism within the organisation can be accessed at https://www.acreindia.in/compliance.

2. Mr. Himanshu Murari Rai (Co-Borrower)
3. Mrs. "yotsana Himanshu Rai (Guarantor)
Having both the Address
ADDRESS: 504, 5th Floor, Kartik Readdengy, A wing, Anu Nagar, G B Road
Waghbil Naka, Thaner West, Thaner—400 607, Maharashira Also att. Flat no.1007.
Kalyan, Thane, Maharashira
Kalyan, Thane, Maharashira



पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, निरमन पॉईंट, मुंबई-४०००२१. दरध्वनी क्र. : ०२२-६१८८४७००

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

ई लिलावाद्वारे विक्रीकरिता जाहीर सूचना

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ ला सहवाचन सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अंतर्गत स्थावर मिळकतींची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफैसी ॲक्टच्या तरतुर्दींन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे आरबीएल बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत. जे सरफैसी कायदा च्या तरतुदी आणि त्या नियमानुसार १७/०७/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह ''जे आहे जेथे आहे'', ''जे आहे जसे आहे'' तत्त्वाने विकण्यात येणार आहे.

पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफैसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुर्दीन्वये ०३/०९/२०२४ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

	रिस्तावाचा स्वाहरत चुळाल प्रवाचा .			
कर्जदार, सहकर्जदारांचे नावे	ए) केयुर दिनेश पंड्या (कर्जदार आणि गहाणदार)			
	बी) कविता केयुर पंड्या (सह-कर्जदार)			
जिच्या करिता तारण	सरफैसी ॲक्ट कलम १३(२) अन्वये सूचनेनूसार १०/०९/२०२१ रोजीस रु.			
मालमत्तेची विक्री होणार आहे	१,०७,९९,२७८.१५ (रुपये एक कोटी सात लाख नव्याण्णव हजार दोनशे			
त्यासाठी थकीत देय होणार	अठ्ठ्याहत्तर आणि पंधरा पैसे मात्र)			
आहे.	१७/०६/२०२५ रोजीस रु. १,८६,४२,८२२.६२/ - (रुपये एक कोटी सह्याऐंशी			
	लाख बेचाळीस हजार आठशे बावीस आणि बासष्ट पैसे मात्र) अधिक			
	१८/०६/२०२५ रोजीपासून प्रदान आणि वसुलीच्या तारखेपर्यंत त्यावरील सांपार्श्विक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च)			
जिच्या करिता तारण	, ,			
ाजच्या कारता तारण मालमत्तेची विक्री होणार आहे	गहाण द्वारे: केयुर दिनेश पंड्या			
मालमत्तचा विक्रा हाणार आह त्या तारण मालमत्तेचा	फ्लॅट क्र.२०५, २रा मजला, बी विंग, इमारत क्र.१२, त्रिलोक कृपा दर्शन सीएचएसएल, आशिष कॉम्पलेक्स सी.एस रोड क्र ४, दहिसर-पूर्व, मुंबई-			
तपशिल:	४०००६८ चटई क्षेत्र ५७६ चौ फ्			
* '	9			
सीईआरएसएआय आयडी	सिक्युरीटी आयडी- ४०००२४४९७९४ १ ॲसेट आयडी- २०००२४४४७६७६			
ज्या खालील तारण मालमत्ता	· · ·			
ज्या खालाल तारण मालमत्ता विकलेली जाणार नाही	रु. ७८,१०,०००.०० (रूपये अठ्ठ्याहत्तर लाख दहा हजार मात्र)			
राखीव किंमत	(रूपय अठ्ठयाहत्तर लाख दहा हजार मात्र)			
इसारा अनामत रक्कम	₹. ७,८१,०००.००/-			
(इएमडी) :	२. ७,७८,७८८,७८८ (रूपये सात लाख एक्याऐंशी हजार मात्र)			
मिळकतीवर करण्यात आलेले	सोसायटी थकबाकी ०१/०५/२०२५ रोजीस रु. ३,०१,०१८/-			
ामळकतावर करण्यात आलल कोणतेही दावे आणि तारणी	साराबटा थकबाका <i>०१/०५/२०२५</i> राजास रु. ३,०१,०१८/- मिळकत कर १३/०९/२०२४ रोजीस रु. १,१४,६७५/-			
धनकोंना ज्ञात असलेली अन्य	लाईट बील १०/०१/२०२५ रोजीस रु. ६,१७९/-			
कोणतीही थकबाकी व मूल्य	(1120 41(1 30) 0 3) (0 () (1411(1 0) 43,50 3)			
मिळकतीचे निरीक्षण	०४/०७/२०२५ रोजी दु. ०२:३० ते सायं ०४:३० पर्यंत			
संपर्क व्यक्ती आणि फोन क्र.	श्री. विशाल कापसे - ७८७५४५६७५७			
,	श्री. सिद्धेश पवार-९०२९६८७५०४, श्री. गौतम भालेराव -८९९९५६९५७२			
बोली सादर करण्यासाठी अंतिम तारीख	१६/०७/२०२५ रोजी सायं. ४.०० पर्यंत			
बोली उघडण्याचे ठिकाण	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net)			
आणि वेळ	मार्फत १७/०७/२०२५ रोजी स.११.०० ते दु. १२.०० पर्यंत			

सदर प्रकाशन हे सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील नमुद कर्जदार/सह-कर्जदार यांना पंधरा(१५) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तींकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोंची वेबसाईट म्हणजेच http://www.pegasus-arc.com/assets-to-auction.html किंवा वेबसाईट https://sarfaesi.auctiontiger.net च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: मोबा +९१ ९२६५५६२८२१ व ९३७४५१९७५४ ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.

प्राधिकृत अधिकारी

पेगासस ॲसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ चे ट्रस्टी)

ठिकाण : मुंबई दिनांक : २६/०६/२०२५



AXIS BANK LTD.

नोंदणीकृत कार्यालय :- ॲिक्सस बँक लि., ''त्रिशुल'', उरा मजला, समर्थेश्यर मंदीर समोर, लॉ गार्डन एलिक्रिज जवळ, अहमदाबाद - 380008. शाखेचा पत्ता - ॲिक्सस बैंक लि., पाचवा मजला, गिगाप्तेक्स, एनपीसी -1, टीटीपी इंडस्ट्रीअल एरिया, मुगलासन रोड, ऐरोली, नयी मुंबई - 400708.

