सेंट्रल बैंक ऑफ इंडिया
सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India

Central Office: Chander Mukhi, Nariman Point, Mumbai - 400 021
Branch Office: Stressed Asset Management Branch, 346, Standard Building, 2nd Floor Dr Dadabhai Naoroji Road, Fort, Mumbai - 400 023

NOTICE FOR SALE OF MOVEABLE/ IMMOVABLE PROPERTIES

E-Auction Notice for Sale of Movable/ Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with provision to Rule 6(2), 8(6) & 9 (1) 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 properties mortgaged/ charged to the Secured Creditor, physical possession, symbolic possession (specifically marked against the property) of which has been taken by the Authorized Officer of Central Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS " and "AS IS WHAT IS " and " WHATEVER THERE IS" as mentioned below against the properties for the recovery of amount due to the Secured Creditor from the Borrowers and Guarantors as mentioned below. To the best of knowledge and information of the Authorized officer, there are no encumbrances on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property.

E-Auction	Date of Inspection & time	Last date & time for deposit of Bid amount	E-Auction Date & time
Sr no 1 to 13	22th June 2026 12.00 PM to 4.00 PM	29th June 2026, 12.00PM	29th June 2026, 10.00 AM to 6.00PM
Sr no 14 to 16	6th July 2026 12.00 PM to 4.00 PM	13th July 2026, 12.00PM	13th July 2026, 10.00 AM to 6.00PM

