

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,  
Mumbai -400021 Tel: -022-61884700

Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

**PUBLIC NOTICE FOR SALE BY E-AUCTION****Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s) and Co-Borrower(s) that the below described secured assets being immovable properties mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of **Pegasus Group Thirty Five Trust 2 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Dombivli Nagari Sahakari Bank Ltd. vide Assignment Agreement dated 31/12/2020 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on **"As is where is", "As is what is", and "Whatever there is" basis** with all known and unknown liabilities on 31/07/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 31/01/2025 under the provisions of the SARFAESI Act and Rules thereunder.

**THE DETAILS OF AUCTION ARE AS FOLLOWS:**

<b>Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):</b>	a) Mr. Sanjay Dattatray Shimpi (Borrower) b) Mrs. Jyoti Sanjay Shimpi (Co-Borrower) c) Mr. Rajesh Nandu Prajapati (Guarantor)
<b>Outstanding Dues for which the secured assets are being sold:</b>	<b>Rs. 14,41,273.13/-</b> (Rupees Fourteen lakhs Forty-One Thousand Two Hundred Seventy-Three And Paise Thirteen Only) as on 29/10/2019 as per notice under section 13(2) of SARFAESI Act. <b>(Rs. 25,43,154.91 Rs. Twenty-Five Lakhs Forty-Three Thousand One Hundred Fifty-Four And Paise Ninety-One Only)</b> as on 21-04-2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 22/04/2025 till the date of payment and realization.)
<b>Details of Secured Asset being Immovable Property which is being sold</b>	<b>Mortgaged by:- Mr. Sanjay Dattatray Shimpi &amp; Mrs. Jyoti Sanjay Shimpi</b> Flat No.: 03, Area: - 92.93 sq. mtrs i.e. 1,000 sq. ft (BUA) & Carpet Area 65.03 sq. mtrs, on 2nd floor in Dhanashree Plaza Apartment, constructed on Survey no.: 92/2/2, Plot No. 6, at Village Gangapur, Nashik.
<b>CERSAI ID:</b>	<b>Security Id. 400039076067</b> <b>Asset Id. 200039009566</b>
<b>Reserve Price below which the Secured Asset will not be sold (in Rs.):</b>	<b>Rs. 29,25,000/-</b> <b>(Rupees Twenty-Nine Lakhs Twenty-Five Thousand Only)</b>
<b>Earnest Money Deposit (EMD):</b>	<b>Rs. 2,92,500/-</b> <b>(Rupees Two Lakhs Ninety-Two Thousand Five Hundred Only)</b>
<b>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value</b>	Not Known
<b>Inspection of Properties:</b>	11/07/2025 between 11:30 a.m. to 01:30 p.m.
<b>Contact Person and Phone No:</b>	<b>Mr. Nilesh More – 9004722468</b> <b>Mr. Gautam Bhalerao- 8999569572</b>
<b>Last date for submission of Bid:</b>	30/07/2025 till 4:00 pm
<b>Time and Venue of Bid Opening:</b>	<b>E-Auction/Bidding through website (<a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a>) on 31/07/2025 from 11.00 a.m. to 01.00 p.m.</b>

This publication is also a fifteen (30) days' notice to the aforementioned Borrowers / Co-Borrowers under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auction-tiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: support@auctiontiger.net before submitting any bid.

**AUTHORISED OFFICER**Place: Nashik  
Date: 24/06/2025Pegasus Assets Reconstruction Private Limited  
(Trustee of Pegasus Group Thirty-Five Trust 2)

**PEGASUS****पेगासस ॲसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड**५५-५६, ५वा मजला, फ्रि प्रेस हाऊस, नरिमन पॉइंट,  
मुंबई-४०००२१. टेलि : ०२२-६१८८ ४७००

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

**ई-लिलावाद्वारा विक्रीकरिता जाहीर सूचना**

सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२च्या रुल्स ८ यासह वाचलेल्या सिक्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरस्ट ॲक्ट, २००२ अंतर्गत स्थावर मालमतेची विक्री

