

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Sale Notice For Sale Of Immovable Secured Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) & 9(1) Of The Security Interest (Enforcement) Rules, 2002 ("Rules")

The Dewan Housing Finance Limited (hereinafter referred to as Original Lender/DHFL) has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited on its own/acting in its capacity as trustee of EARC TRUST SC 371 (hereinafter referred to as "EARC") pursuant to the Assignment Agreement dated 04.10.2019 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the DHFL and all the rights, title and interests of DHFL with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower(s) and EARC exercises all its rights as the secured creditor.

Notice of 30 days is hereby given to the public in general and in particular to the Borrower(s), Co- Borrower(s) and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer (AO) will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower(s) and Guarantor(s).. The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

Loan Account No.	Name Of Borrower / Co-Borrower / Guarantor	Trust Name	Name Of Bank & Branch, Account Number & IFSC Code	Total Outstanding Due As On 08.02.2024	Reserve Price (In Rs)	Earnest Money Deposit (In Rs)	Date & Time Of Auction	Type of Possession
1392721 [111000 06498] DHFL	1. Laxmben Madhu Solanki (Borrower) 2. Narayan Madhu Solanki (Co Borrower)	EARC TRUST SC-371	ICICI Bank Ltd., Nariman Point; 000405118304 IFSC ICICI0000004	Rs. 57,76,378.45	₹ 18,00,000/-	₹ 1,80,000/-	14.03.2024 12.30 P.M	Physical

Property Description: Flat No.404, 4th Floor, Samta Apt. Building No.1 Central Park, Opp.Mhada, Ground, Agashi Road, Virar West, Thane, Maharashtra-401303

Important Information regarding Auction Process:

- All Demand Drafts (DD) shall be drawn in favor of Trust name as mentioned above and payable at Mumbai.
- Last Date of Submission of EMD Received 1 day prior to the date of auction*
- Place for Submission of Bids At Retail Central Office, Mumbai (mentioned below)
- Place of Auction (Web Site for Auction) E-Auction (https://auction.edelweissarc.in)
- Contact No. 18002666540
- Date & Time of Inspection of the Property As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e., https://auction.edelweissarc.in

Place: Mumbai
Date: 08.02.2024

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited
(Trustee for EARC-TRUST-SC-371)

NEW ERA ALKALOIDS AND EXPORTS LTD

Regd. Off. :- 408, Wallfort Ozone, Fafadih Chowk, Raipur-492001,

CIN NO: L24100CT1994PLC008842

Extract of Statement of UnAudited Standalone Financial Results for the

Quarter and Nine Months ended 31.12.2023

(Rs in Lakhs)

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31-Dec-23	30-Sep-23	31-Dec-22	31-Dec-23	31-Dec-22	
	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
Total Income from Operations	16.23	10.04	-	32.60	2.00	8.12
Profit/Loss before exceptional items and tax	14.62	8.47	(1.65)	27.95	(113.62)	(109.11)
Exceptional items	-	-	-	-	-	-
Profit/Loss before and tax	14.62	8.47	(1.65)	27.95	(113.62)	(109.11)
Tax Expense	-	-	-	-	-	-
a) Current Tax	-	-	-	-	-	-
b) Deferred Tax	0.00	0.00	0.00	0.01	0.01	0.01
c) Tax for previous Years	-	-	-	-	-	-
Profit/(loss) for the period	14.61	8.46	(1.65)	27.94	(113.63)	(109.12)
Other comprehensive income	-	-	-	-	-	-
A. (i) Items that will not be reclassified to profit and loss:	-	-	-	-	-	294.59
(ii) Income tax relating to items that will not be reclassified to profit and loss	(113.85)	-	-	(113.85)	-	(94.82)
B. (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-
(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
Total Comprehensive Income for the period	(99.23)	8.46	(1.65)	(85.90)	(113.63)	90.65
(Comprising Profit/(Loss) and Other comprehensive Income for the period)	-	-	-	-	-	-
Paid-up Share Capital (par value Rs.10/- each fully paid up)	328.44	328.44	328.44	328.44	328.44	328.44
Reserve excluding Revaluation reserves as per Balance sheet of Previous accounting year	-	-	-	-	-	0.00
Earnings per equity share (Par value Rs.10/- each)	-	-	-	-	-	-
i) Basic	0.44	0.26	(0.05)	0.85	(3.46)	2.76
ii) Diluted	0.44	0.26	(0.05)	0.85	(3.46)	2.76