Sr No	Name of the Borrower/ Guarantors / Mortgagors & Contact no. of Branch	Demand Notice Date & Due Amount (Rs. In lac)	Details of the property	Type of Possession (Physical/ Symbolic)	Reserve price/ EMD/ Bid increase (Rs. in lac)
1	**Mr. Jitendra Niranjandas Purswani B/O-Ulhasnagar (Main) Rashmi Kumari, Mob: 9619305718**	03/03/2020 Rs. 24.79 lacs +Interest +Other Charges if any	**PROPERTY ID-CBINTROULHS102** Residential Flat-303, 3rd Floor, Krishna Park Building No.C, Survey No-112 (Old Survey No. 42/5a) Village-Dhamote, Taluka-Karjat, Dist-Raigad. Built up Area: 675 Sq. Ft.	Physical No OC	20.41/ 2.05/ 0.25/
2	**Mrs. Sudha Satish Mishra B/O-Ulhasnagar (Main) Rashmi Kumari, Mob: 9619305718**	09/08/2019 Rs. 20.00 lacs + Interest +Other Charges if any	**PROPERTY ID-CBINTROULHS103** Residential Flat-304, 3rd Floor, Krishna Park Building No. C, Survey No-112(Old Survey No. 42/5a) Village-Dhamote, Taluka-Karjat, Dist-Raigad. Built up Area: 670 Sq. Ft.	Physical No OC	20.26/ 2.03/ 0.25
3	**Mr. Prakash Kanyalal Lalwani B/O-Ulhasnagar (Main) Rashmi Kumari, Mob: 9619305718**	31/07/2023 Rs. 44.66 lacs + Interest +Other Charges if any	**PROPERTY ID-CBINTROULHS104** 1. Flat No.301, 3rd Floor, Krishna Park Building, Building No. C1, Vill-Dhamote Taluka- Karjat, Dist- Raigad. Built up Area: 680 Sq. Ft. **PROPERTY ID-CBINTROULHS105** 2.Flat No.302,3rd Floor, Krishna Park Building, Building No.C1, Vill-Dhamote Taluka- Karjat, Dist- Raigad. Built up Area: 470 Sq. Ft.	Physical No OC	20.56/ 2.06/ 0.25 14.21/ 1.43/ 0.20
4	**Mr. Sandip Vitthal Kale And Mrs. Shakti Sandip Kale B/O-Kamothe, Kavita Kumari Mob: 9933446741**	09/01/2023 Rs. 21.22 lakh + Interest + Other Charges if any	**PROPERTY ID-CBINTROKAMO100** Flat No.303,3rd Floor, A-Wing, Building No.3, Konnark Gardens Building, Near Chindran Buddha Vihar,Vill Chindran, Taluka-Panvel, Dist- Raigad-410206.Built up Area: 363 Sq. Ft.	Physical No OC	14.01/ 1.41/ 0.15/
5	**M/S. Kajal Trading Co Mr Rahul Singh, (Bh), Kalyan West Mobile No - 9167940779**	14/06/2021 Rs. 52.09 lacs + Interest +Other Charges if any	**PROPERTY ID-CBINTROKAL101** Shop No.03, Ground Floor, Gaondevi Shopping Centre, Plot No. X25/1 & X25/11MIDC Residential Area, Sudama Nagar, Dombivli (East). Taluka: Kalyan, District: Thane-421201.Built Area: 225 Sq. Ft.	Physical No OC	17.10/ 1.72/ 0.20/
6	**M/S. Kajal Trading Co Mr Rahul Singh, '(Bh), Kalyan West Mobile No - 9167940779**	14/06/2021 Rs. 52.09 lacs + Interest +Other Charges if any	**PROPERTY ID-CBINTROKAL108** Shop No 12 & 13, 1st Floor, GaonDevi Shopping Centre, MIDC Residential Area, Sudama Nagar, Dombivli (E), Kalyan, Thane-421201. Built Area: 260 & 260 7Sq. ft. respectively	Physical No OC	27.04/ 2.80/ 0.30/
7	**Muniruddin Amiruddin Sayyed & Karimuddin Amiruddin Sayyed B/O- Kewale, Swetha Rangineni, Mob:9959158658**	07/05/2019 Rs. 18.45 lakh + Interest + Other Charges if any	**PROPERTY ID-CBINTROKEW101** Flat No.102,1st Floor, Ameer Villa, Survey No.68/5B+6,CTS no.1135(Part), Plot No02, Chichvali Shekin, Lowjee, Khopoli, Taluka Khalapur, Raigad- 410203. Built up Area: 600 Sq. Ft.	Physical No OC	8.10/ 0.82/ 0.09/