याद्वारा आम जनतेस आणि विशेषकरून याखाली नमूद केलेले ऋणको, सह-ऋणकोंना सूचना देण्यात येते की, सुरक्षित धनको, "पेगासस ॲसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड"कडे, पेगासस ग्रुप थर्टी-फाईव्ह ट्रस्ट २ (पेगासस) चे विश्वस्त म्हणून तिच्या क्षमतेत कार्यरत असलेली, गहाण असलेली/ताब्यात असलेली याखाली वर्णिलेली स्थावर मालमत्ता म्हणून असलेल्या सुरक्षित मतेचे, सरफेसी ॲक्ट २००२ च्या तरतुदीअंतर्गत दिनांकित ३१.१२.२०२० अभिहस्तांकन करारनाम्याद्वारा "डॉंबिवली नागरी सहकारी बँक लि."द्वारा अंतर्निहित प्रतिभूतीच्या हितासह याखाली नमूद केलेल्या ऋणकोंचे ऋण अभिहस्तांकित केले आहेत, सदर स्थावर मालमतेची विक्री ३१.०७.२०२५ रोजी सर्व ज्ञात व अज्ञात दायित्वांसह "जसे आहे जेथे आहे". "जसे आहे जे काही आहे" व "जे काही आहे तेथे आहे" या तत्त्वावर सरफेसी ॲक्ट व त्याखालील नियमांच्या तरतुदी अंतर्गत करण्यात येत आहे. "पेगासस"च्या प्राधिकृत अधिकारींनी सरफेसी ॲक्ट व त्याखालील नियमांच्या तरतुदीअंतर्गत ३१.०१.२०२५ रोजी स्थावर मालमत्ता असलेल्या याखाली वर्णिलेल्या सुरक्षित मतेचा प्रत्यक्ष ताबा घेतला आहे.

**लिलावाचा तपशील खालीलप्रमाणे आहे :**

ऋणको, सह-ऋणको, गहाणकार व हमीदारांची नावे :	ए) श्री. संजय दत्तात्रय शिंपी (ऋणको) बी) श्रीमती ज्योती संजय शिंपी (सह-ऋणको) सी) श्री. राजेश नंदू प्रजापती (हमीदार)
थकीत देणी, ज्याकरिता सुरक्षित मतेची विक्री करण्यात येत आहे	रु. १४,४१,२७३.१३/- (रुपये चौदा लाख एकेचाळीस हजार दोनशे त्र्याहत्तर व पैसे तेरा फक्त) सरफेसी ॲक्टच्या सेक्शन १३(२) अंतर्गत सूचनेनुसार २९/१०/२०१९ रोजीप्रमाणे. (रु. २५,४३,१५४.९१/- रुपये पंचवीस लाख त्रेचाळीस हजार एकशे चौपन्न व पैसे एक्याण्णव फक्त) २१.०४.२०२५ रोजीप्रमाणे अधिक प्रदान व वसुलीच्या तारखेपर्यंत २२.०४.२०२५ च्या प्रभावापासून त्यावरील संविदात्मक दरातील व्याज, किंमत, आकार व खर्च.
स्थावर मालमत्ता असलेल्या सुरक्षित मतेचा तपशील, ज्याची विक्री करण्यात येत आहे	गहाणवट असलेली यांच्याद्वारा :- श्री. संजय दत्तात्रय शिंपी व श्रीमती ज्योती संजय शिंपी फ्लॉट नं. ०३, एरिआ : ९२.९३ चौ.मी. म्हणजेच १००० चौ.फू. (बिल्ट-अप एरिआ) व कार्पेट एरिआ ६५.०३ चौ.मी., "धनश्री प्लाझा अपार्टमेंट" मधील दुसऱ्या मजल्यावरील, सर्व्हे नं. ९२/२/२, प्लॉट नं. ६ यावर बांधकाम केलेला व व्हिलेज गंगापूर, नाशिक येथे स्थित.
सीईआरएसएआय (सेरसाय) आयडी :	सिक्युरिटी आयडी - ४०००३९०७६०६७ ॲसेट आयडी - २०००३९००९५६६
राखीव किंमत, ज्याखाली सुरक्षित मतेची विक्री करण्यात येणार नाही (रु.त) :	रु. २९,२५,०००/- (रुपये एकोणतीस लाख पंचवीस हजार फक्त)
इसारा रक्कम ठेव (इंटे) :	रु. २,९२,५००/- (रुपये दोन लाख ब्याण्णव हजार पाचशे फक्त)
दावे, जर असल्यास, जे मालमतेच्या अनुसार पुढे करण्यात आले आहेत आणि सुरक्षित धनकोस ज्ञात असलेली अन्य कोणतीही देणी तसेच मूल्य	ज्ञात नाहीत
मालमतेची पाहाणी :	११.०७.२०२५ रोजी स. ११:३० व दु. ०१:३० दरम्यान
संपर्क व्यक्ती व फोन नं. :	श्री. निलेश मोरे-९००४७२२४६८ श्री. गौतम भालेराव-८९९९५६९५७२
बोलीच्या सादरणीकरणाकरिता शेवटची तारीख :	३०.०७.२०२५ रोजी दु. ०४.०० वा. पर्यंत
बोली उघडण्याची वेळ व स्थळ :	३१.०७.२०२५ रोजी स. ११.०० वा. पासून ते दु. ०१.०० वा. पर्यंत. वेबसाइट (https://sarfaesai.auction-tiger.net) द्वारे ई-लिलाव/बोलीप्रक्रिया.