"NOTES: The above is an extract of the detailed format of Annual Financial results filed with the stock exchange under Regulation -33 of the SEBI (LODR), 2015. The full formats of results are available on Company's website http://neweraltd.com/ as well as on the website of MSEI Limited"

ON BEHALF OF BOARD OF DIRECTORS
Sd/- RAVINDRA POKHARNA, Managing Director

Place: Raipur, Date: 09.02.2024

ASHOKA REFINERIES LIMITED

CIN NO: L15143CT1991PLC006678

Regd. Off. :- 408, Wallfort Ozone, Fafadih Chowk, Raipur-492001

Statement of Standalone Unaudited Financial Results for the

Quarter and Nine months ended December 31, 2023

(Rs in Lakhs)

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31-Dec-23	30-Sep-23	31-Dec-22	31-Dec-23	31-Dec-22	
	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
Total Income from Operations	30.50	29.71	44.13	106.89	147.02	194.12
Profit/Loss before exceptional items and tax	1.04	(0.07)	(1.18)	(0.04)	7.86	10.97
Exceptional items	-	-	-	-	-	-
Profit/Loss before and tax	1.04	(0.07)	(1.18)	(0.04)	7.86	10.97
Tax Expense	-	-	-	-	-	-
a) Current Tax	-	-	(0.30)	-	1.33	2.12
b) Deferred Tax	-	-	-	-	-	-
c) Tax for previous Years	-	-	-	-	-	-
Profit/(loss) for the period	1.04	(0.07)	(0.88)	(0.04)	6.53	8.86
Other comprehensive income	-	-	-	-	-	-
A. (i) Items that will not be reclassified to profit and loss:	(26.47)	-	-	(26.47)	-	66.56
(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	(43.98)
B. (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-
(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
Total Comprehensive Income for the period	(25.43)	(0.70)	(0.88)	(26.51)	6.53	31.44
(Comprising Profit/(Loss) and Other comprehensive Income for the period)	-	-	-	-	-	-
Paid-up Share Capital (par value Rs.10/- each fully paid up)	340.19	340.19	340.19	340.19	340.19	340.19
Reserve excluding Revaluation reserves as per Balance sheet of Previous accounting year	-	-	-	-	-	0.00
Earnings per equity share (Par value Rs.10/- each)	-	-	-	-	-	-
i) Basic	0.03	(0.02)	(0.03)	-	0.19	0.92
ii) Diluted	0.03	(0.02)	(0.03)	-	0.19	0.92

"NOTES TO RESULTS: The above is an extract of the detailed format of Financial results filed with the stock exchange under Regulation -33 of the SEBI (LODR), 2015. The full format of results are available on Company's website http://www.ashokarefineries.com/ as well as on the website of BSE Limited."

ON BEHALF OF BOARD OF DIRECTORS
Sd/- Hifzul Rahim, Managing Director

Place: Raipur
Date: 09.02.2024

FUTURE CONSUMER LIMITED

CIN : L52602MH1996PLC192090

Regd. Office : Knowledge House, Shyam Nagar, Off. Jogeshwari Vikhroli Link Road, Jogeshwari (E), Mumbai - 400 060

Tel. No.: +91 22 40552201 | Fax No.: +91 22 40552201 | Email: investor.care@futureconsumer.in | Website: www.futureconsumer.in

EXTRACT OF STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2023

(Rs. in Lakhs)

