

Asset Reconstruction Company (India) Ltd.
REGISTERED OFFICE: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (W), Mumbai-400028. Tel: 022-66581300/www.arcl.co.in
CIN-U65999MH2002PLC134884. Website: www.arcl.co.in

DEMAND NOTICE
Whereas the Authorised Officer of Asset Reconstruction Company (India) Limited hereinafter referred to as "Arcl" is a securitization and Reconstruction company incorporated under the companies Act, 1956 and registered with the Reserve Bank of India under section 3 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") and whereas the Borrower/Co-Borrowers as mentioned in the below chart obtained loans from Vistara Financial Services Pvt Ltd (VFSPL), and whereas Arcl has acquired the financial assets relating to the loan accounts mentioned of the below chart and Whereas Arcl, being the secured creditor under the Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers/Co-Borrowers as to repay the amount mentioned in the notices with further interest within 60 days from the date of notice, but the notices could not be served upon some of them for various reason:

Account No	Name of the Borrowers and Co-Borrowers	Total Loan Outstanding (in INR) / as on	Demand Notice Date
0078SB ML02235	1. Mr./Mrs. Dipak Shivaji Yadav 2. Mr./Mrs. Shivaji Babu Yadav 3. Mr./Mrs. Kavita Dipak Yadav 4. Mr./Mrs. Padmini Shivaji Yadav	Rs. 4,37,447.58 03-11-2025	03-11-2025
Description of the Secured Asset: In Solapur Registration District, Pandharpur Sub Registration District, Pandharpur Taluk, In Pulujwadi Survey Ward Malmata No. 259, Malmata No. 259 AP Pulujwadi Tal, Pandharpur dist. Solapur with the following Boundaries: East By: Road, South By: Pandurang Yadav, West By: Ankush Madane, North By: Grampanchayat Mikat No. 259/2.			
0046SB ML02368	1. Mr./Mrs. Vikram Dharamaraj Narayanankar, 2. Mr./Mrs. Dharamaraj Jeevaba Narayanankar 3. Mr./Mrs. Vajjayntimala Dharamaraj Narayanankar	Rs. 13,97,558.74 03-11-2025	03-11-2025
Description of the Secured Asset: Property belonging to Dharamaraj Jeevaba Narayanankar 54/A, Solapur Uttar 1, Solapur - 413002, Maharashtra. Boundaries: East by: Shop No. 10, North: Road, West by: Shop No. 08, South By: Road.			
0053SB ML01488	1. Mr./Mrs. Suresh Lalaso Kalakutagi 2. Mr./Mrs. Prasant Lalaso Kalakutagi 3. Mr./Mrs. Lalaso Dhondiram Kalakutagi 4. Mr./Mrs. Sangita Dhondiram Kalakutagi	Rs. 4,84,426.24 03-11-2025	03-11-2025
Description of the Secured Asset: Registration District-Sangli, Sub registration - Palus Dist. Sangli - 416310. The total area (extent) of the Site/Land 950.00 Sq. Ft. (88.26 Sqm). Total building area - 852.00 Sq. Ft. landmarks and other details adjacent to property, Likat No. 730, Vankatesh Colony at Post-Sangewadi, Taluka - Tasgaon Dist-Sangli - 416310. Bounded by: East: Grampanchayat Road, West: House of Chandrakant Tipka Vadar, North: Grampanchayat Road, South: house of Vishnu Ranu Vadar.			
0068AB ML00941	1. Mr./Mrs. Ganesh Sadashi Gadekar 2. Mr./Mrs. Sayaji Ganesh Gadekar	Rs. 2,40,289 03-11-2025	03-11-2025
Description of the Secured Asset: Property belonging to Ganesh Sadashiv Gadekar in Admednagar Registration District, Rahala sub-Registration, District, Rahala Taluk in Nimgaon Korhale survey Ward, Mikat No. 1283 AP Nimgaon Korhale Tal Rahata dist., Admednagar with the following Boundaries: East by: Tulshiram Mahadu Anant, South by: Road, West By: Yadav Gopala Gadekar, North by: Yadav Gopala Gadekar. The total area (Extent) of the site/Land: Gram Panchayat Property No. 1283, Area - 405 Sq. Ft. Built up Area 810 Sq. Ft.			
0072SB ML01231	1. Mr./Mrs. Mayur Dattatray Pandit 2. Mr./Mrs. Pooja Mayur Pandit	Rs. 17,07,840.16 03-11-2025	03-11-2025
