



**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
55-56, 5th Floor Free Press House Nariman Point,  
Mumbai 400211 Tel: +91-22-61884700  
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), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Five Trust 2 ("Pegasus"), having been assigned the debt of the below mentioned Borrower along with underlying securities interest by Dombivli Nagar Sahakar Bank Limited (DNSB), 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 it's", "As is what is", "Whatever there is" basis along with all its known and unknown liabilities on 10/03/2026.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 11/09/2025 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

- 1. Mudrai Multi Facilities Services Pvt. Ltd. (Borrower)
- 2. Mr. Ramesh Suresh Patil (Director & Guarantor)
- 3. Mr. Umesh Suresh Patil (Director & Guarantor)
- 4. Flamingo Construction Private Limited (Co-borrower and Mortgagor)
- 5. Mr. Kuldeep Singh S. Bhatti (Guarantor)
- 6. Mr. Dinesh S. Shetty (Guarantor)

**Outstanding Dues for which the secured assets are being sold:**

Rs. 42,78,38,650.67 (Rs. Forty Two Crore Seventy Eight Lakhs Thirty Eight Thousand Six Hundred Fifty and Paise Sixty Only) and thereby called upon the amount on 29/02/2024 plus further interest on the contractual rate and cost, charges, and expenses thereon till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act.)

Rs. 54,77,157.74 (Rupees Fifty Four Crore Seventy Seven Lakhs One Hundred Fifty One and Paise Seventy Four Only) for Loan Account No. 0210138000004 and 021401800040475 as on 31/12/2025 plus further interest at the contractual rate and cost, charges, and expenses thereon till the date of payment and realization.

**Details of Secured Assets being Immovable Property which is being sold**

ALL THAT PIECES AND PARCELS OF Land adm: 05H-45R-70P (13 Acres 25.70 Guntha) bearing Gat No. 194, Hissa No. 4/(Part) of Maji Tamhini Budruk, (old name Adawadi), Taluka Mulshi, District Pune and bounded as follows: On or towards East: By Survey No. 194 (Part) Or on towards West: By Boundary of Mojile Village On or towards North: By Survey No. 194 owned by Mr. Gavhane On or towards South: By Survey No. 177 along with right of way from the Public Road to this land.

ALL THAT PIECES AND PARCELS OF (i) Land admeasuring about 00H-09R-50P bearing Gat No. 194, Hissa No. 1 (Part), (ii) Land admeasuring about 00H-04R-75P bearing Gat No. 194, Hissa No. 2 (Part), (iii) Land admeasuring about 00H-06R-50P bearing Gat No. 194, Hissa No. 5 (Part), Tamhini Budruk, (old name Adawadi), Taluka Mulshi, District Pune and bounded as follows. On or towards East: By Gat No. 194 (Part) & Survey No: 195(Part) Or on towards West: By Boundary of Mojile Village On or towards North: By Gat No. 219 land owned by Mr Pavitra Walkar On or towards South: By Gat No. 177 along with right of way from the Public Road to this land. Owned and Mortgaged by - Flamingo Construction Private Limited

**CERSAI ID:**  
194(1): Asset ID: 20034599280 Security ID: 40034657103  
194(1): Asset ID: 20034629736 Security ID: 40034687649  
194(2): Asset ID: 20034699047 Security ID: 40034757104  
194(5): Asset ID: 20034630997 Security ID: 40034688911

**Reserve Price below which the Secured Asset will not be sold**

Rs. 28,00,60,00/- (Rupees Twenty Eight Crore Two Lakhs Sixty Thousand Only)

**Earnest Money Deposit (EMD):**

Rs. 2,80,26,00/- (Rupees Two Crore Eighty Lakhs Twenty Six Thousand Only)

**Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value**

Not Known

**Other Information**

1. Suit for the cancellation of the mortgage deed, bearing Special Civil Suit No. 617/2020, currently pending before the Civil Judge (Senior Division) in Pune.  
2. RERA Complaint bearing no. CC12504533 has been filed against Flamingo Construction Private Limited  
3. Cr. Rev. App. No. 370/2025 filed by Flamingo against Pegasus ARC challenging Section 14 Order.  
4. OA/1979/2025 is filed before DRT Pune  
5. Flamingo filed SA/127/2020 and SA/762/2025 before Pune

**Inspection of Properties:**

02/02/2026 between 12.30 p.m. To 02.30 p.m.

**Contact Person and Phone No:**

Mr. Parash Karande - 9594313111  
Ms. Heena Vichare - 9004103652

**Last date for submission of Bid:**

09/03/2026 till 4.00 pm.

**Time and Venue of Bid Opening:**

E-Auction/Bidding through website (<https://sarfaesi.auction-tiger.net>) on 10/03/2026 from 11.00 am to 12.00 noon.