(नियम ८(१) **ताबा सूचना**

प्रवाहन दें हैं प्रदेश करनार केरिक्स के हिंद प्राणिक (विकास केर्निक केरिक केर

ग. क्र.	कर्जवार / सह- कर्जवार / गहाणवार / जामीनवाराचे नाव व पत्ता	थकबाकी स्वकन रु.	मागणी सूचनेवी तारिख ताब्याची तारिख
	कर्ज खाते क्र , PHR086107775747	रु. 2698708/-(रूपये सद्वीस लाख अवृदयाण्णव हजार	27-03-2024
	1) प्रशांत चजारान जवर (कर्जवर / गहानवर / जनानतवर / जिपीओए)	सातशे आठ फक्त) 19.03.2024, रोजी देय रक्कम, त्यावरील पुढील व्याजासह कराराच्या दराने तसेच पेमेंट केल्याच्या तारखेपर्यतचे सर्व खर्च, शुल्क.	23-06-2025
	क्रार्केट मां 400 जिंदा में विधियांत मां २ व्यापंत्र वेशियोंकी पार वर्ते मां	95 विकास में 1 प्रमु पानें में 79 /1 साल प्रोमंत्रे का प्रमुकेत	WWW. 410001

पक्तर में, 40% रूप व स्थापण में, द्व पुत्तर पाक्का पुत्त पाक्का पुत्त पाक्का में, पुत्त प्रत्य प्रत

	1) मोहम्मय इराजन नासिर शतनानी (कर्जवार/गहाणवार/ जनानरावार/जिपीओए)	आउशे एकोनवीस फबल) 13.02.2024, रोजी देव रक्कम, त्यावरील पुढील व्याजासह कराराच्या दराने तसेच पेमेंट केल्याच्या तारखेपर्यंतचे सर्व खर्च, शुल्क	23-06-2025
	पलंट नं. 202, बुक्त नजता, एव हिं, बिल्बिन 3, चुंदर रेसिकेंसी		410208, क्षेत्रफळ

रु. 2838695/- (रुपये अठ्ठावीस लाख अवतीस हजार | 12.02.2024 **कर्ज खाते क्र.** PHR032705883671

/ जनानतवर / जिपीओर) 2) वारीक हुनावुन पुरला (तह-कर्णवर / गहानवर / जनातवर / जिपीओर)	त्यावरील पुढील व्याजासह कराराच्या वराने तसेच पेमेंट केल्याच्या तारखेपर्यंतचे सर्व खर्च, शुल्क	24-06-2025
पर्लेट नं. 301 सी विंग सेंवल पलोरा सोनले रोड भडवाड विव	बी- 421302, क्षेत्रफळ 37.45 ची.नी कार्पेट एरिया	
कर्ज खाते क्र , PHR134208833354	रु. 2243593.98/-(रुपये बावीस लाख त्रेचाळीस हजार	27.03.2024
1) योग्रा माहतो (कर्जवार/महानवार	पाचशे त्र्याण्णव आणि अठ्ठयाण्णव फक्त) 18.03.2024,	24-06-2025
/जमानतचार/जिपीओए) 2) सावित्री योगेंद्र माहतो	रोजी देय रक्कम, त्यावरील पुढील व्याजासह कराराच्या	
(सह-कर्जवार/नहाणवार /जनानतवार/जिपीओए)	दराने तसेच पेमेंट केल्याच्या तारखेपर्यंतचे सर्व खर्च, शुल्क	

न्त्रित मं. 604 सतावा मजला बर्मा वितिर सी वित्त सर्वे मं. 108/2, 108/3, 108/3,177/4, 177/5 ओर कामटबर मिपॅडि- 421302, क्षेत्रफक 43.48 ची.मी कापेंट एरिया

विनांक : 26-06-2025, ठिकाम : मिवंबी	(मजकुरात संदिग्धता असल्यास इंग्रजी मजकूर ग्राह्य मानावा.)	अधिकृत अधिकारी, अंवित्तस वैंक लि.
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इंडियन ओव्हरसीज बँक

मुंबई – घाटकोपर (मेन) शाखा मुंबई – घाटकोपर शाखा (मेन), १, जवाहर रोड, घाटकोपर (पूर्व), मुंबई उपनगर, मुंबई उपनगर, महाराष्ट्र – ४०००७७, फोन क्र. आणि ईमेल आयडी: iob0162@iob.in)

सरफैसी ॲक्ट च्या कलम १३ च्या (२) अंतर्गत

	कर्जदार/गहाणदार/हमीदारांना मागणी सूचना			
प्रति,				
эт.	कर्जदार			
死.				
8	संदीप दिनेश रुदानी,			
	कायमचा पत्ता: ए/५०१, निशा निकेतन सीएचएस, एल.बी.एस. मार्ग, टेलिफोन एक्स्चेंज समोर, जुनी माणेकलाल इस्टेट, घाटकोपर			
	पश्चिम, मुंबई- ४०००८६.			
	पत्रव्यहारांचा पत्ता: ५, शिव शक्ती सीएचएस, वीर सावरकर नगर, साकीनाका, लिंक रोड, असल्फा, कुर्ला पश्चिम, मुंबई, महाराष्ट्र-			
	800005			
	हमीदार/गहाणवटदार			
ę	दिनेश भिमजी रुदानी,			
	कायमचा पत्ताः ए/५०१, निशा निकेतन सीएचएस, एल.बी.एस. मार्ग, टेलिफोन एक्स्चेंज समोर, जुनी माणेकलाल इस्टेट, घाटकोपर			
	पश्चिम, मुंबई- ४०००८६.			
	पत्रव्यहाराचा पत्ता: ५, शिव शक्ती सीएचएस, वीर सावरकर नगर, साकीनाका, लिंक रोड, असल्फा, कुर्ला पश्चिम, मुंबई, महाराष्ट्र-			
	800005			
3	सुमित्र दिनेश रुदानी,			
	कायमचा पत्ता: ए/५०१, निशा निकेतन सीएचएस, एल.बी.एस. मार्ग, टेलिफोन एक्स्चेंज समोर, जुनी माणेकलाल इस्टेट, घाटकोपर			
	पश्चिम, मुंबई- ४०००८६.			
	पत्रव्यहाराचा पत्ता: ५, शिव शक्ती सीएचएस, वीर सावरकर नगर, साकीनाका, लिंक रोड, असल्फा, कुर्ला पश्चिम, मुंबई, महाराष्ट्र-			
	X00005			
संदर्भ	: इंडियन ओव्हरसीज बँक, मृंबई-घाटकोपर शाखेकडील तुमच्या पत सुविधा.			
	ही, आमच्या बँकेच्या वरील नमुद्र कर्जदारांनी आमच्या मुंबई-घाटकोपर शाखेकडून खालील पत सुविधा घेतल्याः			