8	**Najma Akhtar & Jabul Akhtar Mrs.- Ankita Mishra(Bh), Kharghar Branch. Mobile No - 8655783854**	29/09/2022 Rs. 12.32 lakh + Interest + Other Charges if any	**PROPERTY ID-CBINTROKHAR100** Flat No.202,2nd Floor, Survey No.-1135, Aqsara Apartment, Chinchvali Lowajee, Taluka–Khalapur,Distt.–Raigad -410203. Built up Area 400 Sq. Ft.	Physical No OC	6.82/ 0.69/ 0.07/
9	**Harendrakishor Rai B/O- Neral Kalyani Kachhave, Mob:8329047669**	22/08/2023 Rs. 17.69 lakh + Interest + Other Charges if any	**PROPERTY ID-CBINTRONRL100** Flat No.301,3rd Floor, Amardeep-2 CHSL Building No.02,SNo. 169/67, Near Sadaf Residency & Sai Krupa CHSL, Village-Mamdapur, Tal- Karjat, Raigad-410101.Built up Area 552.50 Sq. Ft.	Physical No OC	7.02/ 0.71/ 0.08/
10	**Mrs. Manjula Ramlingam Yesarea Mrs. - Smita Gaikwad,(Bm), Neral Branch Mobile No – 8655783902**	02.04.2025 Rs.16.55 Lakh+ Interest + Other Charges if any	**PROPERTY ID-CBINTRONRL104** Flat No.103,First Floor, Raj Heights, At-Mamdapur, Post-Neral, Taluka-Karjat, District Raigad. Maharashtra-410101 Built Up Area 580.00 Sq.Ft	Physical	13.92/ 1.40/ 0.14/
11	**Mr. Tuntun Shukhnandan Dube& Mrs. Bindu Tuntun Dube Mrs.- Ankita Mishra(Bh), Kharghar Branch. Mobile No - 8655783854**	26.05.2025 Rs.13.13 Lakh+ Interest + Other Charges if any	**PROPERTY ID-CBINTROKHAR101** Flat No.302, 3rd floor, B Wing ,Sai Residency Building, Village-Chinchavali Shekin, Taluka-Khalapur Dist-RaigadPin-410203 Built Up Area 342.94 Sq.Ft	Physical No OC	13.89/ 1.39/ 0.14/
12	**Mr Amit Suresh Singh Mr - Naresh Kor (Bh), Ambernath Branch, Mobile No – 9075284222**	30/11/2023 Rs.31.39 lakh+ Interest + Other Charges if any	**PROPERTY ID-CBINTROAMBR106** Flat No. 26, 3rd Floor, Dimond Villa Co-Operative Housing Society Ltd. Near Ashirwad Hospital,S.V.P. Road, Kohoj-Khuntavali, Ambernath (West).Taluka: Ambernath, District: Thane-421 501 Built up Area 660 Sq.Ft.	Physical No OC	28.05/ 2.81/ 0.29/
13	**Niranjandas Dwarkomal Purswani B/O-Ulhasnagar (Main) Rashmi Kumari, Mob: 9619305718**	03/03/2020 Rs. 20.00 lakh + Interest + Other Charges if any	**PROPERTY ID-CBINTROULHS107** Flat No 302, 3rd Floor, C Wing, Krishna Park, Dhamote Neral Tal Karjat Dist Raigad-410 101. Built up Area 625 Sq. Ft.	Physical No OC	21.73/ 2.18/ 0.25/
14	**Mr Mohan Chavan B/O Washi Turbhe Abhishek Singh Mob - 8655783886**	07/05/2022 Rs 22.14 lakh + interest+ other charges if any	**PROPERTY ID-CBINTROWAST301** Flat no 202, 2nd floor, A wing, Building No.7 , Konnark Gardens, Gut no 26/5 At Chindran, Tal Panvel, Dist Raigad 410208 Carpet Area 26.560 Sq Mtrs	Physical	19.97/ 2.00/ 0.20
15	**Mrs Rakhee Thakur B/O Washi Turbhe Abhishek Singh Mob - 8655783886**	07/05/2022 Rs.16.70 lakhs + interest+ other charges if any	**PROPERTY ID-CBINTROWAST302** Flat no 202, 2nd floor, A wing,Building No.4 , Konnark Gardens, Gut no 26/5 At Chindran, Tal Panvel, Dist Raigad 410208 Carpet Area 26.560 Sq Mtrs	Physical	21.65/ 2.17/ 0.22
16	**Mr Manish Kapil Deo Mishra B/O Washi Turbhe Abhishek Singh Mob - 8655783886**	07/02/2020 Rs.13.53 lakhs + interest+ other charges if any	**PROPERTY ID-CBINTROWAST303** Flat no 203, 2nd floor, A wing, Building No.3 , Konnark Gardens, Gut no 26/5 At Chindran, Tal Panvel, Dist Raigad 410208 Carpet Area 26.560 Sq Mtrs	Physical	21.43/ 2.14/ 0.21