Description of the Secured Asset: Description of the property permanent Address H. No. 3/442, Property No. P/C10228000, S. No. 43/1a/2, Plot No. 32, Tulak Nagar, Wagdoo Budruk, Pune Tal-Haveli, Pune - 411041, Pune. The total area (Extent) of the Site/Land-B/IUP Area: 1076 Sq. Ft. 100 Sq. Mtr. Bounded by: East: Property By Mr. Dattatray Vaman Pandit, West: Internal Road, South: Property by Mr. Bapu Nayar, North: Property by Mr. Dattatray Vaman Pandit.			
0163SB ML01118	1. Mr./Mrs. Sunil Vitthal Navghare 2. Mr./Mrs. Rupali Sunil Navghare 3. Mr./Mrs. Kasturabai Vitthal Navghare 4. Mr./Mrs. Anil Vitthal Navghare	Rs. 1,61,448.53 03-11-2025	03-11-2025
Description of the Secured Asset: All the piece and parcel of property No./House No.153, Total area 799 Sq. Fts. Situated at Village ar Post. Pangri Navghare Tq Malegaon Dist, Washim, Maharashtra - 444513. Bounded by: East: Gally (Road, West: House of Mr. Pandurang Kadatuba, North: House of Mr. Rambhau Hejekar, South: House of Mrs. Durgabai.			
0181SB ML01391	1. Mr./Mrs. Shabir Nazirahamad Shaikh 2. Mr./Mrs. Meharunisa Shabbirahamad Shaikh	Rs. 2,87,090.16 03-11-2025	03-11-2025
Description of the Secured Asset: A/P M.C. House No. 1-4-12, New 1-4-9, Old Maheboobpura Tal, Udgir Dist., Latu - 413517, Sub-Registration Udgr in which the property situate on the Bounded by: Towards East: N.P. Road, Towards West: N.P. Road, To South: N.P. Road, Towards North: House of Mohammad Idris. The total area (Extent) of the Site/Land: 680 Sq. Ft.			
0078SB ML02324	1. Mr./Mrs. Sachin Gajanan Gurav 2. Mr./Mrs. Minakshi Sachin Gurav 3. Mr./Mrs. Gajanan Gopinath Gurav 4. Mr./Mrs. Kamal Gajanan Gurav	Rs. 4,80,317.20 03-11-2025	03-11-2025
Description of the Secured Asset: Property belonging to Kamal Gajanan, Gurav Gajanan Gopinath Gurav, In Solapur Registration District, Pandharpur Sub-Registration District, Pandharpur Taluk in Kasegaon, Survey Ward 9104, Malmata No. 9104 at Kasigaon Tal Pandharpur dist., Solapur with the following Boundaries: East: Property of Rajendra B Gurav, South: Property of Datu Herkale, West Property of Surekha Siddhanath Gurav, North: Road.			
0092SB ML02127	1. Mr./Mrs. Pramod Subhash Chavan 2. Mr./Mrs. Priyanka Pramod Chavan	Rs. 2,78,358.22 03-11-2025	03-11-2025
Description of the Secured Asset: Property No. GP No. 514 at post Ausa Tandra, Near Ramana Bhavani Temple Tal, Aus Dist., Latu, Maharashtra - 413520. Boundaries: East: Road, West: Ramesh Chavan, South: Road, North: Subhash Chavan.			
0087SB ML01611	1. Mr./Mrs. Jalindar Kashinath Chaudhari 2. Mr./Mrs. Nalini Jalindar Chaudhari	Rs. 3,52,898.29 03-11-2025	03-11-2025
Description of the Secured Asset: Property belonging to Jalindar Kashinath Chaudhari, Nalini Jalindar Chaudhari, In Ahmednagar Registration District, Akole Sub-Registration District, Akole Taluk in Dhumalwadi, Survey ward Mikat No. 223, Mikat No. 223, AP Dhurmal Wadi, near Sapthshrungi Temple Tal, Akole with the following Boundaries: East By: Road, South by: Behraj Bhanu Chaudhan Property, West by: Ramdas Kashinath Choudhan Property, North: Suraj Pramad Shinde Property.			
0046SB ML01985	1. Mr./Mrs. Manoj Suravase 2. Mr./Mrs. Manisha Manoj Suravase 3. Mr./Mrs. Dharam Tukaram Suravase 4. Mr./Mrs. Sukshmal Suravase	Rs. 7,01,951.34 27-01-2026	27-01-2026
Description of the Secured Asset: All that piece & Parcel of the Grampanchayat, Mikat No. 291, Totally admeasuring 101.39 Sq.Mtrs., which is situated at Village Akolekat Tal., North Solapur Dist., Solapur with the following Boundaries: East: Road & Property of Nagnath Suravase, South: Road, West: Property of Gopinath Pawar, North: Property of Chitra Suravase.			