अ. क्र.	सुविधेचे स्वरुप	मर्यादा	व्याजाचा दर (थिकत व्याज आणि आधारे व्याजासह)	मागील व्याज खर्ची टाकल्याची तारीख (आवश्यक)	१७/०६/२०२५ रोजीस एकूण धकवाकी* (रु. मध्ये)
٩	आरएचएनआयएल	८५००००	एमसीआरएल +२.१५% १-२% म्हणजेच १३.२५% सह मासिक आधारे पीएलआय हे विहित द्राच्या वर २% अतिरक्त व्याज हत्त्याच्या प्रदानातील कसरीच्या बाबतीत		६१४४१६.५७

l				अतिरिक्त व्याज हप्त्याच्या प्रदानातील कस्रूरीच्या बाबतीत थकीत रकमेवर आकारण्यात येईल						
l		एक्ण	640000			६१४४१६.५७				
l	* सह प्रदानाच्या तारखेपर्यंत वरील नमूद तारखेपासून देव होईल अशा संविदात्मक दराने/आधारे मागील खर्ची टाकल्याच्या तारखेपासून पुढील									
	व्याज.									
ı	अ. क्र	. २ आणि ३ अंतर्गत	। उल्लेखित वर्र	ल नावाच्या हमीदारांनी हमी निष्पादित केली आहे आणि त्य	ग्रद्वारे मान्य केलेले ।	व्याज, प्रभार इ. सह				

अ. इ. २. आणि ३ अंतर्गत उद्वेशित वर्धित नावाच्या ह्योदिरांती हर्यो निपारित हंसी आहे आणि चाहुरी मान्य केलेले व्यात, भ्राम ६. सह एक्टीत १, ८५०००, ०० व्या पहुण चात्रपरित्यंक किटरांतूर में इंटिंग अंत्राहर्साओं केले किटरांत किटरांत व्यात केलेला किटरांत व्यात केलेला किटरांत व्यात केलेला किटरांत व्यात केलेला हर्सा वंदा मान्य केलेला किटरांत व्यात केलेला हर्सा वंदा प्रतिक आहे. एक्टिंग वा कर्डते हर, १ यंच्या नो अंत्रस्थला गाव्या वंदाणाल हात्य परित , भारते प्रतिक प्रतिक प्रतिक मान्य कर्तित प्रतिक अहेत. वा अ. इ. १ मध्ये असु कर्त्यत / गाव्या व्यात क्षेत्र असलेला मिकल्डिंग महामान्त्र सुप्त कर्ता असलेला महामान्त्र सुप्त कराते कर्तित असलेला महामान्त्र सुप्त कराते कराते केलेला क्षेत्र केलेला क्ष्मान्त्र सुप्त कराते कराते केलेला क्ष्मान्त्र सुप्त कराते कराते कराते कराते व्यात क्षात्रकरीं चाला हर्तित आहेत. अ.इ. २ आणि ३ अंतर्गत नसुर हर्मदार्सने वा हिल्ला आहे. १, व्योत वा हिल्ला आहे. १, व्योत वा हर्मान्त्र क्षित्र स्वता कराते कर

सुविधांसह थकबाकीचा तपशील खालीलप्रमाणे

ı	तारणाचा प्रकार	तारणांचा तपशिल
		फ्लॅट क्र. ५०१, ए विंग, निशा निकेतन को-ऑप. हाऊ. सोसा., एलबीएस मार्ग, टेलिफोन एक्स्चेंज समोर,
		जुनी माणेकलाल इस्टेट, घाटकोपर पश्चिम, मुंबई- ४०००८६.

** बँकेने कारवाईच्या इतर उपलब्ध कायदेशीर उपायांच्या मार्फत वरील शेत जमीन क्र. ६ विरोधात कारवाई करण्याच्या तिचा हक राखुन ठेव

"" बहन करवाहच्या हत उपलब्ध काबदाता उपायच्या मानक वाता तह उत्तमा क्र. है मानवाह कावाह करवाह करवाया हाता हक रा आहे. 3. मान केलिन्या अटीमपाने मुद्दत कर्मे/व्याजां प्रेटत करच्यात वतील नावाच्या कर्नेदारां पाणिक क्रांत्मा कावित्य इच्छा तिख्छ बैंक आहे हींडायच्या मार्ग्टरांक तत्रके आलि हिंदेताहुत्यात र ६/६/ १०२५ (वेक्स) एक्स) कर्मा कावित्य एफार्मिय अंदिर समृद्ध वर्गीकृत करच्यात आहे. सुमये खाते निवित्त करच्याताओं आरही स्मायच्ये पाठवृत्तती तुन्ही त्यावधील प्रकारिक अंदिर समृद्ध वर्गीकृत

. वरील नावाचे गहाणदार/ हमीदार क्र. २ आणि ३ बांनी कर्जदारांनी घेतलेल्या पतसुविधेकरिता परताव्याची हमी दिली आहे आणि वरील ६. वर्गान वार्याचे पाराचार/ वर्गारा ह. २ आणि ३ यांची कर्यावारी प्रेतारेच्या प्रामुचिकारीया पराजावारी हमी दिली आहे आणि वर्गान स्वर प्रमुचिका पुरित्त कर्याचारी असीन नसूर दिलाली गायाम सुद्ध ठेवण्या आहेत. कर्युवारी अस्तरात कर्यूस केन्याची प्रामुच्या हुए कर्याचारीया वर्गात कर्याचारीया प्रामुच्याचार कर्याचारीया प्रमुच्याचारीया हुए कर्याचारीया प्रमुच्याचारीया प्रमुच्याचारीय प्रमुच्याचारीया प्रमुच्याचारीय प्रमुच्याचारीय

८. कृष्या ध्याना देवाचे की, संपूर्ण पत्तकह होइयाव प्रत्यक पत प्रावसाता क्ष्मूल कलान्य १५ लाग का का का का का प्रति है.
१. सह अंस्ट्रणा कसम १३ णा पोट-कस्ता (१३) कहें देखील पुत्तमंत्र के स्थाना ते ते. ज्यामुं अुस्ताता आमधी आगांक लेखी संतरी पित्तमात्रीया विश्व के अंस्ट्रणा कसम १३ णा पोट-कस्ता १३ अंक राज्य प्रति १३ अंक राज्य १३ अंक

आराबाज्य मागरतक तत्तानुतात तथा, पता, क्ष्मुच्य तथावात, क्ष्माध्य इ.स. इतनात्मतात तुषच खावाय प्रशासक करणाया आधका कैर सावादु देवात आहे साह्या देखीर तेती, सतीन तथा रक्षमात्री सद्दान करणाव्या त्रीता तथा मुम्तप्यान्द की पंकाशी आसलेला रक्षमात्र्या व्यावाय तुदे मागणी करणाव्यांत्रीया आसथे अधिकार व आस्त्राता आसलेला अल्प कोणत्याही अधिकार व उपायंता बाधा पेड न देता हो मागणी युद्धा दिली आहे व तो अधिकार आसही सोहून दिले असे समय नृत्ये. इ. पूढ्य तथा मार्ची विवासन करणाव्यांत्रीता जात्रात्री अध्याव मार्ची स्थाव स्थाव अध्याव स्थाव अध्याव करणा स्थाव

लक्ष वेधण्यात येत आहे. आपला स्नेहांकित प्राधिकृत अधिकारी

ठिकाण : घाटकोपर (पूर्व), मुंबई दिनांक : ०५/१२/२०२३



पनवेल महानगरपालिका शहर अभियंता विभाग ई-निविदा सूचना



आयुक्त, पनवेल महानगरपालिका खालील नमूद कामाकरीता सार्वजनिक बांधकाम विभाग, केंद्रीय सार्वजनिक बांधकाम विभाग, महाराष्ट्र जीवन प्राधिकरण, सिडको इत्यादी शासकीय/निम शासकीय (Central Government/State Government/Government undersking) विभागाव बालील कामासाटी नोंदणीकृत पात्र अनुषयी टेकेदाराकडून बी-२ शतमान पण्दतीनुसार जाहीर ईं-निविदा मागवित आहेत.