The auction will be conducted through the Bank's approved service provider: Website of E-auction agency **https://baanknet.com/** E-auction agency contact details are:

• PSB Alliance eBKray Helpdesk No. +918291220220 Email: support.baanknet@psballiance.com

For Any queries related to bidder registration and EMD payment/refund related queries: Email: **support.baanknet@psballiance.com.** Please contact the helpdesk officials during office hours on the working days

It is advisable for Bidders to complete the following formalities well in advance.

Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform **https://baanknet.com/** using his mobile number and email-id

Step 2: KYC verification: As a part of e-KYC the documents will be verified by the system.

Please note that Steps 1 & 2 should be completed by bidder well in advance.

Step3: EMD amount: The interested Bidders/Purchasers has to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before/during the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the auction time. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem

Please follow the guidelines available at **https://baanknet.com/** for payment of EMD/bidding during auction process

Step 4: Bidding Process and Auction Results:

Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.

In case there is sole bidder for any property, the sole bidder will have to participate in the e–auction and will have to increase his/her/its offer at least by the amount equal to the amount of bid increase amount as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.

It shall be responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their bid.

The authorized officer/Bank reserves the right to postpone/cancel or vary any of terms and conditions of the auction without assigning any reason thereof.

The authorized officer is not bound to accept the highest offer and the authorized officer has absolute right to accept or reject any or all offer (s) or adjourn/ postpone/cancel the e-auction without assigning any reason thereof.

Bidding in the last moment should be avoided in the bidders own interest as neither the CENTRAL BANK OF INDIA nor service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). In order to ward-off such contingent situation bidders are requested to make all necessary arrangements/ alternatives such as power supply back up etc., so that they are able to circumvent such situation and are able to participate in auction successfully.

To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of the property/ies, put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the

Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to Bank. The Authorized Officer/Secure Creditor shall not be responsible in any way for any third party claims/rights/dues.

Please follow the guidelines available at **https://baanknet.in/** for payment of EMD/bidding during auction

*Please read the user manual available on the website carefully before commencing bidding process. Bank will not be responsible for any complications arise during bidding process, if any.

It is important to note that the auction purchaser shall bear the Stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and other charges both existing and future relating to properties over and above bid amount.

For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website **www.centralbankofindia.bank.in**

Place: Mumbai
Date:12.06.2026

Authorized Officer, Central Bank of India
email- recoverythanro@centralbank.bank.in

BRIHANMUMBAI MUNICIPAL CORPORATION

TREE AUTHORITY
PUBLIC NOTICE

In accordance with the provision under section 8 (3) (c) of the Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975 (As modified upto January 2018) **01** proposal from 'R/North' ward i.e. **Total 01** proposals in **Zone-VII** are received requesting approval of Maharashtra State Tree Authority/BMC's Tree Authority / Municipal Commissioner, Chairman, Tree Authority (BMC) for removal of trees.

The Information of the trees for cutting/ Transplanting in above mentioned proposals is available on BMC website - https://mcgm.gov.in → About us → wards / Departments → Department manuals → Gardens & Tree Authority → Tree Authority → Advt. 7 days - W.S.- Z-VII - 97.

Objections / suggestions from citizens for aforesaid proposals, if any, are invited in prescribed format within 7 days from the date of published of this notice in the office of Supdt. Of Gardens & Tree Officer.

You can also submit your suggestions / objections in prescribed format on dysg.ta@mcgm.gov.in this email-ID . Your suggestions / Objections in prescribed format received in stipulated time will be noted. Emails or written suggestions / Objections received after the said date will not be entertained. Hearing for the objections / suggestions obtained will be given on 23/06/2026 at 04.30 p.m to 05.00 p.m at the office of Supdt. Of Gardens & Tree Officer. Those who find it necessary to attend this hearing can remain present with a copy of their e-mail, suggestions/objections.

Supdt.Of Gardens & Tree officer
Office of Supdt. Of Gardens & Tree Officer,
2nd Floor, Humboldt Penguin Bldg.,
V.J.B. Udyan & Zoo, Sant. Savta Mali Marg,
Byculla (East), Mumbai-400027
Tel. No. 23742162 Email - dysg.ta@mcgm.gov.in

Sd/-
Supdt. Of Gardens & Tree Officer

PRO/571/ADV/2024-25

Avoid Self Medication

PUBLIC NOTICE

NOTICE is hereby given that our client proposes to acquire the residential premises more particularly described in the **SCHEDULE** hereunder written (**"said Premises"**) from **MR. MOHAN SRIPAD RAO,** having address at Flat No. 203, "K-52"/"Sukh Niwas CHSL" 17th Road, Khar West, Mumbai 400052, with clear and marketable title and vacant and peaceful possession.