Particulars	For the Quarter ended	For the Quarter ended	For the Quarter ended	For the Nine Months ended	For the Nine Months ended	For the Year ended
	December 31, 2023	September 30, 2023	December 31, 2022	December 31, 2023	December 31, 2022	March 31, 2023
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Total income from operations (net)	9,763.18	8,974.01	9,137.37	27,613.82	29,608.15	38,115.08
Net (Loss) for the period (before tax and Exceptional items)	(1,767.56)	(1,323.52)	(3,195.78)	(5,348.07)	(12,158.15)	(14,228.25)
Net (Loss) for the period before tax (after Exceptional items)	(1,725.58)	(7,231.27)	(3,996.50)	(11,560.99)	(27,419.89)	(32,893.97)
Net (Loss) for the period after tax (after Exceptional items)	(1,708.25)	(7,261.64)	(4,123.67)	(11,410.43)	(27,864.75)	(33,503.31)
Total Comprehensive Income for the period	-	-	-	-	-	-
(Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax))	(1,707.55)	(7,267.31)	(4,130.70)	(11,414.30)	(27,900.37)	(33,477.35)
Equity Share Capital	-	-	-	-	-	-
Earnings Per Share (of Rs.6/- each) for continuing operations after exceptional item	-	-	-	-	-	-
Basic (in Rs.)	(0.09)	(0.37)	(0.21)	(0.58)	(1.41)	(1.69)
Diluted (in Rs.)	(0.09)	(0.37)	(0.21)	(0.58)	(1.41)	(1.69)
Earnings Per Share (of Rs.6/- each) for continuing operations before exceptional item	-	-	-	-	-	-
Basic (in Rs.)	(0.09)	(0.07)	(0.17)	(0.27)	(0.64)	(0.75)
Diluted (in Rs.)	(0.09)	(0.07)	(0.17)	(0.27)	(0.64)	(0.75)

Key Standalone financial information of the Holding Company

Particulars	For the Quarter ended	For the Quarter ended	For the Quarter ended	For the Nine Months ended	For the Nine Months ended	For the Year ended
	December 31, 2023	September 30, 2023	December 31, 2022	December 31, 2023	December 31, 2022	March 31, 2023
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from operations	28.39	72.01	830.14	201.90	4,838.51	5,173.26
Profit / (Loss) before Tax	(1,161.33)	(8,776.47)	(13,501.32)	(12,502.89)	(38,105.93)	(54,770.40)
Total comprehensive income	(1,161.33)	(8,776.47)	(13,501.32)	(12,502.89)	(38,105.93)	(54,642.74)

Note:

Note on Qualification in Review Report

The Group has investments in Joint Ventures Aussee Oats Milling Private Limited and Aussee Oats India Private Limited (together referred to as "JV") of Rs. 6,816.48 lakhs including investments, loans, and other assets (As on March 31, 2023 Rs. 6,545.04 lakhs). There is a dispute between the Group and said JV partners and due to non-availability of financial results for the quarter and period ended December 31, 2023, as a consequence of non-cooperation of the said JV partners which is a direct contravention of court rulings, the Group is unable to determine the fair value of Group's investments in JV as at December 31, 2023 and consequent impact thereof on the results. However, the Management believe that it will not have a material impact on the consolidated financial results for the quarter and period ended December 31, 2023.

The above is an extract of the detailed format of Quarter and Year ended Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchange websites - www.bseindia.com and www.nseindia.com and on the Company's website - www.futureconsumer.in

By Order of the Board
For Future Consumer Limited
Sd/-
Samson Samuel
Managing Director
DIN : 07523995

Place : Mumbai
Date : February 09, 2024

NORTH CENTRAL RAILWAY

E-Tender No. PRYJ-Sig-70-2023-24 Date: 02.02.2024

E- TENDER NOTICE

Senior Divisional Signal & Telecommunication Engineer / Coordination / North Central Railway/ Prayagraj, for and on behalf of the President of India, invite E-TENDER on prescribed form for the following works up to 12.00 hrs. on 29.02.2024. The details of the Tender is as under:-

SN: 1a, Tender No. PRYJ-Sig-70-2023-24, Name of work: Comprehensive AMC of IPIS and other PA items at Subedarguri, Vindhyachal and Prayagraj stations over Prayagraj division for three years.

Approx. Cost of work (₹): 1,52,32,682/- Bid Security(₹): 2,26,200/-

Cost of Tender Form: (₹): 0/- Completion Period: 36 months

Date of Closing of tender: 29.02.2024, 2. Availability of tender form: Tender forms are available on www.ireps.gov.in 21 days prior to date of opening of the tender. 3. Time date & place of opening of tender: Tender will be opened through E-tender at office of Divisional Railway Manager, Prayagraj on or after pre determined date at 12.30 hours. In case tender opening of date happens to be holiday, Tenders will be opened on the next working day. 216/24 (ADM)

North central railways @CPRONCR @northcentralrailway www.ncr.indianrailways.gov.in

CORRIGENDUM TO PUBLIC NOTICE

In the Public Notice published on 03/02/2024 in this newspaper informing the demise of Mr. Shantilal L. Baphna and inviting claim or right in respect of "Flat No. 503, A Wing, the Sai Green Vatika C.H.S. Ltd., Dattani Park, Thakur Village, Kandivali (East), Mumbai 400101", the name of "Mr. Shantilal L. Baphna" is inadvertently stated instead of "Mrs. Leela Shantilal Baphna". Kindly read the same accordingly.