PMC/CE/४३/ पनवेल महानगरपालिका हद्दीतील पनवेल (पश्चिम) येथील २०२५-२६ मुखंड क्र. ८ अ+८ब येथे माता व बालसंगोपत केंद्र उमारणे पनवेल महानगरपालिका हृद्दीतील पनवेल (पश्चिम) येथील सेक्टर-१८

या कामाच्या ई-निविदेबाबतची माहिती शासनाच्या 'http://mahatenders.gov.in' या संकेतस्थळावर दि. ३०/०६/२०२५ रोजी प्रसिद्ध करण्यात येईल. संबंधित निविदाधारकांनी याची नोंद घ्यावी.

सहा/ – (गणेश शेटे) अतिरिक्त आयुक्त–। पनवेल महानगरपालिका

जाहीर सुचना - सरफैसी ॲक्टच्या कलम १३ (२) अन्वये मागणी सुचना

(1) IDBI BANK आयडीवीआय वैंक लिमिटेड, ग्रेटेल एकळ्सी, शॉप ऋ.७, रुस्तमवी ओश्वोन, र कॉम्प्लेक्स, गोरेगाव पत्तावओळ्स जवळ, एमटीएनएल कार्यालय, गोरेगाव पर्तिचम, मुंबई

आपनेवार, गीराण सामाजीवार जाता, गारीया सामाजीवार जाता, गारीयाला स्थानिक, गीराण सिंब्स, गूर्व - ४०००६२ सिक्युरिटायां क्रोता के शिक्स स्थान स्थान के स्थान सिक्युरिटायां क्रोता के स्थान स्यान स्थान स्य

अ. क्र.	कजेदार/गहाणदार /हमीदारांचे नाव	मागणी सूचनेची तारीख	मागणी सूचनेची रक्कम (रु.)	मिळकतीचा पत्ता	संपर्क पत्ता
ę	मुप्रिया सुरज माटे	१४.०५.२०२५	43,93,989.38/-	अर्पण सीएचएसएल, न्यु गोल्डन, नेस्ट फेझ ८, मिरा	 खोली क. ००२, २ रा मजला, सोनम ज्योत सीएचस्स लि., फेड ७, इमारत क्र. १४, न्यु गोल्डन नेस्ट भाईटर पूर्व, मुंबई ४०११०५ १७ फ्टिट ओ-डी ३, तळमजला आंण सीएचएसएल, न्यु गोल्डन, नेस्ट फेड ८, मिरा माईटर ४०११०५, महाराष्ट्र.

सहा / -प्राधिकृत अधिकारी, आयडीबीआव वॅक ^{दिन}

FEDERAL BANK

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दि फेटल बँक लि., एलसीआरडी/चुंबई विधान, १३०, १३वा बबला, वर्ती मेकर चेंबर्स इत. २, वीयन पॉर्टेट, मुंबई,
महागृह - १०००-१६-नैचा - rumorio@federalbunk.co.in,
सीआयपन: एल६५.१९ फेल्ला१३२ पीएलसी०००३६८, चीत: ०२२२८४६६०४

(रजि/एडी)

१) श्री (श्रीमती प्रशिक्तंत मजानन पाटील, मजानन घोंदू पाटील योषा सुधारी १) शरी हक्षांक २०१, नितीन अपरीटेंट, पांजने नाम, बंपोली आवारे, ब्रह्माए, श्रोलो, महाराष्ट्र-४२१६०१, श्री माला क्रमांक २, व्यानको अपरीटेंट, पांजने नाम, ब्रह्माए, आले, महाराष्ट्र-२२१६०१ २) श्री (श्रीमती) तिरीच मजानन पाटील, मजानन घोंदू पाटील योषा सुल्या, स्वरंट क्रमांक २०१, नितीन अपरीटेंट, पारंजने नाम, चेपपोली

शासपु, तथा, महाराष्ट्र-१९९६०. सम्बद्धिराद्याचेग अने किस्तुस्कान ऑफ फायनानियाम ऑसेट्स ऑक एपयोसेंग्ट ऑफ सिक्युगिटी इंटोस्ट ऑक्ट, २००१ (यानंतर ऑक्ट असा उद्देश) च्या कलम १३(१) अवये बारी पूचा-बुना रेसे सुख्य अस्त्रीय आणि रे सीटांग्य, इस्त्रीय (गायण्या यांना ए) ओडी- मिळकत पॉवर सोन/ तिमिटेड यह क्रमॉक १८७८५६००००१११ सह येमकीक गर्व परीता ०१,१०,२०१४ रोजीस स्.

.. स्थावर गहाण मिळकतीचे वर्णन

भाग र राहान्यदर भन्देन हैं, १८-६७, १८ वा मजता, इमारत ५-२, इस्त्री चोंगियाम, फेब्रु ३, गोंगियाड, कल्याण मुखाड रोड, कल्याण परिवा, जिल्ह उन्ने उर्राप्त २६ में विश्वा सर्वे क्र. २२, हि.क. ११.१.१/६, २५, २ आणि ३, व.क. २.६ हि.कमाल २ (भाग), व.क. २०, हिकसाल ११.२,३६ (भाग), १९.४), १९.४ क. क. २५ पत्रे गोल्ट संप्तिमालिय १३ थे श्री. १९.४ व्हंड कमाणिक प्राथा आणि सर् इसर त्यावतित स्वार्ण वे सर्वे प्रेण आर्थानियाम सोमायद् पूर्वै । असील तीह,ओसल, परिवा: आसील रोड/सीस, उन्तेरला: आसील सीट/कों आमीलियाम रोज/मीटाइंड प्रके सिंह्य (१९) व्या प्रमाणिक

गाव आसनगाव, तालुका शहापूर, विकटा ठाणे ४२१६०२ केथे प्लंट क्र. २०२, २ रा मञ्चला, ए बिंग, सावंत पार्क येथे स्थित स क्र. ९० हिस्सा क्र. ४ मध्ये फ्लंट मोध्यापित ८५० ची फूट (बिल्टअप) सह हतर त्यावरील रचना. सीमाबद्धता यूरेला: ओपन जर्मान, पश्चिम रोड, उत्तर: बी बिंग आणि दक्षिण: सारथी पेट्रोल पंप ((बी) वर प्रमारीत).