All persons having any claim against or in respect of the said Premises or any part thereof by way of sale, exchange, mortgage (equitable or otherwise), gift, trust, inheritance, family arrangement, partition, partnership, maintenance, bequest, possession, lease, tenancy, license, lien, charge, pre-emption rights, pledge, guarantee, easement, loans, advances, lis pendens, injunction or attachment, or under any decree, order or award passed by any Court of Law, Tribunal, Revenue or Statutory Authority or arbitration or otherwise howsoever, are hereby requested to notify the same in writing to us with supporting documentary evidence at the address mentioned here in below within 14 (fourteen) days from the date of publication of this notice, failing which, the claim or claims, if any, of such persons shall be deemed to have been waived and/or abandoned and not binding in any manner whatsoever and our client shall proceed with the transaction.

SCHEDULE ABOVE REFERRED TO

ALL THAT 5 (Five) fully paid up shares of Rs.50/- each bearing distinctive Nos. **16 to 20** (both inclusive) under Share Certificate No. 4 dated 22nd April, 1985, issued by the Sukh Niwas Co-operative Housing Society Limited and Flat No.**203** admeasuring 1157.76 sq.ft (MOFA) carpet area equivalent to 1209.55 sq.ft. (RERA) Carpet area on the 2nd floor along with 2(two) car parking space no. **1-09 and 1-10** on the first floor of the newly constructed building known as "K-52"/"Sukh Niwas" situated at E- Ward Taluka Bandra, Mumbai 400052 within the Registration District of Mumbai City and lying on the piece of land bearing CTS No. E/79 and E/80 Plot NO. 535 and 536 of Bandra, Mumbai

Dated this 13th day of June, 2026

Adv. Kshitij Sancheti -
Settle Legal Advocates
Office # III-B, Diamond House, 3rd Floor, 35th Road, Bandra (West), Mumbai 400 050
(M): +919819424329
(E): kshitij@settlelegal.com

PEGASUS ASSETS RECONSTRUCTION PRIVATE LI ITED
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400 021, Tel 91-2261884700

DEMAND NOTICE

The Abhyudaya Co-Operative Bank Limited has vide a Deed of Assignment dated 30/06/2017 assigned in favor of Pegasus Assets Reconstruction Private Limited (acting in its capacity as trustee of Pegasus Group Thirty Two Trust-1) ("Pegasus"), inter alia the debt due and payable by Borrower(s)/ Co-Borrowers(s)/Mortgagor(s)/Guarantor(s) as mentioned herein, along with all its right, title, interests, benefits, under/in respect of the following Credit Facilities along with the underlying security interest(s), under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act"):

S. No.	Date of Sanction Letter	Type of Credit Facility	Sanctioned amount (Rs. in lakhs)
1.	12-07-2008	Term Loan ESCLN 400166/501398	128
2.	29-10-2009	Term Loan ESCLN 400178/50199	35
3.	28-02-2011	Cash Credit 204/20235	50

The undersigned is the Authorized Officer of the Pegasus. In exercise of powers conferred under the Section 13 (12) of the SARFAESI Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules"), the Authorized Officer of Pegasus issued a Demand Notice dated 22-05-2026 under section 13 (2) of the SARFAESI Act, calling upon the Borrower(s)/Co-Borrower(s)/ Mortgagor(s)/Guarantor(s), to repay the amounts mentioned in the said Demand Notice. In connection with above, Notice is hereby once again given, to the Borrower(s)/Co-Borrower(s)/ Mortgagor(s)/Guarantor(s) to pay Pegasus, within 60 days from the publication of this notice, the amounts indicated detailed in the said Demand Notice together with further interest, cost and expenses till the date of payment and/or realization. As security for due repayment of the above-mentioned Credit Facilities, the following assets have been mortgaged to Pegasus by the said borrower(s)/co-borrower (s)/ mortgagor(s)/guarantor (s) respectively.