PUBLIC NOTICE

NOTICE is hereby given that under instructions of M/S. AVENTUS INFRASTRUCTURE LLP, (a Limited Liability Partnership constituted of [1] MR. VINOD SUKHRAJ MEHTA and [2] MR. SUKHRAJ MEHTA) having its registered address at 105, Commerce House, 1st Floor, Nagindas Master Road, Fort, Mumbai 400 023, we are investigating its title in respect of the property of SHWETA PARK CO-OPERATIVE SOCIETY LTD. more particularly described in the Schedule hereunder written.

The said M/s Aventus Infrastructure LLP have acquired development rights in respect of the undermentioned property from the Owners, Shweta Park Cooperative Housing Society Ltd. vide Re Development Agreement dated 23rd June, 2023.

ANY person or persons having any claim, or interest in or to the said land and/or the structure thereon and the premises therein and as more particularly described in the Schedule herein below by way of sale, exchange, grant of development rights, mortgage, gift, trust, lease, lien, inheritance, tenancy, possession, occupation, license charge, easement, occupancy rights, maintenance, attachment, injunction, decree, order, award and/or by virtue of the original documents of title being in their custody or otherwise howsoever is hereby required to make the same known in writing to us along with documentary evidence of such claim or interest at our office i.e. M/s. Kishore Thakordas & Co., Advocates & Solicitors, at 29/41, Tamarind Lane, 1st Floor, Rajabahadur Compound, Fort, Mumbai 400 023 within fourteen days from the date hereof, failing which it shall be presumed that there does not exist any such claim or interest in the undermentioned property and/or the same stands waived and/or abandoned and the investigation on title will be completed without any reference or regard to any such claims.

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land or ground situate lying and being at Village Ekasr, Taluka-Borivali within the Registration District and Sub-District of Mumbai City and Mumbai Suburban District and bearing CTS No.2696 and 2696/1 to 25 admeasuring 1960.60 sq. mtrs. or thereabouts with one building standing thereon known as "Shweta Park" situated at Daulat Nagar, Road No.2, Borivali (E), Mumbai - 400 066 duly assessed with Municipal R/C Ward of MCGM under Account No. RC1204010170000 within the limits of Registration District and Sub-District of Mumbai Suburban and bounded as follows: On or towards North : Daulat Nagar Road No.02; On or towards South : Daulat Nagar Road No.02; On or towards West : S.V. Road; On or towards East : Daulat Nagar Road No.02.

Dated this 9th day of February, 2024

For Kishore Thakordas & Co. Sd/- V.K. Merchant (Partner) Advocates & Solicitors

AU SMALL FINANCE BANK LIMITED

GOLD AUCTION NOTICE

AU Small Finance Bank Ltd. (A Scheduled Commercial Bank) having its registered office 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur, notice is hereby given for the information to all the concern and public in general that the Gold Loan (Facility).

In the undermentioned Gold Loan Account, borrower have failed to repay their dues under the facility and Bank is constrained to conduct an auction of the pledged Gold Ornaments on dated 17-Feb-24 by private sale, if it is not closed on or before 16-Feb-24 by borrower.

Loan Account No.	Borrower Name	Auction Place (Branch)	Auction Dealing Person & Contact No.
L9001090131420651	Nilesh Ramesh Chikhale	AU Small Finance Bank Ltd. Plot No 3 & 8 Sheet No 66, 66-Cand Upper Ground Floor, Shewalkar Complex Rajapeth Chowk, Badnera Road Amravati Maharashtra - 444701	Pravin Anant Rao Sawalkar 7030082941
L9001090137049863	Vaibhav Pandurang Gode	AU Small Finance Bank Ltd. Shop no 9 and 10, Ground Floor, Rock Mount Residency, Gandhare khadakpada Circle, Taluka-Kalyan (W) MH - 421301	Harshakant Lahu Dhalpe 7030945035
L9001090131976622	Usha Suresh Borhade	AU Small Finance Bank Ltd. Shop No. 13 & 14, Neelkanth Regent, R.N. Narkar Marg, Pant Nagar, Ghatkopar (E), Mumbai - 400075	Divya Sanjay Rathor- 8828891242

Auction will be held on 17-February-2024 between 10.00 AM to 2.00 PM. AU Bank reserve the rights to remove & change the auction date without any prior intimation.