वरीत सदर अंग्यमहान्/गहान तात्प मिळकनींचा वानंता 'तात्प चना' असा उद्भेख ,गुप्ती मान्य केलेल्या अटीचे उद्भेष्य करून वरील तात्प कर्ताचा पतावा करण्यात करू केलील ओं आणि खाते १८.०५, २०१५ रोची आरचीआवच्या मार्गदर्गक तत्वांतुहार गर्ने पत्पाचित्र अर्थे कर्तने ओह. मिन्याकीला पहेता केलि. ही आर्थिक अर्थियाची वात्तु मुस्तान मुश्तिन करित आहेत की, गुम्प्याकटून एकून एकम ही राक्त्य वेकेच्या शहायून साधिअर्थात संयुक्तरणे आणि येग्येगडी यक्तीत आहे.

स. क्र.	कर्ज खाते	ए) थकीत रक्कम	बी) वसुली न झालेल्या व्याजापैकी	सी) प्रलंबित प्रभारांच्या पैकी	व्याजाचा दर	व्याजाचा दर
٧.	ओडी-मिळकत पॉबर लोन/लिमिट (खाते क्र. १८७८५६०००००१४१)	२४.०५.२०२५ रोजीप्रमाणे इ. ९,२६,३८५.१०/- (रुपये नऊ लाख सब्बीस हजार तीनशे पंच्याऐंशी आणि पैसे दहा मात्र)	₹. ३६,३२९.२८/-	ह. २,३१५/ <i>-</i>	२५.०५.२०२५ पासून द. सा. ११.५०% दराने मासिक आधारे ४% नुसार दंडात्मक प्रभार	तुम्ही १ले ते ४थे
ą.	मिळकत पॉवर कर्ज (खाते क्र. १८७८७६०००००९७)	१५.०५.२०२५ रोजीप्रमाणे इ. ७,०१,९५०.२२/- (रुपये सात लाख एक हजार नऊशे पन्नास आणि पैसे बावीस मात्र)	₹९,९०४.७८/-	ह. ३१२/-	१५.०५.२०२५ पासून द. सा. ११.५०% दराने मासिक आधारे ४% नुसार दंडात्मक प्रभार	तुम्ही १ले ते ५वे

के तारण पत्रको या नात्याने सार अंकटच्या कतम २ (होडडी) अंतर्गत उदेश टेडन मुझ्ताता सार अंकटच्या कतम २३ (२) अंतर्गत सार सुपरा तारावेदासूद ६० दिखासा उदानाच्या तारावेदार्थत सार तथा आणि युदील ज्यान वारील नमूटवी थकामधे तथा उदान करण्याताची यादुरी बंताराव्यों कीटा आहे. कहाई करणाम केता पत्रका पत्रका मानायों केता हरू को प्रचारण पुरावेदा देवता, युदील कोणावीद सूधना ने देता सार अंकटच्या करणा २३(४) अंतर्थन विशिष्ट सार्वात्य उत्पाचा अवस्था करोत. • यदीन वार्थिताच्या ताराव्याताचा करणा में आणि थकामधी वहां करण्याताची आर सार मा प्रादेशह, अधिहरतांकन किंगा विकीच्या

- मागिन हस्तांतरण करणे. तारण मतेचे व्यवस्थापन ताब्यात घेणे आणि थकबाकी वसूल करण्यासाठी भाडेपट्टा, अभिहस्तांकन किंवा विक्रीच्या मागिन तिचे

• ताला मानेव जयस्यापन तालाया मेंने आणि वस्त्रवाकी समूल करण्यासाठी मारेयहा, अधिस्तांवन किला विक्रीच्या मारानि तिथे हरतांत्रण करते.
• बेहनूरी तालाव पोतालेच्या साथा मानेच्या जयस्यापनासाठी क्षोणारी ज्यक्ति थि सुनी करणे,
• बेहनूरी तालाव पोतालेच्या साथा मानेच्या जयस्यापनासाठी क्षोणारी ज्यक्ति थि सुनी करणे,
• बेहनूरी तालाव पोतालेच्या स्वत्राची तेती माण माना संतरीह देती आहे सा आणि करणे आण्यस्य आहे.
• बेहनूरी मानाव प्रतिकार करणा स्वत्राची केती आहे साथां स्वत्राची करणे आण्यस्य आहे.
स्वत्राची स्वत्राची स्वत्राची स्वत्राची संतरीह साथां स्वत्राची करणे साथां स्वत्राचि सरद पूर्वतंत्र मृत्यूच करणात्रा आहेती ताथा मानाविक स्वत्राची सरद पूर्वतंत्र मृत्यूच करणात्रा आहेती ताथा मानाविक स्वत्राची सरद पूर्वतंत्र मृत्यूच करणात्रा आहेती ताथा मानाविक स्वत्राची स्वत्राची संतरीह स्वत्राची स्वत्राची संतरीह स्वत्राची स्वत्राची स्वत्राची स्वत्राची संतरीह स्वत्राची संतरीह स्वत्राची संतरीह स्वत्राची संतरीह स्वत्राची संतरीह स्वत्राची स्वत्राची संतरीह संतरीह स्वत्राची संतरीह संतरीह स्वत्राची संतरीह संतरीह स्वत्राची संतरीह संतर

सर, सुचना ही बँकेच्या थकवाकीच्या वसुलीकरिता बँकेकडे उपलब्ध असलेल्या इतर हक्क आणि उपायांना बाधा येऊ न देता निर्गमित कर वेत आहे.

सदर दिनांक, १२ जून, २०२५

सहाय्यक उपाध्यक्ष सरफैसी ॲक्ट अन्वये प्राधिकृत अधिकारी

जाहीर सूचना

सूचना याद्वारे रेचनात को की, आग्नी आपणा आंतेलाच्या करीने. (१) बीमती मेघा अस्प बोतारी आणि (१) बी. अस्प किमानंत्रमुं बोतारी, रिवाली - २२०, १ रिजंड टॉस सी-मित्र, अस्परिट इमांत १२०, सामणंत्रा, सालेक्ट्रम, स्वत्याहित, मूंचे - १००० ०६, पांच्या सालित्रमंत्र सर्विट इमांत १९०० ००६, पांच्या सालित्रमंत्र स्वत्याहित, स्वत्याहित, स्वत्याहित, राज्याहित, स्वत्याहित, राज्याहित, स्वत्याहित, स्वत्याहित,

ाद, देखभाल, ताबा, पोट-भाडेपट्टी, पोटभाडेकरार, विश्वस्तव्यवस्था, विभागणी, संपादन

(मालमत्तेचे वर्णन)

- प्रमानवाचे वर्षात्र)
 प्रमानवाचे वर्षात्र)
 प्रमानवाचे वर्षात्रे
 प्रमानवाचे वर्षात्रे
- वातांच्यात तक पाया समावश आहे. वामण्य अनारम्य गिराम्य विभागाता करून यन्त्राचा तक अंतर्भृत आहे. वेवारियां प्रकल्पातील टॉवर 'ई' ही इमारत साने गरुजी मार्ग/डॉ. ए. एल. नायर मार्ग, जेक

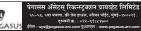
विवासिक अकल्पताल टावर ६ हा इमारत साम गुरुवा माग डा. ए. एस. नावर माग, किलजवळ, मुंबई - ४०० ०११ येथे असून, ती मुंबई राहपतील भावखळा विभागातील र ,९०३ (भाग), १९०४ (भाग), १९०५, १/१९०५ आणि २/१९०५ या मूखंडांवर उभ

दिनांक : २६ जून, २०२५

DHRUVE LILADHAR & CO.