ही प्रसिद्धी सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२च्या रुल ८ अंतर्गत पूर्वोक्त ऋणको/ सह-ऋणकोकरिता तीस (३०) दिवसीय नोटीससुद्धा आहे.

विक्रीच्या सविस्तर शर्ती व अटीकरिता, कृपया <http://www.pegasus-arc-com/assets-to-auction.html> या सुरक्षित धनकोच्या वेबसाइटला किंवा <https://sarfaesi.auctiontiger.net> या वेबसाइटला भेट द्यावी किंवा कोणत्याही बोली सादर करण्यापूर्वी सेवा-पुरवठाकाराशी संपर्क साधावा-ई-प्रोक्युअरमेंट टेक्नोलॉजीस लि.,ऑक्शन टायगर बिडर सपोर्ट नं. : +९१ ९२६५५६२८२१ व ९३७४५१९७५४; ईमेल : support@auctiontiger.net

स्थळ : नाशिक  
दिनांक : २४.०६.२०२५

प्राधिकृत अधिकारी  
पेगासस ॲसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
(पेगासस ग्रुप थर्टी-फाईव्ह ट्रस्ट २ चे विश्वस्त)

**DETAILS OF BIDDER – FILL ALL IN CAPITAL LETTER**

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

Name(s) of Bidder (in Capital)

[illegible]

**Father's/Husband's Name**

[illegible]**Postal Address of Bidder(s)**[illegible]

eMail ID

[illegible]**Phone/Cell Number:**[illegible]

**Bank Account details to which EMD amount to be returned**

**Bank A/c No.**

[illegible]**IFSC Code No.**[illegible]

### Branch Name

[illegible]**Date of Submission Bid**

\_\_\_\_\_

**PAN Number**[illegible]**Property Item No.**

### Whether EMD remitted

11

**Yes**

**No**

Date of Remittance

\_\_\_\_/\_\_\_\_/\_\_\_\_

Name of Bank

[illegible]

### Branch Name

[illegible]**Account No.**[illegible]**IFSC Code No.**[illegible]

**Bid Amount Quoted**

Amount In Figure

### Amount in Word

**Director Identification Number (DIN):** \_\_\_\_\_

***Provide the names of the companies where appointed as a Director***

**Whether connected to any political party: Yes**

☐

**No**

☐

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


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

\_\_\_\_\_  
***Name & Signature***



**ANNEXURE-III  
DECLARATION BY BIDDER(S)**

Date: \_\_\_\_/\_\_\_\_/2025

**Borrower:** Mr. Sanjay Dattatray Shimpi

**Property Description:**

**Mortgaged by:-** Mr. Sanjay Dattatray Shimpi & Mrs. Jyoti Sanjay Shimpi,

Flat No.: 03, Area: - 92.93 sq. mtrs i.e. 1,000 sq. ft (BUA) & Carpet Area 65.03 sq. mtrs, on 2<sup>nd</sup> floor in Dhanashree Plaza Apartment, constructed on Survey no.: 92/2/2, Plot No. 6, at Village Gangapur, Nashik.

**To,**

**Authorized Officer**

**Bank Name: Pegasus Assets Reconstruction Pvt. Ltd.**

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid

for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.

5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

**9. Source of Funds**

- a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on 31/07/2025 in the matter of Mr. Sanjay Dattatray Shimpi are from genuine personal/business sources.
- b. I/we hereby declare that the funds that will be remitted in future for making payment of bid amount, in event of being declared as highest/ successful bidder, shall be from genuine personal/ business sources.
- c. I/we hereby further declare that the said funds do not / shall not originate from any unlawful source and are / shall be in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.
- d. I/we hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

**Signature:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**E-Mail ID:** \_\_\_\_\_

### **Affidavit cum Declaration**

**Property for which bid submitted ("Property"):**

Flat No.: 03, Area: - 92.93 sq. mtrs i.e. 1,000 sq. ft (BUA) & Carpet Area 65.03 sq. mtrs, on 2<sup>nd</sup> floor in Dhanashree Plaza Apartment, constructed on Survey no.: 92/2/2, Plot No. 6, at Village Gangapur, Nashik.