Date- 09-Feb-2024 Place- Mumbai

Sd/- Authorised Signatory, AU Small Finance Bank Limited

BRIHANMUMBAI MAHANAGARPALIKA

K/WEST WARD SOLID WASTE MANAGEMENT Expression of Interest

To implement the Manning & Mopping scheme in K/West Ward, the interested Local registered labour Co-operative societies, Service Co-operative societies, unemployed service co-operative societies, nongovernmental organizations, etc. who are registered in the jurisdiction of the K/West ward will select the organization to implement the Manning & Mopping scheme by drawing up an eligibility list by drawing lots, calling for application to work by selection.

For details, application form and letter of intent, interested companies should contact the website http://portal.mcg.gov.in or the notice board of the K/West ward office or the Assistant Engineer (SWM) K/West Ward.

The organization should purchase the tender form in the department office on or before 15.02.2024, 11.00 am and the organization should submit the tender form on 15.02.2024, 01.00 pm, in the department office.

PRO/2846/ADV/2023-24 Asstt. Eng (SWM) K/W

Avoid Self Medication

FEDERAL BANK

YOUR PERFECT BANKING PARTNER

Loan Collection & Recovery Department - Mumbai Division

The Federal Bank Ltd. Loan Collection & Recovery Department - Mumbai Division, 134, 13th Floor, Joly Market Chamber II, Nariman Point, Mumbai-400 021

E-mail : mumclrd@federalbank.co.in, Phone : 022 - 22022548 / 22028427

CIN : L65191KL1931PLC000368, Website : www.federalbank.co.in

Sale Notice for Sale of Movable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) read with provision to 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the borrowers and Guarantors that the below described movable properties hypothecated/charged to the Federal Bank Limited (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 16/03/2024, for recovery of Rs. 86,15,041/- (Rupees Eighty Six Lakhs Fifteen Thousand and Forty One Only) as on 16/03/2024 along with further interest, charges and cost thereon due to The Federal Bank Limited (secured creditor) till realization from 1) Mr. Balraje Subhash Borade, Son of Mr. Subhash Borade, carrying on business in the name and style of M/s Sanskruti Roadlines and 2) Mrs. Suvarnam Balraje Borade alias Suvarnamala Balraje Borade. The Reserve price for hypothecated vehicle described below in Lot No. 1 will be Rs. 17,00,000/- (Rupees Seventeen Lakhs Only) and the earnest money deposit for hypothecated vehicle in Lot No. 1 will be Rs. 1,70,000/- (Rupees One Lakh and Seventy Thousand Only). The Reserve price for hypothecated vehicle described below in Lot No.2 will be Rs. 23,00,000/- (Rupees Twenty Three Lakhs Only) and the earnest money deposit for hypothecated vehicle in Lot No.1 will be Rs. 2,30,000/- (Rupees Two Lakhs and Thirty Thousand Only).

Lot	Description of Hypothecated Movable Properties
A	Hypothecation of Mahindra BLAZO42HL B56 P 67 CB, bearing Registration number - MH46BU3229, having chassis number - MA1PHARHFMBL75158, Engine number - PBMZK15255, 2022 Model, Fuel Diesel, With Colour C1ARTCWHIT, and registered with the Regional Transport Office, Panvel, Maharashtra. (Hypothecated to [A] above)
B	Hypothecation of Ashok Leyland GP4825/66 H CO, BS VI, bearing Registration number - MH46BU4629, having Chassis number - MB1NECHD1NRJW8659, Engine number - NJHZ410774, 2022 Model, Fuel Diesel, Color NP Brown and registered with the Regional Transport Office, Panvel, Maharashtra. (Hypothecated to [B] above)

For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd i.e. https://www.federalbank.co.in/web/guest/tender-notices

For, The Federal Bank Ltd. Mr. Lecin C. Deputy Vice President - I & Division Head (Authorised Officer under SARFAESI Act)

Date : 09/02/2024

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 PRIVATE TREATY

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 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) and Guarantor(s) that the below described secured assets being immovable property(ies) mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Two Trust (Pegasus), having assigned the debts of the below mentioned Borrower along with underlying security interest to Abhyanga Co-operative Bank Ltd. vide Assignment Agreement dated 30.06.2017 under the provisions of the SARFAESI Act, 2002, are being sold by way of private treaty 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.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 27.09.2019 under the provisions of the SARFAESI Act and Rules thereunder.