कु. रशीदा एफ. सावलीवाला (भागीदार ६१-६२, फ्री प्रेस हाऊस, ६ वा मजला, २१५ फ्री प्रेस जर्नल मार्ग, नरिमन पॉइंट, मुंबई - ४०० ०२

सही/



सिलावादारी विक्रीकारिता जाहीर सूचना सिक्वीरों ट्रंगर (एकोसेंग्रे) रूक, २००१ च्या निष्य ए व सा सावायन सिक्वीरायकोगन और सिक्तदूरमार और व्यवस्थितामा और तो है पर क्योंगर क्यों सिक्तदुर्गर केंग्रस्

संस्तामान बनता आणि विशेषकर वायाणां नाष्ट्र करीया, मा —क्योप व करिया यां चाया पूर्ण पूषण रेखा प्राचीन नहरू पत्थाण विशेषकर की मानिक अंतिकार कार्युक्तियों दिन्हें में दुर्ग अने देश नेकर में विशेष कारायां आर्थियम् बंधि हि. दोर चाली कारण विशिष्यकर वार्याल नहरू क्लेडराई पत्थाओं आंवा केरीच्या आर्थियम् कार्याला हुए बंदी गाँडि हुए —1 (पेबामान) के पूर्ण देशायां आर्थाला कार्यों कार्याला केरीच्या आर्थाला कार्याला हुए बंदी गाँडि हुए —1 (पेबामान) के पूर्ण देशायां आर्थाला हुनी कार्याला आर्थाण विश्वपादमा रोज (अ) (अ) (अ) केर किया वार्याला आर्थी आर्थाला प्राचीला आर्थीः वे अर्थाली वार्याला व्यापला रोज (अ) (अ) (अ) केर किया वार्याला विश्वपादमा वार्याला आर्थी आर्थी आर्थी आर्थी अर्थी अर्थी अर्थी "" अं अ

	॥ सरकता आधानयम आगण त्या अतगत ानयमाच्या तरतुदान्यय ०३/०५/२०२४ र। ल नमद तारण मतेच्या प्रत्यक्ष कव्या घेतला.
CALL PROPERTY SECTION CO.	निलावाची तपशिल पुरील प्रमाणे :
कर्जदार, सहकर्जदारांचे नाये	ए) केयुर दिनेश पंड्या (कर्जदार आणि गहाणदार) यी) कथिता केयुर पंड्या (सह-कर्जदार)
जिथ्या करिता तारण मालमचेषी विक्री होणार आहे त्यासाठी श्रकीत देय होणार आहे.	सार्यक्री अंबर कमा १३(१) अन्यये सूचनेतृसा १०/०१/२०२१ रोतीस्त्र १००,६९,३०५ १६ (रुपये एक कोटी सात लाख त्र्याण्यक इंटा रहे। अट्ट्याइवर आणि पंथा पैसे मात्र १०/०१/२०२५ रोजीव ४.१८,६४२,८२२,८२/ (रुपये एक कोटी सहार्य स्थान वेपालीस हवस अलाने सार्योस्त आणि बासाइ पैसे मात्र) औ १८/०१/२०२५ रोजीवास्त्र प्रतन आणि बसाईपीच्या सार्योग्यंत रावासं सार्याजिक्ट सार्ट कारा आणि प्रतास्त्र प्राप्त आणि वासाइ
जिच्या करिता तारण मालमचेची विक्री होणार आहे त्या तारण मालमचेचा तपशिल:	गहाज दुतो: केपुर दिनेश पंड्या फर्लेट क्र. २०५, २रा मजला, बी विंग, इमासा क्र. १२, बिलोक कृपा दः सीरण्यासम्बद्धः आशिष्ठ कॉम्प्यलेक्स सी.एस रोड क्र ४, बहिसर-पूर्य, मुंब ४०००६८ घटई क्षेत्र ५०६ ची फु
सीईआरएसएआय आयडी	सिक्युरीटी आयडी- ४०००२४४९७९४१ ऑसेट आयडी- २०००२४४७६७६
ज्या खालील तारण मालमत्ता विकलेली जाणार नाही राखीय किंमत	ह. ७८,१०,०००,०० (रूपचे अञ्दर्ज्ञाहत्तर लाख दहा हजार मात्र)
इसारा अनामत रक्तम (इएमडी) :	ह. ७,८१,०००.००/- (रूपये सात लाख एक्वाऍशी हजार मात्र)
मिळकतीयर करण्यात आलेले कोणतेही दाये आणि तारणी धनकॉना ज्ञात असलेली अन्य कोणतीही श्रकवाकी य मूल्य	सोसायटी धकवाकी ०१/०५/२०२५ रोजीस रु. ३,०१,०१८/- मिळकत कर १३/०९/२०२४ रोजीस रु. १,१४,६७५/- लाईट बील १०/०१/२०२५ रोजीस रु. ६,१७९/-
मिळकतीचे निरीक्षण	०४/०७/२०२५ रोजी बु. ०२:३० ते सायं ०४:३० पर्यंत
संपर्क व्यक्ती आणि फोन क्र.	श्री. विज्ञाल कापसे - ७८७५४५६७५७ श्री. सिद्धेन पवार-९०२९६८७५०४, श्री. गौतम भालेराय -८९९९५६९५।
बोली सादर करण्यासाठी अंतिम तारीख	१६/०७/२०२५ रोजी सायं. ४.०० पर्यंत
बोली उपडण्याचे ठिकाण आणि येळ	ई- लिलाय/योली येबसाईट (https://sarfaesi.auctiontiger.ni मार्फत १५/०५/२०२५ रोजी स ११.०० ते ट. १२.०० प्रवंत

ाणक १७५० हो इ.२.०० में इ.२.०० मे ıs-arc.com/assets-to-auction.html किंवा वेबसाई च्या संदर्भ प्याया किंवा सेवा पुरवठादार में. ई-प्रोक्युरमेंट टेक्नॉलॉजीर पोर्ट: मोबा +९१ ९२६५५६२८२१ य ९३७४५१९७५४ ईमेल