**Mortgagor of the Property ("Mortgagor"):**

Mr. Sanjay Dattatray Shimpi & Mrs. Jyoti Sanjay Shimpi

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

- a) Mr. Sanjay Dattatray Shimpi (Borrower)
- b) Mrs. Jyoti Sanjay Shimpi (Co-Borrower)
- c) Mr. Rajesh Nandu Prajapati (Guarantor)

I/We, \_\_\_\_\_,

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

I/We, \_\_\_\_\_,  
\_\_\_\_\_ R/o \_\_\_\_\_ do hereby  
solemnly swear and affirm:

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):
  - (1) if such person, or any other person acting jointly or in concert with such person –
    - (a) is an undischarged insolvent;
    - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
    - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other law for 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 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 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 made by 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 law in a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

Explanation<sup>5</sup>[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 party of 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 market regulator 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 institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the term shall have the meaning assigned to the term in 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 registered with the Reserve Bank of India under 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. I/We

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

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

Deponent

Verification

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

Deponent

Date:     /     /2025

From

---

---

---

---

To,  
Pegasus Assets Reconstruction Private Limited  
55-56, 5<sup>th</sup> 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: \_\_\_\_\_





**MAHARASHTRA ELECTRICITY REGULATORY COMMISSION**  
13<sup>th</sup> floor, Centre No.1, World Trade Centre, Cuffe Parade, Mumbai-400 005  
Tel. 022-22163964 / 22163965; E-mail: mercindia@merc.gov.in  
Website: www.merc.gov.in


Advertisement No. 05/2025

**REQUIRES  
CHAIRPERSON, CGRF AND INDEPENDENT  
MEMBER, CGRF**

The Maharashtra Electricity Regulatory Commission (MERC) invites applications with full details for Chairperson and Independent Member, of the Consumer Grievance Redressal Forum at various location / Circles in Maharashtra for a minimum period of three (3) years on contract basis of total 84 Posts (Chairperson - 47 posts and Independent Member - 37 Posts). The eligibility criteria and for other terms of references please visit MERC website [www.merc.gov.in](http://www.merc.gov.in)

Applications should reach either by post or by courier to the Secretary, MERC, World Trade Centre, Centre No.1, 13<sup>th</sup> Floor, Cuffe Parade, Mumbai - 400 005 on or before **18/07/2025 by 05.00 pm** in the prescribed format which is uploaded on the MERC website.

Sd/-  
**Date: 24/06/2025** (Dr. Rajendra G. Ambekar)  
**Place: Mumbai** Secretary, MERC



**ADITYA BIRLA HOUSING FINANCE LIMITED**  
Registered Office-Indian Rayon Compound, Varaval, Gujarat - 362266  
Branch Office-Aditya Birla Housing Finance Limited- Nisha Bafna Complex, B-402, 403, B-405, 3Rd Floor, Above Reliance Digital, Opp. Akashwani, Jalna Road, Aurangabad- 431005

APPENDIX IV [See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]

**Possession Notice (for Immovable Property)**

Whereas the undersigned being the authorized officer of Aditya Birla Housing Finance Limited 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 3 of the Security Interest (Enforcement) Rules, 2002 has issued a Demand notice dated 08.04.2025 calling upon the borrowers NITESH MOTILAL BOHRA & MALEKAR KAJAL MARUTI mentioned in the notice being of Rs.28,74,459/- (Rupees Twenty Eight Lakh Seventy Four Thousand Four Hundred Fifty Nine Only) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the 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 20th day of June of the year, 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 to the charge of the Aditya Birla Housing Finance Limited for an amount of Rs.28,74,459/- (Rupees Twenty Eight Lakh Seventy Four Thousand Four Hundred Fifty Nine Only) interest thereon. Borrowers attention is invited to the provisions of Sub-section 6 & 8 of Section 13 of the Act., in respect of time available, to redeem the secured assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All That Piece And Parcel Of The Said Premises Flat No.203 At Stilt First Floor, Total Admeasuring Built Up Area For 7/12 Is 40.75 Sq. Mtrs., Total Built Up Area 60.51 Sq. Mtrs. And Super Built Up Area 96.33 Sq. Mtrs. Only Of The Building Known As "Sau Kamlabai Dream Home Project Residency", Situated At Deolai Tq & Dist. Aurangabad And Bounded As: East: Side Margin, West: Flat No.202, North: Side Margin, South: Flat No.204.

**Date: 20/06/2025** Authorised Officer  
**Place: Aurangabad** Aditya Birla Housing Finance Limited



**FORM NO. 14**  
(See Regulation 33(2))  
By Regd. A/D, Dasti failing which by Publication.  
**OFFICE OF THE RECOVERY OFFICER - I/II**  
**DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**  
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai- 400703

**DEMAND NOTICE**  
Notice Under Sections 25 To 28 Of The Recovery Of Debts & Bankruptcy Act, 1993  
And Rule 2 Of Second Schedule To The Income Tax Act, 1961.  
**RP NO. 213 OF 2023**  
**BANK OF MAHARASHTRA**  
**VS**  
**MR. DIGAMBAR RAMBAHU THAKARE & ORS.**

To,  
CD-1. MR. DIGAMBAR RAMBHAU THAKARE (DECEASED)  
THROUGH THEIR LEGAL HEIRS :-  
CD-1(a). MR. MANOHAR DIGAMBAR THAKARE  
CD-1(b). MR. RAVINDRA DIGAMBAR THAKARE  
CD-1(c). MR. DEVENDRA DIGAMBAR THAKARE.  
CD-1(d). MRS. VIJAYABAI DIGAMBAR THAKARE.  
ALL REA RESIDING AT: POST NIMBOLA TALUKA DEOLA DISTRICT NASHIK- 423102

1. This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) in OA/433/2019 an amount of Rs 27,28,274.00 (Rupees Twenty Seven Lakh Twenty Eight Thousand Two Hundred Seventy Four Only) along with pendent lite and future interest and costs has become due against you (Jointly and severally).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.