Notice, is therefore given to the Borrowers/Co-Borrowers, calling upon them to make payment of the aggregate amount against the respective Borrower/Co-Borrower, within 60 days of publication of this notices the said amount is found payable in relation to the respective Loan account as on the date. It is made clear that if the aggregate amount together with further interest and other amounts which may become payable till the date of payment, is not paid, Arcl shall be constrained to take appropriate action for enforcement of security interest upon properties as described. Steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder

Place: Solapur, Sangli & Akole
Date: 13-05-2026

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Limited.
Arcl - 2026 - 011-Trust

PUBLIC NOTICE
All the concerned persons including Bonafide residents, environmental groups, NGOs's and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to **M/s. Ms. Pragati Developers Pushkaraj** (CA to Pushkaraj - 2 CHS Ltd (Office Address - 101, 1st Floor, J.K.Chambers, Sector-17, Vashi, Navi Mumbai-400703) Maharashtra for Proposed Re-development of building no. 54, 55, 56 known as "Pushkaraj-2 CHS Ltd on Plot bearing C.T.S. No. 824 (pt.), of Village Chembur at, Subhash Nagar, Chembur (West), Mumbai - 400071. EC Letter No. EC26C3801MH5764526N, dated 06/05/2026. File No. SIAM/MH/NFRA/2568328/2026. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at <https://parivesh.nic.in/>.
M/s. Pragati Developers Pushkaraj
(Office Address-101, 1st Floor, J.K. Chambers, Sector-17, Vashi, Navi Mumbai-400703)
Maharashtra. Mobile No.: 9433518730

PUBLIC NOTICE
NOTICE is hereby given by **MR. CHANDRAKANT TULSIDAS THADESHWAR**, age 81 years, Indian Inhabitant of Mumbai, residing at B-304, Dhaneash Niwas CHS, S. V. Road, Opp. Anandvan, Ashram, Kandivali (West) Mumbai-400067, that on 15/10/2023 Mrs. Indira Hasmukhrai Zaveri died in Mumbai leaving behind her daughter Ms. Vaishali Zaveri, the only legal heir. That on 07/08/2024 Ms. Vaishali Zaveri, daughter of late Mrs. Indira Hasmukhrai Zaveri died in Mumbai leaving behind no legal heirs.

That undersign being brother of late Mrs. Indira Hasmukhrai Zaveri filed the Petition under **TESTAMENTARY AND INTERSTATE JURISDICTION Being PETITION No. 5594 OF 2024** and applied for Letter Of Admiration to the Hon'ble High of Bombay, the Hon'ble High of Bombay on 27th February 2025 granted the Letter Of Admiration in favour of under sign. The under sign has search the records maintained by late Mrs. Indira Hasmukhrai Zaveri in her flat No Flat No. 31, Vishnu Mahal in the New Vijay Co-Operative Housing Society Ltd., D-Road Marine Drive, Opp. Wankhede Stadium, Mumbai-400020, also made enquiry with the said society New Vijay Co-Operative Housing Society Ltd. but could not find the Share Certificate No. 175, Distinctive Nos. 561 to 565 issued to late Mrs. Indira Hasmukhrai Zaveri. The under sign has made rigorous effort to search the said share certificate but could not find it, therefore it is necessary to make known to the people at large for loss of said Share Certificate No. 175, Distinctive Nos. 561 to 565 and invite any claim or objection if anyone has for said society New Vijay Co-Operative Housing Society Ltd. to issue **DUPLICATE** share certificate in lieu loss of original Share Certificate No. 175, Distinctive Nos. 561 to 565.