🎖 वैंक ओंफ़ बड़ौदा Bank of Baroda

गोरेगाव पश्चिम शाखाः कमलाचरण १७९/१८ जवाहर नगर, रोड क्र.२, गोरेगाव (प) मुंबई, महाराष्ट्र–४०००६२

प्रति, भी, तथमल लालचंदनी देव (दृष्णीदग), पत्ता २/८, प्रवेट्ट पार्क, स्टेशन रोड, नालंदा शांधिंग सेटट में भी, तथमल लालचंदनी देव (दृष्णीदग), पत्ता २/८, प्रवेट्ट पार्क, स्टेशन रोड, नालंदा शांधिंग सेटट में भी, प्रतिका अध्यक्त १९, स्टेट पार्क, स्टेशन रोड, नालंदा शांधिंग सेटट में भी, प्रतिका अध्यक्त भी, प्रतिका १९, मूंबं-१००१ २४ किए : निकानुस्थितको अर्था क्षान्यस्थान स्थानियान अर्था क्षान्यस्थान अर्था क्षान्यस्थान स्थानियान अर्था मुख्यस्थान अर्था क्षान्यस्थान स्थानियान अर्था मुख्यस्थान अर्था क्षान्यस्थान स्थानियान अर्था स्थानियान स्थानियान अर्था मार्चान स्थानियान स्था

भाव: विकारियाकीय और किया-द्वार और प्राथमिया सीटिय और प्राथमिया सीटिय और प्राथमिय और अपियोचिय होंग्रेस हैं। २०२० रचना वात्त्व ११(२), वार्ड में 'अंक्ट' 'आ सा होत्र अप का से सूचना होंग्रेस होंग्रेस होंग्रेस के साम होत्र होंग्रेस होंग्येस होंग्रेस ह

तारीखः ७५-७५-२०२५ बोडम्बः कर्यद्राराना ७५-०५-२०२५ दिनांकीत सूचनेची प्रत टीपः-कोण्याची प्रविद्यातीचाय आम्ही तुम्हाता कळवितो की, सरफेमी अधिनियम, २००२ अंतर्गत पूर्वी वारी केलेल्या सर्वे सूचना याद्वारे तांत्रिक कारणापुळे मागे पेण्यात आले.

Account: Keyur Dinesh Pandya & Kavita Keyur Pandya Trust: Pegasus Group Thirty Nine Trust 1

PROPERTY DESCRIPTION

Flat No. 205, 2nd floor, B Wing, Building No.12, Trilok Kripa Darshan CHSL, Ashish Complex, C. S. Road No.4, Dahisar-East, Mumbai-400068. Carpet area 576 sq.ft.

Terms & Conditions

- 1. The E-auction sale will be online E-auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 17/07/2025 for the mortgaged property mentioned in the e-auction sale notice ("Schedule Property") from 11:00 am to 12:00 noon. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
- 2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
- 3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
- 4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property.
- 5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
- 6. <u>Due Diligence:</u> 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 madeas 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 (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
- 11. Bids received without EMD and/or below mentioned reserve price and/or without Bid formduly 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 Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
- 14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai-400021. Bids should be submitted on or before 16/07/2025 till 04.00 p.m. Email address: vishalk@pegasus-arc.com_siddhesh@pegasus-arc.com_to the above, the copy of Pan card, Aadharcard, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
- 15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
- 16. The reserve price of the auction property is as follows: Rs.78,10,000/- (Rupees Seventy Eight Lakhs Ten Thousand Only)
- 17. The Earnest Money Deposit of the auction property is as follows: Rs. 7,81,000/- (Rupees Seven Lakhs Eighty One Thousand Only)
- 18. Last date for submission of bid is 16/07/2025 before 04:00 pm and the Auction is scheduled on 17/07/2025 from 11.00 am to 12.00 noon. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).

- 19. Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty Nine Trust 1, payable at Mumbai or EMD can also be paid by way of RTGS/NEFT / Fund Transfer to the credit of A/c no. 409819116154, A/c Name: Pegasus Group Thirty Nine Trust 1, Bank Name: RBL Bank Limited, Branch Address- Office No.1/A, Ground Floor, Mittal Court, 224 Nariman Point, Mumbai-400021, IFSC Code: RATN0000155.
 - DW2-3
- 20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs.50,000/- (Rupees Fifty Thousand Only).**
- 21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
- 22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
- 23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
- 24. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
- 25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
- 26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
 - Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
 - 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 & stampedon each page).
 - Other necessary statutory and govt. compliances, if any.
- 27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
- 28. The prospective bidder needs to submit the source of funds/ proof of funds.



- 29. 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 Mr. Vishal Kapse 7875456757, Mr. Siddhesh Pawar- 9029687504, Mr Gautam Bhalerao 8999569572.
- 31. This publication is also 15(fifteen) days' notice to the aforementioned borrowers/co-borrowers/mortgagors under Rule 8 & 9 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

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

Place: Mumbai Date: 26/06/2025

ANNEXURE-II

<u>DETAILS OF BIDDER – FILL All IN CAPITAL LETTER</u>

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

Name(s) of Bidder (i	II Cap	itai)																					
Father's/Husband's	Name																						
,																							
Postal Address of Bi	dder(s	s)																		T			
eMail ID														1	1			Τ	T	T		1	
CIVIAII ID								-															
Dhana /Call Namahan	_																1	_				I	
Phone/Cell Number	•																						
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Bank Account deta	iils to	whic	ch EN	ЛD (amo	unt t	o b	e re	turn	ed													
																			_				
Bank A/c No.																	\perp						
IFSC Code No.																							
Branch Name																							
Date of Submission	Bid	_	_/	_/_			F	PAN	Nun	nber													
Property Item No.																							
Property Item No.																							
Property Item No.																							
	ted			Yes	S		N	0		Date	of R	emit	ttanı	ce					,				
	ted			Yes	S		N	0	C	ate	of R	emi	ttan	ce		 -	_/_	/					
	ted			Yes	S		N	0		ate	of R	emit	ttand	ce		ı _	_/_	/					
	ted			Yes	S		N	0		ate	of R	emit	ttand	ce			_/_				_		
Whether EMD remit	ted			Yes	S		No	0		Pate	of R	emit	ttand	ce			_/_	/			_		
Whether EMD remit Name of Bank	ted			Yes	S		N	0	[Pate	of R	emi	ttand	ce			_/_	/					
Whether EMD remit Name of Bank Branch Name	ted			Yes	S		N	0		Pate	of R	emit	ttand	ce			_/_						
Whether EMD remit Name of Bank Branch Name Account No.	ted			Yes	S		N	0		Date	of R	emit	ttano	ce			_/_						
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Whether connected to any political party: Yes No
If Yes, please provide the name of the political party and the connection:
I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website https:// .auctiontiger.net and shall abide by them.
Name & Signature

ANNEXURE-III <u>DECLARATION BY BIDDER(S)</u>

То,					
Authorized Officer					
Bank Name :	,	Date :	/	/	

- 1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
- 2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
- 3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
- 4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
- 5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
- 6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
- 7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
- 8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:	
Name:	
Address:	
eMail ID:	

ANNEXURE-III DECLARATION BY BIDDER(S)

Date:	/	/	

Borrower: Keyur Dinesh Pandya & Kavita Keyur Pandya

Property Description:

Flat No. 205, 2nd floor, B Wing, Building No.12, Trilok Kripa Darshan CHSL, Ashish Complex, C. S. Road No.4, Dahisar-East, Mumbai-400068. Carpet area 576 sq.ft.