3. You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on **25.07.2025 at 2:30 p.m.** for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:  
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.  
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

**Given under my hand and the seal of the Tribunal, on this date:24.01.2025**

(Deepa Subramanian)  
Recovery Officer-II  
Debts Recovery Tribunal-Mumbai (DRT3)



**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
55-56, 5th Floor Free Press House Nariman Point, Mumbai- 400021 Tel:- 022-61884700  
Email: [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL: [www.pegasus-arc.com](http://www.pegasus-arc.com)

**PUBLIC NOTICE FOR SALE BY E-AUCTION**  
Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s) and Co-Borrower(s) that the below described secured assets being immovable properties mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Five Trust 2 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Dombivli Nagari Sahakari Bank Ltd. vide Assignment Agreement dated 31/12/2020 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities on 31/07/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 31/01/2025 under the provisions of the SARFAESI Act and Rules thereunder.

**THE DETAILS OF AUCTION ARE AS FOLLOWS:**

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	a) Mr. Sanjay Dattatray Shimpi (Borrower) b) Mrs. Jyoti Sanjay Shimpi (Co-Borrower) c) Mr. Rajesh Nandu Prajapati (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 14,41,273.13/- (Rupees Fourteen lakhs Forty-One Thousand Two Hundred Seventy-Three And Paise Thirteen Only) as on 29/10/2019 as per notice under section 13(2) of SARFAESI Act. (Rs. 25,43,154.91 Rs. Twenty-Five Lakhs Forty-Four Thousand One Hundred Fifty-Four And Paise Ninety-One Only) as on 21-04-2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 22/04/2025 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by:- Mr. Sanjay Dattatray Shimpi & Mrs. Jyoti Sanjay Shimpi Flat No.: 03, Area:- 92.93 sq. mtrs i.e., 1,000 sq. ft (BUA) & Carpet Area 65.03 sq. mtrs, on 2nd floor in Dhanshree Plaza Apartment, constructed on Survey no.: 92/2/2, Plot No. 6, at Village Gangapur, Nashik.
CERSAI ID:	Security Id. 400039076067 Asset Id. 200039009566
Reserve Price below which the Secured Asset will not be sold (In Rs.):	Rs. 29,25,000/- (Rupees Twenty-Nine Lakhs Twenty-Five Thousand Only)
Earnest Money Deposit (EMD):	Rs. 2,92,500/- (Rupees Two Lakhs Ninety-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	Not Known
Inspection of Properties:	11/07/2025 between 11:30 am to 01:30 p.m.
Contact Person and Phone No:	Mr. Nilesh More - 9004722468 Mr. Gautam Bhalerao- 8999569572
Last date for submission of Bid:	30/07/2025 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website ( <a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a> ) on 31/07/2025 from 11.00 am to 01.00 p.m.

This publication is also a fifteen (30) days' notice to the aforementioned Borrowers / Co-Borrowers under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auction-tiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos. Mo.: +91 9265562821 & 9374519754, Email: [support@auctiontiger.net](mailto:support@auctiontiger.net) before submitting any bid.

**AUTHORISED OFFICER**  
Place: Nashik Pegasus Assets Reconstruction Private Limited  
Date: 24/06/2025 (Trustee of Pegasus Group Thirty-Five Trust 2)



**NIDO HOME FINANCE LIMITED**  
(formerly known as Edelweiss Housing Finance Limited)  
Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall , Kohinoor City, Kirol Road, Kuria (West), Mumbai – 400 070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016.