This publication is also a **Thirty (30) days** notice to the aforementioned Borrowers/Co-borrowers/Mortgagors under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or <https://sarfaesi.auction-tiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo. +91 9265562821 & 9374519754, ramprasad@auction-tiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auction-tiger.net before submitting any bid.

**AUTHORISED OFFICER**

Pegasus Assets Reconstruction Limited  
(Acting in its capacity as a Trustee of Pegasus Group Thirty Five Trust 2)

**Saraswat Bank**  
Saraswat Co-operative Bank Ltd.

**SARASWAT CO-OPERATIVE BANK LIMITED**  
74/C, Samadhan Building, Senapati Bapat Marg,  
Dadar (W), Mumbai 400 028

Tel. No. : 8828805609 / 8657043713 /14 /15

**POSSESSION NOTICE**

(as per Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of Saraswat Co-op. Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notice dated 05.08.2022, calling upon the Borrower & Mortgagor: Mr. Kamble Prabhakar Vitthal, & Guarantor Mrs. Kamble Laxmi Prabhakar to repay the amount mentioned in the notice being Rs. 12,57,680/- (Rupees Twelve Lakhs Fifty Seven Thousand Six Hundred Eighty Only) as on 03.08.2022 plus, interest and incidental charges, if any, thereon within 60 days from the date of receipt of the said notice.

The Borrower/Mortgagor/Guarantor having failed to repay the amount, notice is hereby given to the Borrower/Mortgagor/ Guarantor and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 30.01.2026. The Borrower/Mortgagor/Guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Saraswat Co-op. Bank Ltd., for an amount of Rs. 12,57,680/- (Rupees Twelve Lakhs Fifty Seven Thousand Six Hundred Eighty Only) as on 03.08.2022 and interest thereon.

The Borrower/Mortgagor/Guarantor attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

**Description of the Immovable Property**

Equitable mortgage of residential Flat No. 003, on ground floor (Area admeasuring about 27.25 sq mtrs. carpet together with enclosed balcony/terrace/varandah (Area admeasuring 5.500 Sq. Mtrs.) in K Wing in the building known as Shubham Residency Phase I situated at Survey No. 163, Hissa No. 1, Pali, Taluka Sudhagad, District Raigad - 410 205. owned by Mr. Kamble Prabhakar Vitthal.

**Date:** 30.01.2026. **AUTHORISED OFFICER**

For Saraswat Co-op. Bank Ltd.

**PUBLIC NOTICE**

Notice is hereby given that Mr. Dinkar Laxman Awale & Mrs. Geeta Dinkar Awale (hereinafter referred to as "the claimants") have absolute rights over the commercial Premises being Shop No. 4, admeasuring 165.67 sq ft. Carpet area, on the Ground Floor, in the building known as Sameed Arcade Cooperative Housing Society Ltd (hereinafter referred to as "said Society"), constructed on a Plot of land bearing City Survey No. 155, 156, 157 & 160 of Tika No. 13, lying, being and situated at Agyari Lane, Jambali Naka, Village Thane, Taluka & District Thane (hereinafter referred to as "said Shop"). Now my clients intent to purchase the said Shop from the said Owners.

Any person/s or entity/ies having any claim/s relating to the said shop and/or have any claim or right, title or interest of any nature/in any capacity whatsoever in, upon or over the said shop or any part thereof, whether by way of purchase, gift, mortgage, charge, lien, maintenance, tenancy or any right/ offrom the society or in any other manner is required to inform the same at the address given hereunder in writing, within 10 days from the date of publication of this Notice together with documentary proof which he/she wishes to produce in support of his/her claims/rights and claims/rights if any, received after 10 days of this Notice will be considered as waived.

Mob: 989251916. A/10, Om Satya Pushpa Society, Panchpakhadi, Thane - W 400 602. Mrs. Suchita Katkar B.S.L.L.B Advocate, High Court Mob: 989251916. A/10, Om Satya Pushpa Society, N. Saraswati English School, Panchpakhadi, Thane - W 400 602. Date: 02/02/2026.

**NOTICE**

Exh. No. 10  
Next Date 03/02/2026

**IN THE COURT OF SHRI D. M. Upadhye, JUDGE, COURT NO 4, FAMILY COURT, MUMBAI AT BANDRA.**

**PETITION NO. A 3137 OF 2024**

Mrs. Hetal Nikunj Bhadarkar ...Petitioner.

Vs.  
Mr. Nikunj Bhadarkar

Add: Room no. 30, Western Railway Colony, Matunga Road, Mumbai -400019

...Respondent

TAKE NOTICE THAT the petitioner above named has filed Petition for Divorce Under Section 13(1)(a) and (b) Of The Hindu Marriage ACT,1955.