Name of the Borrower(s)/Co-Borrower (s)/ Mortgagor(s)/Guarantor (s)	Demand Notice Date & Amount
1. M/s N.B. Textile (Proprietorship) Prop- Mr. Narsayya B. Yemula (Borrower) **2. Mr. Ravindar N. Yemula Prop. Of M/s R. N. Textile (Guarantor)** **3. Mr. Manohar N. Dusa Prop. Of M/s Shreenath Textiles (Guarantor)** **4. Ms. Jyothi C. Annam (Guarantor)** **5. Ms. Geeta V. Kodam (Guarantor)** **6. Ms. Rajita Narsayya Yemula (Guarantor)** **7. Mrs. anumava B. Yemula represented by her legal heir Mr. Narsayya B. Yemula (Guarantor)**	**22-05-2026 & Rs.9,15,01,372.65** (Rupees Nine Crores Fifteen Lakhs One Thousand Three Hundred Seventy-Two and Paise Sixty-Five only) **as on 11th May 2026**, together with applicable interest, default interest, liquidated damages, premia and other charges payable thereon at contractual rates till the date of payment / realization.

Description of secured asset (Immovable Property) : 1. One House Property M.H.No. 384, New Kaneri, Padmanaagar, Bhiwandi (Dist. Thane) Constructed on land Admeasuring about 233.25 sq.yards, bearing Survey No.35, Hissa No.3, at Mauje Kamatgar, within limits of Bhiwandi Nijampur Municipal Corporation, Bhiwandi, Dist. Thane, and Registration Office Bhiwandi and Division and District Thane; and **bounded as under:** On or Towards North by: M.H.No. 384 Paiki, On or Towards South by: M.H. No. 385, On or Towards East by: Road, On or Towards est by: Land of S. No. 35.
2. Flat No. 402, admeasuring about 625 sq. ft. Builtup area equivalent to 58.08 or thereabouts, on 4th Floor of Building No. A-1/B-9, in Phase – I, "Sai-Mansorawar Co-op. Housing Society", Bhiwandi constructed on NA land bearing S. No. 15/1, 15/2 and 22 at Village Phene within limits of Bhiwandi Nizampur City Corporation Bhiwandi, Dist. Thane and Sub Division and Sub Registration Office Bhiwandi and Division and District Thane.

Please note that this notice supersedes any earlier notice under Section 13(2) of SARFAESI Act issued in respect of the secured assets described in the table above. However, it is hereby clarified that the earlier notice(s) issued under Section 13 (2) of the SARFAESI Act and actions taken pursuant thereto under the provisions of the SARFAESI Act and rules thereunder in respect of secured assets other than those mentioned in the table above shall continue to remain valid and subsisting.
Please note that as per section 13 (13) of the Act, immediately on receipt of this notice, the Borrower(s)/Co-Borrower(s)/ Mortgagor(s)/Guarantor(s) are prohibited from transferring by way of sale, lease or otherwise, the secured assets without the prior written consent of Pegasus. Please also note that any breach of this provision of Section 13 (13) will attract penal provisions as laid down under section 29 of the Act and any other legal provisions in accordance with any other law.
As per section 13(8) of the Act, if the dues of Pegasus together with all costs, charges and expenses incurred by Pegasus are tendered to Pegasus at any time before the date fixed for sale or transfer, the secured assets shall not be sold and transferred by Pegasus, and no further steps shall be taken by Pegasus for transfer or sale of that secured assets.
This statutory notice is without prejudice to our rights and remedies to proceed against any or all of you before the appropriate Forum/Tribunal for recovery of the entire outstanding dues or any part thereof along with interest payable and costs and for other permissible reliefs under applicable laws.

Date: 13/06/2026 **Sd/- Authorized Officer**
Place: Mumbai **For Pegasus Assets Reconstruction Private Limited**
Acting in its capacity as Trustee of Pegasus Group Thirty Two Trust-1

PHYSICAL POSSESSION NOTICE

ICICI Bank | Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No. B3, WIFI IT Park, Wagle Industrial Estate, Thane (West) - 400604.