On the basis of the primary offer of Rs. 11.08 crores ("Primary Bid") received, Pegasus is seeking offer/bid from interested parties(ies), for sale of secured asset, using the Primary Bid as the anchor bid or the base offer ("Reserve Price"). Accordingly, interested party's offer must be above the Reserve Price and the Primary Bidder will be accorded an opportunity to better the terms of the highest offer/ bid submitted pursuant to such Swiss Challenge process. If the Primary Bidder matches the highest offer/ bid, he will be declared as the successful bidder. However, if the Primary Bidder fails to match the highest offer/ bid, the interested party offering highest offer/ bid shall be declared as the successful bidder.

The details of sale by way of private treaty under Swiss Challenge mechanism is as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	a) Radiance Properties (India) Pvt. Ltd. (Formerly known as Retroscope Infrastructure Ltd. / Radiance Properties (India) Ltd.) (in Liquidation) - Borrower	b) Mr. Ramesh Devji Patel (Guarantor and Mortgagor) (since deceased and represented by legal heirs: Mrs. Pratibha Ramesh Patel, Mrs. Jeevaben Devji Patel, Miss Pavnini Ramesh Patel through her natural guardian Mrs. Pratibha Ramesh Patel, Master Agasthya Ramesh Patel through his natural guardian Mrs. Pratibha Ramesh Patel)	c) Mrs. Pratibha Ramesh Patel (Guarantor)	d) Mr. Vijay Premji Patel (Guarantor)	e) Mr. Dinesh Devji Patel (Guarantor)	f) Retro Realtors, a partnership firm (Guarantor) through its partners Mrs. Pratibha Ramesh Patel, Mr. Premji N. Patel and Mr. Karsan N. Patel	
Outstanding Dues for which the secured assets are being sold:	The secured assets are mortgaged for securing the following credit facilities, and the outstanding dues as on 30.09.2013, in respect of the same, as mentioned in the S.13(2) notice dated 07.10.2013 are as follows:	S. No.	Type of Facility	Limit (Rs. in Lakhs)	Principal as per DRT Order (in Rs.)	Interest @ 12% p.a. simple interest (as per DRT Order) (in Rs.)	Total Dues (in Rs.)
1)	CFSCNL501419 (Rupee Term Loan -5)	2000	4,67,35,819.00	5,84,82,179.13	10,52,17,998.13		
2)	CFSCNL501420 (Rupee Term Loan -6)	800	8,22,16,572.00	10,28,80,497.11	18,50,97,069.11		
3)	CFSCNL501417 (Rupee Term Loan -7)	1800	19,13,39,631.00	23,94,30,030.65	43,07,69,661.65		
TOTAL		4600	32,02,92,022.00	40,07,92,706.89	72,10,84,728.89		

Hon'ble Debts Recovery Tribunal - III Mumbai vide its order dated 12.03.2019 allowed the Original Application No. 413 of 2013 and accordingly issued the Recovery Certificate bearing 377/2019. According to the said order, the outstanding dues as on 07.02.2024 in respect of the credit facilities for which the secured assets are mortgaged are as follows:

S. No.	Type of Facility	Limit (Rs. in Lakhs)	Principal as per DRT Order (in Rs.)	Interest @ 12% p.a. simple interest (as per DRT Order) (in Rs.)	Total Dues (in Rs.)
1)	CFSCNL501419 (Rupee Term Loan -5)	2000	4,67,35,819.00	5,84,82,179.13	10,52,17,998.13
2)	CFSCNL501420 (Rupee Term Loan -6)	800	8,22,16,572.00	10,28,80,497.11	18,50,97,069.11
3)	CFSCNL501417 (Rupee Term Loan -7)	1800	19,13,39,631.00	23,94,30,030.65</	