All persons claiming an interest in the said Share Certificate No. 175, Distinctive Nos. 561 to 565 by way of inheritance or otherwise howsoever are hereby required to make the same known to the undersigned at the address mentioned herein below within 10 days from the date hereof, failing which the claim, if any, shall be considered as waived.

DETAILS OF SHRE CERTIFICATE
Share Certificate No. 175, Distinctive Nos. 561 to 565 OF Flat No. 31, Vishnu Mahal in the New Vijay Co-Operative Housing Society Ltd., D-Road Marine Drive, Opp. Wankhede Stadium, Mumbai-400020 issued by New Vijay Co-Operative Housing Society Ltd.

Mumbai :
Dated 13th May, 2022

Sd/-
MR. CHANDRAKANT TULSIDAS THADESHWAR,
B-304, Dhaneash Niwas CHS, S. V. Road, Opp. Anandvan, Ashram, Kandivali (West), Mumbai-400067

BRIHANMUMBAI MUNICIPAL CORPORATION
Department : Chief Engineer (Mechanical & Electrical)
No. E.E.Mech./E.I/ 858 /Maint. dtd. 12.05.2026

E-Tender Notice
The Commissioner of Brihanmumbai Municipal Corporation invites online tenders for the following works from the eligible bidders. The Bid start date and time and Bid End Date and Time is specified in the detailed tender notice on e-procurement system of Government of Maharashtra (Mahatenders) / B.M.C's website under Tender Section.

Sr. No.	Bid No	Name of the Work
1	2026_MCGM_1302093_1	Comprehensive Servicing & Maintenance of 31 nos. Omega make lifts installed at various Municipal premises/hospitals for period of 36 months.

The intending tenderers shall visit the e-procurement system of Government of Maharashtra (Mahatenders) (<http://mahatenders.gov.in>) and BMC website at <http://portal.mcgm.gov.in> for further details of the tender.

Sd/-
E.E.Mech. (EI) Maint
Fever? Act now see your doctor for correct & complete treatment

Government of Jharkhand Rural Works Department
JHARKHAND STATE RURAL ROADS DEVELOPMENT AUTHORITY (JSRRDA)
3rd Floor, F.F.P. Building, Dhurwa, Ranchi 834004

NOTICE INVITING TENDERS
(National Competitive Bidding Through e-Procurement)
Re- eTender No.- 13/ 2026-27- Ranchi, Dated: 12.05.2026
PR No- 364457 dated 18.10.2025

The undersigned on behalf of Government of Jharkhand invites item rate bids through e-Procurement from the eligible bidders registered* in appropriate class with any State/Central Government/State/Central Government Organization for construction and maintenance for five years of the works (List of schemes shall be displayed in the website pmsytendersjhr.gov.in) of Pradhan Mantri Gram Sadak Yojna PM-JANMAN (Batch-1, 2025-26).

