

5th E-AUCTION SALE NOTICE UNDER IBC, 2016

M/s Pratibha Skyscrapers Private Limited (in Liquidation)
 Regd. office: Pl No. 49-50, Ramnagar Tal Karveer, Kolhapur 416005,
 Maharashtra, India

Bids are invited through e-auction platform <https://ibbi.baanknet.com> for sale of following assets of M/s Pratibha Skyscrapers Private Limited forming part of Liquidation Estate by the Liquidator u/s. 35 (f) of IBC, 2016 r/w reg. 32 and Schedule I of IBBI (Liquidation Process) Regulations, 2016

DETAILS ASSETS TO BE SOLD UNDER REGULATIONS 32(a) TO (d) OF LIQUIDATION REGULATIONS	Manner of sale	(Rs Reserve Price.)	EMD (Rs.)	Incremental Bid Amount (Rs.)
I. Land: Open NA land admeasuring 31670.80 Sq. Mtrs Area having 267 plots located at Gat No 182, Dhekri, Tal - Tuljapur, Dist. - Osmanabad, Maharashtra	Sale of Assets of the Corporate Debtor under Regulation 32 (a) of IBBI (Liquidation Process) Regulations, 2016	2,41,01,025	24,10,102.5	10,00,000
II. Securities and Financial Assets (SFA)	Not Readily Realizable Assets under Regulation 37A of the IBBI (Liquidation Process) Regulations, 2016	1,06,70,252.17	10,67,025.22	1,00,000
Last Date of Remittance of EMD	03.10.2026			
E-Auction Date and Time	06.10.2026 (From 10:00 AM to 12:00 Noon)			
1. Interested applicants may refer to e-Auction Process Information Document for detailed terms and conditions of online E-Auction, BID form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc., available at https://ibbi.baanknet.com. 2. Prospective bidders shall submit the requisite documents, including an undertaking of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the BAANKNET auction platform https://ibbi.baanknet.com 3. Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the BAANKNET auction platform: https://ibbi.baanknet.com 4. The undertaking referred in clause 2 hereinabove should state that the prospective bidder does not suffer from any ineligibility under section 29A of the Code to the extent applicable. <i>Prospective bidders may note that if found ineligible at any stage, the EMD shall be forfeited as per IBBI, vide Circular No. IBBI/LIQ/84/2025 dated 28th March, 2025.</i> 5. Kindly note that EMD payment must be made through the BAANKNET portal by adding funds to the eWallet and clicking "Participate" for the respective auction. Name of Eligible Bidders will be identified and conveyed by Liquidator to participate in online e-auction on the portal www.baanknet.com . The interested bidder should create their User ID & Password in the auction portal and deposit their EMD amount in the eWallet of the portal. For any query regarding the e-auction portal, reach out to BAANKNET (Bank Asset Auction Network), Email ID support. baanknet@psballiance.com, Mobile No: +91 8291220220. 6. The maximum time allowed to the Successful Bidder for making payment of balance Sale Consideration (i.e., accepted Bid Amount plus other applicable taxes/ duties after set-off / adjustment of EMD received) along with interest due is 90 days from the date of LOI. 7. It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. Liquidator has right to extend /defer /cancel and/or modify, delete any of the terms and conditions including timelines of E-Auction at his discretion in the interest of Liquidation Process and has right to reject any bid without any prior notice or assigning any reason whatsoever at any stage of the auction. 8. E-Auction shall be conducted on "AS IS WHERE IS", "AS IS WHAT IS" "WHATEVER THERE IS" and "NO RECOURSE" basis only.				
Date: 08.09.2026	Sd/- Ms. Jovita Reema Mathias Liquidator – Pratibha Skyscrapers Private Limited (in Liquidation) IBBI Reg. No.: IBBI/IPA-002/IP-N00337/2017-18/10941 Add: 301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala Andheri Kurla Road, Andheri East, Mumbai 400093.			
Place: Mumbai				



Muthoot Finance Ltd.
Corporate Office : Unit No. 19-NE, 19th Floor, The Ruby, Senapati Bapat Marg,
Near Ruparel College, Dadar (West), Mumbai, Maharashtra- 400 028

POSSESSION NOTICE (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)
Whereas, the undersigned being the Authorized Officer of Muthoot Finance Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred under section 13(1) of the said Act, read with rule 3 of the Security Interest Enforcement (Enforcement) Rules, 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s)/Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s)/Co-Borrower(s)/Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(1) of the said Act read with Rule 3 of the Security Interest Enforcement (Enforcement) Rules, 2002. The borrower 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 Muthoot Finance Ltd. for an amount as mentioned herein under with interest thereon.
The Borrower's 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.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s)/ Loan Account No./Branch	Brief details of secured assets	Date of Demand Notice & Total Outstanding Dues (Rs.)	Possession Taken Date
1.	Tammy Sunil Dulam/ Ankit Sunil Dulam/ Nilima Sunil Dulam/ AAR-LAP-000010/ Kedgaon	All That Piece And Parcel of Land Bearing: Shop No. S-2, Ground Floor, Shanti Ganpati Complex, Cts No. 57, Admeasuring Area 173.90 Sq.mtrs, Mahe Ahmadrnagar 414001. (Hereinafter Referred To As Said Property) And Bounded As on or Towards The North By Shop No S-3, on or Towards The South By: Shop No S-1, on or Towards The East By Entrance/ Road, on or Towards The West By Building Parking	04-Jun-2026/ Rs. 23,42,338/- Rupees Twenty Three Lakh Forty Two Thousand Three Hundred Thirty Eight	05-09-2026