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

- 1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
- 2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
- 3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
- 4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
- 5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
- 6. I/We also understand that the EMD of all offeror/bidders shall be retained by the Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
- 7. The decision taken by Authorized Officer in all respects shall be binding on me/us.

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

9. Source of Funds

- a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on 17/07/2025 in the matter of Keyur Dinesh Pandya and Kavita Keyur Pandya are from genuine personal/business sources.
- b. I/we hereby declare that the funds that will be remitted in future for making payment of bid amount, in event of being declared as highest/ successful bidder, shall be from genuine personal/ business sources.
- c. I/we hereby further declare that the said funds do not / shall not originate from any unlawful source and are / shall be in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.
- d. I/we hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Signature: .	
Auui CSS.	
E-Mail ID:	

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Flat No. 205, 2nd floor, B Wing, Building No.12, Trilok Kripa Darshan CHSL, Ashish Complex, C. S. Road No.4, Dahisar-East, Mumbai-400068. Carpet area 576 sq.ft.

Mortgagor of the Property ("Mortgagor"): Keyur Dinesh Pandya

Name of the borrower / co-borro Pandya, Kavita Keyur Pandya.	ower / guarantor / mortgagor ("Borrowers")	: Keyur Dinesh
submitted bid for the Property	being sold by way of public e-auction by Perting in its capacity as trustee of Pegasus Group	egasus Assets
Trust 1 ("Pegasus").	ting in its capacity as trustee of regasus Group) Timity Nine
I/We,,, and affirm:	R/odo hereby so	olemnly swear

- 1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):
 - (1) if such person, or any other person acting jointly or in concert with such person
 - (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
 - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other lawfor the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

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

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

Explanation I.- For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion osubstitution of debt into equity shares or instruments convertible into equity

shares or completion of such transactions as may be prescribed, prior to the submission of bid.

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

- (d) has been convicted for any offence punishable with imprisonment
 - (i) for two years or more under any Act specified under the Twelfth Schedule of IBC; or
 - (ii) for seven years or more under any law for the time being in force:

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

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

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013): Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation I;
- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been madeby the Adjudicating Authority under IBC:

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

- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is subject to any disability, corresponding to clauses (a) to (h), under any lawin a jurisdiction outside India; or

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

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

- (i) any person who is the promoter or in the management or control of the Mortgagor; or
- (ii) any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or
- (iii) the holding company, subsidiary company, associate company or related partyof a person referred to in clauses (i) and (ii):

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

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

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

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities marketregulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;
- (c) any investment vehicle, registered foreign in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of Indiaunder section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);

	(e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
	(f) such categories of persons as may be notified by the Central Government.
2.	/We is/are not disqualified from submitting bid
	for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of Pegasus Group Thirty Vine Trust 1 ("Pegasus") .
3.	That no insolvency under the IBC is contemplated or pending against me/us before any of he NCLT/NCLAT or any other court.
	Deponent
	Verification
The a	ove deponent solemnly affirms contents of para no. 1-3 of this affidavit to be true and c.

Deponent

To.

Pegasus Assets Reconstruction Private Limited

55-56, 5th Floor, Free Press House,

Nariman Point,

Mumbai - 400 020

Sub: Consent for KYC Verification

Dear Sir,

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

- I / We understand that as per the applicable laws you are required to do KYC Verification.
- 1. In view of the above, for entering into any transaction:
- a) I voluntarily opt to share my KYC Identifier details with Pegasus Assets Reconstruction Private Limited ("Pegasus") as part of the customer due diligence ("CDD") procedure, and provide my explicit consent to Pegasus to download the necessary information from the Central KYC Records Registry; OR
- b) I voluntarily opt for Aadhaar based KYC due diligence, or e-KYC or offline verification, and submit to Pegasus, my Aadhaar number, Virtual ID, e-Aadhaar, XML, Masked Aadhaar, Aadhaar details, demographic information, identity information, Aadhaar registered mobile number, face authentication details and/or biometric information; OR
- c) I voluntarily opt to provide my consent and furnish my Officially Valid Document ("OVD"), more specifically, my passport, driving licence, proof of possession of Aadhaar number, the Voter's Identity Card issued by the Election Commission of India, job card issued by NREGA duly signed by an officer of the State Government and letter issued by the National Population Register containing details of name and address; and where the OVD furnished by me does not have the updated address, the documents or the equivalent e-documents shall be OVDs for a limited purpose: (i) utility bill not older than two months; or (ii) property or municipal tax receipt; or (iii) applicable pension or family pension payment orders issued by government or public sector undertaking (PSU); (iv) letter of allotment of accommodation issued by government, regulatory bodies, PSUs, scheduled commercial banks financial institutions and listed companies or leave and licence agreements with such employers allotting official accommodation.

2. I am informed by Pegasus and understand that:

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

- c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;
- d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.
- 3. I authorise and give my consent to Pegasus (and its service providers), for following informed purposes:
- a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);
- b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;
- c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;
- d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.
- 4. I / We understand that the Aadhaar number will not be stored/ shared except as per law and regulations. I / We will not hold Pegasus or its officials responsible in the event this document submitted by me / us is not found to be in order or in case of any incorrect information provided by me / us.
- 5. In case of offline KYC, I hereby confirm that I have downloaded the e-Aadhaar myself using the OTP received on my Aadhaar registered mobile number.

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

Name:			
Signature: _			
Date:			

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

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

1.	Name of Company:				
2.	Registered Number:				
3.	Registered Address:				
The Company as stated above hereby confirms and declares that on the below date:					
(Please tick the correct box)					

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

 $\bigcap r$

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

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

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

The C	Sammany is listed on			(Name of th	o Stools E	wahamaa) a	ania a		
	The Company is listed on (Name of the Stock Exchange) or is a								
majority owned subsidiary of (Name of the listed Company) listed on									
(Name	e of the Stock Excha	ınge).							
The Company undertakes that the facts stated above are true and correct.									
The Company undertakes and agrees that it will notify Pegasus without delay or any changes to the controlling shareholders, person exercising control or having controlling ownership interest in the Company, as declared in the table above .									
For and on behalf of [name of Company]									
Signature of the Authorised Official:									
(to be signed by the official authorised to sign the Board Resolution)									
Full name of the authorised official:									
Designation/Position:									
Date:									