Sr. No.	District Name	Block Name	Tendering Package	Road Name / Bridge Name	Road Length (Kms)	Sanction Construct ion Cost (in lakhs)	Sanctio n Mainte nance Cost (in lakhs)	Total Sanctio n Cost with Maint. (in lakhs)	Total Package Cost (in lakhs)	Earnes t Money y (in Lakh)	Time of Completion (in month)
1	2	3	4	5	6	7	8	9	10	11	12
1	Garhwa	Bhandaria	JH-07-PMJANMAN GAR-02 (2025-26) (7 th Call)	L021-Bathan Toli To Kharoli (Barkol Kalan)	3.400	275.68	30.01	305.69	1288.48	25.77	18
	Garhwa	Bhandaria		L023-Madgari Road To Totki	4.300	369.92	36.41	406.33			
	Garhwa	Chinia		L023-Pmgsy Uday More To Parsukhar Road	2.000	177.58	18.25	195.83			
	Garhwa	Ranka		L023-Pwd Main Road To Amhar	3.800	347.95	32.68	380.63			
2	Palamu	Chainpur	JH-17-PMJANMAN-PAL-06 (2025-26) (2 nd Call)	L025-RCD Salatuwa to kating korwa tola	0.600	52.51	5.15	57.66	615.9	12.32	15
	Palamu	Chainpur	L035-Chainpur Barwadih PWD Road to Margara via Chunga Bandhi	6.230	508.60	49.64	558.24				
Total					20.33	1732.24	172.14	1904.38	1904.38		

The bid should be submitted online in the website pmsytendersjhr.gov.in. The bidders should have valid Digital Signature Certificate for online submission of bid.

Details of bid submission is as under:

Procurement Officer	Place of Opening	Availability of tender (on-line) for bidding From	To	Last date & time of seeking clarification	Last date and time of bid submission	Date & time of opening (on-line) Technical bid	Financial bid
1	2	3	4	5	6	7	8
Engineer in Chief, JSRRDA, Ranchi	Engineer in Chief JSRRDA, Ranchi	15.05.2026 at 10.00 AM	25.05.2026 upto 5.00 PM	19.05.2026 upto 2.00 PM	25.05.2026 upto 5.00 PM	25.05.2026 at 05.30 PM	To be informed later

* Non-registered bidders may also submit bid, however the successful bidders must get registered in appropriate class with appropriate authority before signing the contract.
** Cost may change.

Note:-

- Amount of Bid Security should be taken as mentioned in the Bid Data Sheet of the Bidding Document.
- Cost of Bid Document (Rs. 10000) and Bid Security (as mentioned in the Bid Data Sheet) shall be deposited **online** in form as mentioned in Bid Data Sheet failing which the bid will be treated non responsive and action shall be taken as per Sec. 2 of ITB clause 12.2 (d).
- In case, it is found, even after the award of work that the bidder has submitted/ uploaded any false/erroneous/fraudulent statement/document, he/she is liable for blacklisting and forfeiture of Bid Security.
- Bidders must submit GST registration certificate without which bid is liable to be rejected.
- Bidders whose names appear in the Debar/blacklist of RWD or any department of Govt of India (including JSRRDA) shall not be allowed to participate in the above bids.
- Bids submitted by bidders, who have long pending ATR(s) made inordinate delay in execution of earlier allotted construction/ maintenance work of PMGSY, may be rejected summarily.
- In case of any discrepancy/dispute about units in BOQ, quotes as mentioned in Current SOR on which BOQ has been prepared shall prevail.
- Participating bidders are free to submit one time grievances, if any, against the decision of technical evaluation within five days from the date of uploading of decision of technical evaluation only through email at jj-ee@pmsgy.nic.in in Grievance submitted after stipulated period shall not be considered.
- Bidders must have valid registration with Employee Provident Fund organization under EPF and Miscellaneous Provisions Act 1952 failing which the bid shall be rejected.
- Bidders must not quote rate for routine maintenance. The amount for routine maintenance as indicated in the Bill of Materials must be acceptable to bidders.
- For unbalanced bids, extra security will be required to be deposited by the bidder at the time of Agreement.
- The undersigned reserves the right to cancel the tender at any stage without giving prior notice/reason.

All other details can be seen in the bidding document which is available in website pmsytendersjhr.gov.in as per schedule mentioned above.