POSESSION NOTICE UNDER RULE 8(1) OF THE SARFAESI ACT, 2002

Whereas the Undersigned being the Authorized Officer of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Ordinance, 2002 (order 3 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security interest (Enforcement) Rules 2002 issued Demand Notices to the Borrower/s as detailed hereunder, calling upon the respective Borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses till actual date of payment within 60 days from the receipt of the same. The said Borrowers/Co borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Co borrowers and the public in general that the undersigned has taken symbolic/constructive possession of the property described hereunder in exercise of powers conferred on him under Section 13(4) of the said Act r/w Rule 8 of the said Rules in the dates mentioned along-with the Borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited). For the amount specified therein with future interest, costs and charges from the respective dates. Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:


**1. Name and Address of the Borrower, Co Borrower, Guarantor, Loan Account No. And Loan Amount:-**  
ADITI MEDICAL AND GENERAL STORES (BORROWER), RAVINDRA DNYANEO SHELKE (CO-BORROWER) & POOJA CHANDRASHEKHAR WAYKAR (CO-BORROWER) R/A: A/P, Mail Babhulgaon, Pathardi, Tal-Pathardi, Dist-Ahmednagar, Pin Code - 414 102. Also@ Gala No. 2 (From South), Ground Floor, Prop. No. 22w9a003753, Shevgaon Road, A/P, Pathardi, Tal-Pathardi, Dist-Ahmednagar, Pin Code- 414 102.  
**Loan No: L2405BIST000005331745 Loan Agreements Dated: 30-11-2023 Demand Notice Date: 13-03-2025**  
**Loan Amount: Rs.14,65,000.00/-** (Rupees Fourteen Lakhs And Sixty Five Thousand Only)  
**Amount Due in Rs.16,05,221.12/-**(Rupees Sixteen Lakhs Five Thousand Two Hundred Twenty One and Twelve Rupees only) due and payable as on 13/03/2025 **Symbolic /Constructive Possession date:- 20-06-2025**

**SCHEDULE OF THE PROPERTY:-** All That Piece And Parcel Of Flat No. 10 Admeasuring Carpet Area 33.68 Sq. Mtr, I.E. Total Built-Up Area Admeasuring 40,427 Sq.Mtr, I.E. 435.00 Sq.Fts, On Second Floor, In Building/Project Known As "Vaibhav Residency Phase-1", Constructed On Non Agricultural Land Bearing Gat No. 301/1, At Village Tisgaon, Taluka Pathardi, District Ahmednagar, Within The Local Limits Of Ahmednagar Zilha Parishad And Panchayat Samiti Pathardi, Within The Limits Of Registration Of Stamps And Registration Pathardi, Ahmednagar.

**Place: Ahmednagar** Sd/- Authorized Officer  
**Date: 24.06.2025** FOR Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)



**पंजाब नैशनल बैंक**  
भारत सरकारचा उपक्रम



**punjab national bank**  
(A Govt. of India Undertaking)

**Corporate Office:** Sector-10, Dwarka, New Delhi  
**ARMB, Kolhapur :-** Kolhapur Circle, 1182/17, Ground Floor, Rajarampuri, 4<sup>th</sup> Lane, Takala, Kolhapur-416008 **Email id:** [cs8264@pnb.co.in](mailto:cs8264@pnb.co.in)

**DEMAND NOTICE**  
**Notice U/S 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002**

Whereas, the undersigned being the **Authorized Officer of Punjab National Bank**, under Securitization & Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 & in exercise of powers conferred under section 13(12) read with Rule 3 of the said Act. Calling Rules 2002 issued Demand Notice dated mentioned below under 13(2) of the said Act, calling upon concerned the date of the respective Notices, as per details given below. For various reasons these notice couldn't be served on the concerned Borrowers/Guarantors. Copies of these Notices are available while the undersigned and the concerned Borrowers/Guarantors may, if they so desired, can collect the said hereby given to the concerned Borrowers/Guarantors where ever necessary to pay to **Punjab National Bank**, within 60 days from the date of Publication of these Notices the amount indicated herein below together with further interest at contractual rates and charges till the date of repayment under the loan/and other agreements and documents execute by the concerned person. As security for the Borrowers obligation under the said agreements and documents, the following assets have been mortgaged to **Punjab National Bank**


Sr. No.	Name & Address of the Borrowers / Guarantors / Mortgagors	Type of Loan and Outstanding Amount as on Date
	<b>Borrower : Mr. Shivdas Vinayak Mane</b> , House no. 448, plot no 11, village Kasagaon Dist Latur – 413512. <b>Also at :</b> 5 No. Chowk, Kombade Complex, Barshi Road, Latur -413512. <b>Also at :</b> Near MIT College, Behind Digvijay Hotel, Ambejogai Road, Latur-413512. <b>Guarantor : Shri. Vinayak Santram Mane</b> House no. 448, Plot no 11, Behind Digvijay hotel, Ambejogai Road, Kasargaon Village Latur 413512. <b>Also at :</b> 53, Kasarkhed, Kasarkheda Village Tal and Dist Latur -413531.	<b>Overdraft - 7816009300000039</b> <b>Cash Credit – 781600KU00000206</b>  <b>Rs. 13,76,208.42 (Rupees Thirteen Lakh Seventy-Six Thousand Two Hundred Eight and Paise Forty-Two only) as on 03.06.2025 with further interest and incidental expenses, costs</b>
	<b>Demand Notice Date : 18/06/2025</b>	<b>Date of NPA : 03/06/2025</b>