TAKE FURTHER NOTICE THAT the petition is fixed for on **03rd day of February, 2026 at 10.30 a. m.** sharp in Family Court No. 4, at Bandra, Mumbai or before any other Hon'ble Judge, presiding in the Family Court, Mumbai at Bandra, assigned charge of the said Court No. 4 when you are required to appear in person and file your Written Statement and default of your doing so, the Hon'ble Judge, Family Court will proceed to hear the said petition, against you Ex parte and pronounce Judgment thereon.

THIS NOTICE IS ORDERED by Hon'ble Judge, presiding in Court No.4, on 11th day of November, 2025 Order below Exh.08

Given under my hand and Seal of this Court, Dated this 19th day of January, 2026.

**SEAL**

**i/c Dy. Registrar, Family Court, Bandra (East)**

Handed over by Advocate Leela Ranga

Sd/-

**PUBLIC NOTICE**

This is to give Notice to the Public at large that Mohd. Saad Batatwala and Shri. Usman Gani Ali Mohammed Kash, resident of Bhivandi, Thane, are the owners of Plinth No. 1, Plinth No. 2, Plinth No. 3 and Plinth No. 4 with right of construction open to sky with ownership rights of equal area of land lying beneath the said Plinth of Land bearing S. No. 113, H. No. 8 Paiki at Village Dapode, Taluka - Bhivandi, District - Thane and Sub Division and Sub Registration Office - Bhivandi and Division and District Thane. It is informed by said owners that some of the original chain documents of the above said property/ies as described in the schedule hereunder has been misplaced and the owners has lodged an online Police Complaint on 24.01.2026 under complaint id. No. 9301/2026 in the Nagpada Police Station for same.

Any persons either having or claiming any right, title, interest or claim in said property/ies land or possession of the said property/ies in any manner including by way of any agreement, undertaking, agreement for sale, transfer, exchange, conveyance, assignment, charge, mortgage, gift, trust, inheritance, lease, lien, monthly tenancy, lease and license, partnership, joint venture, easement, right of prescription, any adverse right or claim of any nature whatsoever, dispute, suit, decree, order, restrictive covenants, order of injunction, attachment, acquisition or otherwise upon and required to make the same known to the undersigned in writing within 14 days from the date of publication hereof either by hand delivery against proper written acknowledgment of the undersigned or by the Registered post A.D.

Failing which any such claim shall be deemed to be waived and/or abandoned.

**Schedule of the Missing Property Documents**

Sr. No.	Purchaser	Seller	Document No/ Dated- Receipt No.
1.	Sonal Kaushik Vora, Kaushik Chimanlal Vora	Ramchandra Govar Patil through Power of Attorney Milan Gulbabhai Mehta	339/2005-BVD-1, Date 18.08.2005 Receipt No. 3367/2005
2.	Sonal Kaushik Vora, Kaushik Chimanlal Vora	Madhusudan Baburao Parab through Power of Attorney Sanjay Natwari Mehta	5100/2005-BVD-1 Date 13.12.2005 Receipt No. 5154/2005
3.	Hemlata Ramesh Jain, Hemlata Nathulal Jain	Savitri Satish Rao K. through Power of Attorney Sanjay Natwari Mehta	5101/2005-BVD-1 Date 13.12.2005 Receipt No. 5155/2005
4.	Hemlata Ramesh Jain, Hemlata Nathulal Jain	Sangita Vilas Mhatre through Power of Attorney Sanjay Natwari Mehta	5102/2005-BVD-1 Date 13.12.2005 Receipt No. 5156/2005

Dated this 02<sup>nd</sup> day of February, 2026

Rajkumar K. Shukla Law Firm, Advocate & Consultants, Office No. 10, 2<sup>nd</sup> Floor, Building No. 84, Jamnabhoom Marg, Fort, Mumbai - 400011

**PUBLIC NOTICE**

Redevelopment of Property bearing F.P. No. 426 of T.P.S. No. IV of Mahim Division G/North ward No. 3375/1 & Street No. 839AE & Ward No. GN-3374 (4) & Street No 4-AB, 6-BB situated at Bhavani Shankar Road, Dadar (West), Mumbai - 400288 known as "Old Sadguru Sadan and New Sadguru Sadan" within the Registration District and Sub-District of Mumbai City. M/s. Rezenta Developers and M/s. Shri Navkar Developer who have the authority to redevelop the above mentioned property. The following are the list of the tenants/occupants of the structure referred herein above.

**RELEVANT PARTICULARS**

1.	Name of the corporate debtor along with PAN/ CIN/ LLP no.	KL Enterprises LLP LLP No.: AAA-5012 PAN: AALFK3656P



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