Engineer-in- Chief
Rural Works Department- Cum- JSRRDA, Ranchi

PR 379641 (Rural Work Department) 26-27 (D)

Stressed Asset Management Branch, Mumbai
PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051. E-mail: zs8356@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the bank, as Secured Creditor, the Constructive/Physical/Symbolic Possession of which has been taken by the Authorised Officer of the Bank, a Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective Borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS		Details of the encumbrances known to the secured creditors	
Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagors of Property (ies))	Reserve Price	Date / Time of E-Auction
1. Stressed Asset Management Branch, Mumbai	Property 1: Shop No. L - 031 Prime Mal, Irla CHSL, Vile Parle, West, Mumbai - 400056. Carpet Area: 132 Sq. Ft. Owner: M/s Prime Developers.	A) 31,29,000/- B) 3,12,900/- C) 25,000/- (Pending society dues as on 07.10.2025 are Rs. 17.66 lakh.)	30.05.2026 11 AM to 04 PM
2. M/s. Prime Developers Unit No. F-93, 1 st Floor, Prime Mal, Irla Society Road, Vile Parle (West) Mumbai - 400056.	Property 2: Shop No. F - 90, Prime Mal, IRLA CHSL, Vile Parle West, Mumbai - 400056. Carpet Area: 91 Sq. Ft. Owner: M/s. Prime Developers.	A) 20,04,2021 B) Rs. 1.22 Cr+ further interest thereon from the date of NPA. C) 23.05.2022 D) Physical Possession	
3. Mr. Pratul Nanji Satra 701/702, Rehana Heights 6, Chapel lane, Santacruz West, Mumbai - 400054.	Property 3: Shop No. F-102, Prime Mal, IRLA CHSL, Vile Parle West, Mumbai - 400056. Carpet Area: 110 Sq. Ft. Owner: M/s. Prime Developers	A) 20,04,2021 B) Rs. 1.22 Cr+ further interest thereon from the date of NPA. C) 23.05.2022 D) Physical Possession	
4. Mrs. Minaxi Pratul Satra 701/702, Rehana Heights 6, Chapel lane, Santacruz West, Mumbai - 400054.	Property 4: Shop No. T - 001, Prime Mal, Irla CHSL, Vile Parle West, Mumbai - 400056. Carpet Area: 107 Sq. Ft. Owner: M/s. Prime Developers	A) 20,04,2021 B) Rs. 1.22 Cr+ further interest thereon from the date of NPA. C) 23.05.2022 D) Physical Possession	

TERMS AND CONDITIONS OF E-AUCTION SALE :- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website baanekn.com on 30.05.2026 @ 11.00 AM to 04.00 PM.
- For detailed term and conditions of the sale, please refer <http://baanekn.com> and www.pnbindia.in.

Date: 11.05.2026
Place: Mumbai

Sd/-
Authorized Officer, Punjab National Bank
Secured Creditor,

IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and Presently known as IDFC FIRST Bank Limited)
CIN: L65110TN2014PLC097792 Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031 Tel: +91 44 4564 4000 || Fax: +91 44 4564 4022

PUBLIC NOTICE
GOLD AUCTION CUM INVITATION NOTICE
Notice is hereby given to the below mentioned borrowers and the general public that the said borrowers have availed loan facilities from IDFC FIRST Bank Limited (Bank) by pledging Gold ornaments and despite repeated reminders and notices, the borrowers have failed to repay the outstanding dues within the stipulated time under the facility. Accordingly, the Bank, in exercise of its rights, shall conduct a public auction of the pledged gold ornaments from 16/06/2026 to 18/06/2026 for the recovery of its dues. Borrowers are hereby informed that this is the final opportunity to repay the entire outstanding dues along with the applicable relevant interest, charges and expenses before the Inspection/Bid date, failing which the pledged gold ornaments shall be sold through the auction as per the guidelines given by regulators.

LOAN ACCOUNT NO.	NAME OF BORROWER	BRANCH NAME
173392475	NAGMA TABISH SAYYED	VIRAR BRANCH
179687770	YOGESH RAMDAS SARODE	BHOSARI BRANCH

In the event of the auction any surplus amount is realized from this auction, the same shall be refunded to the concerned borrower and if there is any deficit/shortfall on the auction, the balance amount shall be recoverable from the borrower through appropriate legal proceedings. IDFC FIRST Bank has the authority to remove any account from the auction without any prior intimation. Further IDFC FIRST Bank reserves the right to modify or defer the auction schedule to later date at its discretion, without serving any prior notice. Auction will be conducted in physical mode through its empanel auction service providers **MS Shriram Auto Mail India Ltd from 10:00 am to 01:00 pm**. If the customer is deceased, all the conditions pertaining to auction will be applicable to their nominee/legal heir.