**Security Details : Part – I (Hypothecation of Movable Properties) - Not Applicable.**  
**Part – II (Equitable Mortgage of Immovable properties)**  
All that piece and parcel of the property plot no 11 adm. Length south north 50 ft. width east west 38 ft total adm 1900 sq ft (176.57 sq.mtr) out of Sy. No.278/1, corresponding to GP house no.448 situated at village Kasargaon Tq. Dist. Latur **bounded by : East :** Plot sold by Limbaji Gadade, **West :** 15 Ft. wide road, **South :** Plot No. 12, **North :** Plot no 10

If the concerned Borrowers/Guarantors shall fail to make payment to **Punjab National Bank** as aforesaid then Bank shall proceed against the above secured assets under section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/Guarantors to costs and consequences. The concerned Borrowers/Guarantors are prohibited by the SARFAESI Act to transfer the aforesaid assets, either by way of sales, lease or otherwise without the prior written consent of the **Punjab National Bank**. Any contravention of the provision of the SARFAESI Act will render Borrower/Guarantor Responsible for the offence liable to punishment and /or penalty in accordance with the SARFAESI Act.

**(Priti) Chief Manager**  
**Authorized Officer,**  
**Punjab National Bank**

**Date : 18/06/2025**  
**Place : Latur**



**Reliance Asset Reconstruction Company Ltd.**  
11th Floor, North Side, R-Tech Park, Western Express Highway, Goregaon (East), Mumbai- 400063.

**PUBLIC NOTICE FOR E-AUCTION**  
**SALE OF SECURED ASSETS**

Reliance Asset Reconstruction Company Ltd (RARC), a Trustee of "RARC 058 (KJSB SME) Trust," is an assignee and a secured creditor of below mentioned borrower by virtue of Assignment Agreement dated 28.03.2019 executed with The Kalyan Janata Sahakari Bank Ltd.

The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to public in general that the below mentioned property shall be sold by way of "online e-auction" for recovery of dues. The properties shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis apart from other terms mentioned below.

Name of Borrower/Guarantors	
1. M/s. Badhan Agro Foods Private Limited (Borrower) 8/9, M J Park, Opp. Rath Imrai, Near Chopda Lawns, Old Gangapur Naka, Nashik- 422005	
2. M/s. Badhan Agro Foods Private Limited (Borrower) 14, Morya Apartment, Behind Jalaram Farsan, Collage Road, Nashik-422005	
3. M/s. Badhan Agro Foods Private Limited (Borrower) Gate No, 241, Village Awankhed, Dindori Vani Road, Tal-Dindori, Dist. Nashik-422005	
4. Ms. Mamata Somnath Badhan (Director & Guarantor) Flat No.20,Nirman Residency, Sharanpur Link Road, Canada Corner, Nashik, Dist. Nashik-422005	
5. Mr. Somnath Gangadhar Badhan (Director & Guarantor) Flat No.20, Nirman Residency, Sharanpur Link Road, Canada Corner, Nashik, Dist. Nashik-422005	

**Outstanding dues as on dt.30.05.2025-Rs. 11,96,28,021.89/- (Rupees Eleven Crore Ninety Six Lakhs Twenty Eight Thousand Twenty One and Paise Eighty Nine Only) for LAN No. i) SOA\_CC\_39 ii) SOA\_HYPLN\_63 iii) SOA\_OMTLN\_70 iv) SOA\_OMTLN\_72**