The Authorised **ICICI** Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.
Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of **ICICI** Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Shyam Chimaji Rane / Shraddha Shyam Rane/ LBMUM00004981085	Flat No. 505, Bldg No 1 Wing D 2.5th Floor, "Wadhwa Wise City", South Block, Phase I, Plot RZ9, Wardoli 01 Panvel 410206 / 9th June 26	February 29, 2024 Rs. 21,43,971/-	Panvel
2.	Sanjay Sharma/ Vikas / LBPLG00006121805	Flat No. 301, 3rd Floor, Building No. 06, Wing 10, Shree Township, Survey No./ Gut No. 10+58/1, Village Kambalgaon, Taluka & District Palghar, Boisar East, Maharashtra, Palghar- 401501 / 10th June 26	December 30, 2023 Rs. 11,04,899/-	Palghar
3.	Tanaya Sachdev/ Varsha Sachdev/ TBBHO00006422504	Flat No. 706, on 7th Floor , Wing A , Building No. 03, Named As "Indus" In The Complex Known As "Thakur Galaxy" Plot No. RH-81, Situated At Village Saravali, Taluka- Palghar & District- Thane Thane- 401501/ 10th June 26	October 29, 2025 Rs. 21,07,542.46/-	Palghar
4.	Saddam Husain Yusuf/ Khan Tabassumnisha Gulhasan/ LBTNE00005530233	Flat No. 203, 2nd Floor, A Wing, Building Type A, "Hindustan Empire Estate- I", Hindustan Complex, Near Khaira Fatak,boisar Chillar Road, Survey No. 7, Hissa No. E, Old Survey No. 129/E, Village Khaira, Palghar- 401501/ 10th June 26	October 28, 2025 Rs. 13,38,09.43/-	Palghar
5.	Rajesh Kumar Sharma/ Sangeeta Sharma/ TBBHO00006338243	Flat No.401,4th Floor, B Wing, Building No.2, Roop Rajat Residency, Sr.no.161/2/2, Village Betegaon, Chilhar Road, Boisar East, Palghar, Maharashtra, Palghar- 401501 / 10th June 26	November 13, 2025 Rs. 13,92,887/-	Palghar
6.	Bindhu Joseph / TBNMU00006859903	Flat No. B 11, on The Ground Floor, In Bldg No. II Bwing, of Bldg Known As "Shalimar of Hill Garden Shalimar Co Operative Housing Society Ltd"hill Gardens Complex, Village Chitalsar, Manpada Opp. Tikujiniwadi,thane Within The Limits of Thane Muncipal Corporation And Registration District And Sub District Thane, Maharashtra, Thane- 400610 / 10th June 26	September 22, 2025 Rs. 76,94,425/-	Thane
7.	Ashish Dineshkumar Shah/ Pinky Ashish Shah/ TBMUM00006322486	Flat No. 1602- 16th Floor, Building No.21, Building Proposed To Be Called Avenue Situated At Versova Andheri Tapasya Chs Ltd, Plot No.21, R.S.C 12 , S.V.P Nagar, Four Bunglows Andheri West Mumbai 400053, / 10th June 26	December 30, 2024 Rs. 76,94,425/-	Mumbai
8.	Ashish Dineshkumar Shah/ Pinky Ashish Shah/ TBMUM00006563296	Flat No. 1603, 16th Floor, In Building Known As Avenue Situated At Versova Andheri Tapasya Chs Ltd Plot No. 21, S.V.P Nagar, Four Bungalows, Andheri West Mumbai- 400058./ 10th June 26	December 30, 2024 Rs. 1,43,57,346.99/-	Mumbai

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: June 13, 2026
Place: Panvel & Palghar & Thane & Mumbai

Sincerely Authorised Officer,
For **ICICI** Bank Ltd.