Terms & Conditions of Auction sale:

- Sale of concerned gold ornaments shall be on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis.
- Intending bidders shall register with the Bank's authorized auction service provider and comply with the KYC requirements.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the ornaments and specifications before submitting the bid. The bidder may inspect the ornaments in consultation with the branch manager.
- The highest bid shall be subject to confirmation by the Authorized Representative of the Bank.
- Successful bidder shall deposit the full sale amount within the stipulated time, failing which the amount already deposited shall be forfeited.
- Gold Pouches once sold cannot be returned to seller under any circumstances and seller shall have no liability of whatsoever nature once the physical hand over of it is taken by the winning bidder/purchaser.
- The Authorized Representative of the Bank reserves the right to accept/reject any bid or cancel/postpone the auction without prior notice or assigning any reason whatsoever.
- The sale is subject to confirmation by the Bank.

Sd/-
DATE: 13-05-2026
PLACE: MAHARASHTRA

Authorized officer for
IDFC FIRST Bank Limited

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Phone No : 022 - 6188 4700
Email : sys@pegasus-arc.com URL : www.pegasus-arc.com

[Appendix - IV-A]
[Refer proviso to rule 8 (6)]
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with provision to Rule 8 (6) 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) Guarantor(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-Three Trust - 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Apara Sahakari Bank Ltd (Apara Bank) vide Assignment Agreement dated 27.03.2018 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all known and unknown liabilities on 03.06.2026.

The Authorized Officer of Pegasus acting in its capacity as Trustee of Pegasus Group Thirty-Three Trust - 1 (Pegasus), has taken possession of the below described secured assets being immovable property on 11.02.2026 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), Guarantor(s) and Mortgagor(s):	1. Mr. Albuquerque Caitano Rosario (Borrower), 2. Ms. Albuquerque Molina Caitano (Co-Borrower), 3. Mrs. Vinida Eknath Galkao (Co-Borrower), 4. Mr. Shinku Birendrakumar Mishra (Guarantor), 5. Mr. Anil Ramdas Pednekar (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Outstanding Dues for which the secured assets are being sold: Rs. 78,35,114.87/- (Rupees Seventy-Eight Lakhs Thirty-Five Thousand One Hundred and Fourteen and Eighty-Seven Paise Only) as on 20.11.2016 with further interest at the contractual rate and costs, charges and expenses incurred thereon was Rs. 21.11.2018 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.
Details of Secured Asset being Immovable Property which is being sold	Plot of Land at Saleli (Bhom), Tal-Dodamadi, Dist- Sindhudurg, S. No. 113C, Area 0-24-0 (Arc) and S. No. 113A, H No. 4, Area 0-03-0 (ARC) B. R.C.C. Building at Saleli (Bhomwad) Tal-Dodamadi, Dist- Sindhudurg having G.P. House No. 449, Area 3433.0 sq. ft. & G.P. House No. 312, Area 984.0 sq. ft. Google Location: 15°43'09.97N 74°00'44.8"E
CERSAI ID:	CERSAI Asset ID: 200013842384 CERSAI SI ID: 400013871701
Reserve Price below which the Secured Asset will not be sold (In Rs.):	Rs. 2,21,48,000/- (Rupees Two Crore Twenty-One Lakhs Forty-Eight Thousand Only)
Earnest Money Deposit (EMD):	Rs. 22,14,800/- (Rupees Twenty-Two Lakhs Fourteen Thousand Eight 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:	On 27/05/2026 from 11.30 A.M to 12.30 P.M
Contact Person and Phone No:	Mr. Shubhoodeep Banerjee, Sr. Manager, Mob No.7710042736
Last date for submission of Bid:	01/06/2026 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 03/06/2026 from 11.00 a.m. to 12.00 pm

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors and Mortgagors under Rule 8(6) 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 [www.eauctions.co.in</](http://www.eauctions.co.in)