**This property is in physical possession of Reliance ARC Ltd**

DESCRIPTION OF THE IMMOVABLE PROPERTY	
A)All that piece and parcel of Industrial NA free hold land bearing at Gat. No. 241/1, admeasuring 4 H 19 R + Pot Kharaba 1 H 39 R total Area 5 H 58 R assessed at Rs. 1-91 at Village –Awankhed, Taluka – Dindori, District – Nashik <b>AND</b> B)Factory Shed constructed at Gat. No. 241/1, VillageAwankhed, Taluka – Dindori, District – Nashik,Factory shed admeasuring 424.01 sq. mtrs. (Built Up) constructed thereon within the limits of Sub registration District - Dindori and Registration District - Nashik (including Further construction thereon)	
RESERVE PRICE	EMD AMOUNT
<b>Rs.3,50,00,000/- (Rupees Three Crores Fifty Lakhs Only)</b>	<b>Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)</b>
<b>Known Encumbrances:-1. Grampanchayat Tax Dues of Rs. 2,06,384/- (Rupees Two Lakhs Six Thousand Three Hundred and Eighty-Four Only) as on 30.05.2024</b> <b>2.Non-Agricultural Land Dues of Rs. 3,01,320/- (Rupees Three Lakhs One Thousand Three Hundred and Twenty Only) as on 18.03.2025</b>	
<b>Details Of Auction Events :-</b> <b>Inspection Date of Property : 04.07.2025 from 11.00 A.M. to 02.00 P.M.</b> <b>Last date for bid submission : 09.07.2025</b> <b>Date of e-auction: 10.07.2025 between 1:00 P.M. to 2:00 P.M. (with extension of 5 minutes each)</b>	
TERMS AND CONDITIONS OF E-AUCTION SALE	
1. The property shall not be sold below the reserve price and sale is subject to the confirmation by Reliance Asset Reconstruction Company Limited (RARC) as secured creditor. The properties shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE".	
2. E-auction will be held through RARC's approved service provider M/s ARCA EMART PRIVATE LIMITED at website: <a href="https://www.auctionbazaar.com">https://www.auctionbazaar.com</a> (web portal of ARCA EMART PRIVATE LIMITED). E-auction tender documents containing online e-auction bid form along with General Terms and Conditions of online e-auction sale are available in websites: <a href="http://www.rarc.com">www.rarc.com</a> and <a href="https://www.auctionbazaar.com">https://www.auctionbazaar.com</a> intending bidders may download relevant documents.	
3. The intending bidders are required to have a valid email id as the participation ID and password by e-auction agency shall be communicated at their e-mail id only.	
4. All the bidders are required to comply with undertaking under section 29(A) of IBC.	
5. Intending bidders have to submit their BID in the prescribed format with EMD remittance details along with self-attested KYC documents (PAN, AADHAR card etc) and the same shall be submitted to Authorised Officer of Reliance Asset Reconstruction Company Limited (RARC) at, 11th floor, North Side, R Tech Park, Opp. WE Highway, Goregaon (East), Mumbai-400063 and by email to <a href="mailto:Pravin.Angarakh@relianceeda.com">Pravin.Angarakh@relianceeda.com</a> and <a href="mailto:jayesh.more@relianceeda.com">jayesh.more@relianceeda.com</a> after which the participation ID and password shall be communicated at their email only. Last date of submission of Bid Form is on 09.07.2025 The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD and Bid below the reserve price shall be rejected summarily. Certificate of Sale will be issued in favour of successful bidder / bidders only and we will not entertain add and replacement of new bidder / bidders.	
6. Neither RARC nor the service provider will be responsible for any lapses/failure on the part of the bidder on account of network disruptions. Toward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-ups etc.	
7. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to Current Account No: 04021010000004, Name of the Bank: Union Bank of India, Branch: Mumbai, Name of the Beneficiary: "Reliance Asset Reconstruction Company Limited", IFSC Code: UBIN0590070. Please note that the Cheque/Demand Draft shall not be accepted towards EMD.	
8. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in multiple of Rs.1,00,000/- (Rupees One Lakhs Only). In case sole bidder, bidder has to improve his bid minimum by one incremental.	
9. The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder shall deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder.	
10. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall deemed to be forfeited without any further notice. However, extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of authorized officer.	
11. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.	
12. As per records available, the undersigned have no information about any encumbrance on the properties as on the date of this notice.	
13. The particulars given by the Authorized officer are stated to the best of his knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc.	
13. The undersigned Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons.	
14. The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid.	
15. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees and applicable TDS on sale of property shall be borne by the purchaser only.	
16. For further details, contact Mr. Pravin Angarakh, Associate Vice President-Legal, Mobile No- 9136957679 and Vinod Pawaskar, Legal Head, Mobile No.8080722836 and Mr. Akshay Rao, Senior Vice President-Legal, Mobile No.9136763354 of Reliance Asset Reconstruction Company Ltd. at above mentioned address.	
17. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-auction will be entertained.	
<b>THIS NOTICE WILL ALSO SERVE AS STATUTORY 15 DAYS NOTICE TO THE BORROWER/GUARANTORS/MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.</b>	
<b>Place : Nashik</b> <b>Date: 24.06.2025</b> <b>Authorized Officer</b> <b>For Reliance Asset Reconstruction Co. Ltd.,</b>	

The Indian Express.  
For the Indian Intelligent.



I arrive at a conclusion.  
not an assumption.

Inform your opinion with  
detailed analysis.

The Indian EXPRESS  
— JOURNALISM OF COURAGE —







## **DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES**

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

1. Name of Company: \_\_\_\_\_

2. Registered Number: \_\_\_\_\_

3. Registered Address: \_\_\_\_\_

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

(Please tick the correct box)

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

Or

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

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

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



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

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

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

For and on behalf of [name of Company]

Signature of the Authorised Official: \_\_\_\_\_

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

Full name of the authorised official: \_\_\_\_\_

Designation/Position: \_\_\_\_\_

Date: \_\_\_\_\_