Date: September 08, 2026,
Place: Ahmadnagar

56/- Authorized Officer,
Muthoot Finance Ltd



Branch Office: ICICI Bank Limited, DSGM, 870/1-Suma House, Bhandarkar Road, Opp. Hotel Raviraj, Maharashtra, Pune-411004

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET
(See proviso to Rule 8(1))
Notice for sale of immovable asset(s)
E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest Enforcement (Enforcement) Rules, 2002.
This 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 Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder.

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Universal Enterprises (Borrower), Mr. Mohsin Nisar Pathan, Mr. Tabassum Syed Umama (Guarantor/ Mortgagee) Loan Account No.- 17240550023 Having OD Account, Mohsin Nisar Pathan (Borrower), Syed Umama Tabassum Shamsul Abedin (Co- Borrower) LBPUN00005924008	Flat Nos.9 & 10, 2nd Floor, Gulmohar Phase-2, CTS No.1475 And 1476, Borud Khatkhola Shivajinagar Dist. Pune, Maharashtra 412211 (Admeasuring An Area of 1120 Sq. Ft. i.e. 104.08 Sq. Mtr) Saleable Area (Including Smt's All Common Amenities)	Rs. 8,50,917.00/- As On 28.06.2026	Rs. 16,70,000/- As On 28.06.2026	Rs. 16,70,000/- As On 28.06.2026	Rs. 16,70,000/- As On 28.06.2026

The online auction will take place on the website (URL: Link-https://BidDeal.in) of e-auction agency ValueTrust Capital Services Private Limited. The Mortgages/ notices are given a last chance to pay the total dues with further interest till September 28, 2026 before 10:00 AM failing which, this secured asset will be sold as per schedule.

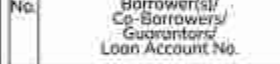
The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, DSGM, 870/1-Suma House, Bhandarkar Road, Opp. Hotel Raviraj, Maharashtra, Pune-411004 on or before September 28, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before September 28, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, DSGM, 870/1-Suma House, Bhandarkar Road, Opp. Hotel Raviraj, Maharashtra, Pune-411004 on or before September 28, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at "Pune".

For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Employee-Phone No. 7304905179/ 8097498400/9561087522

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p4s

Date: September 08, 2026
Place: Pune

Authorized Officer
ICICI Bank Limited



Branch Office: ICICI Bank Ltd., 178 Rojarshi Shahu District Sport Complex, Raviraj Path Near S T Bus Stand Satara- 415001.

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(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Abhijit Pandurang Sawant (Borrower) Mrs. Nanda Pandurang Sawant (Co-Borrower) Loan No: TBSRA00006346541 LBSRA00006406343	Row House No. R1, R2 & R3, Building No. A-17, Shivaji City, Plot No. 3, Gat No. 402+3+4+5+6, Village Nalkandambwad, Taluka Phaltan, Maharashtra, Satara 415523, Admeasuring An Area of Admeasuring Plot Area 351 Sq.ft. i.e. 32.32 Sq.mtr. Builtup Area of Row House No. 1, Row House No. 2 & Row House No. 3- 254 Sq.ft. i.e. 23.60 Sq.mtr.	Rs. 27,72,410/- as on 28.08.2026	Rs. 1,47,000/- As On 28.08.2026	Rs. 1,47,000/- As On 28.08.2026	Rs. 1,47,000/- As On 28.08.2026
2.	Mr. Pradeep Suresh Pawar (Borrower) Mrs. Hemangi Pradeep Pawar (Co-Borrower) Loan Ac No: TBSRA00006480315	Flat No. 702, 7th Floor, "Anandvan Phase I", Survey No. 605/1 / B / 1, Village Wai (Gromin), Taluka Wai, Maharashtra, Satara 412803, Admeasuring an area of Carpet Area 38.73 Sq.mtr. + Balcony Area 7.14 Sq.mtr. + Total Carpet Area 45.87 Sq.mtr.	Rs. 18,79,231/- as on 11.08.2026	Rs. 13,50,000/- As On 11.08.2026	Rs. 13,50,000/- As On 11.08.2026	Rs. 13,50,000/- As On 11.08.2026

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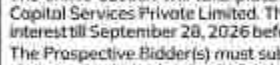
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Date: September 08, 2026
Place: Satara

Authorized Officer
ICICI Bank Limited



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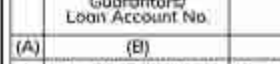
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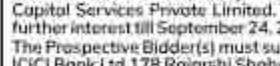
The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Ltd 178 Rojarshi Shahu district sport complex Raviraj path Near S T bus stand Satara 415001 on or before September 24, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before September 24, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Ltd 178 Rojarshi Shahu district sport complex Raviraj path Near S T bus stand Satara 415001 on or before September 24, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "ICICI Bank Limited" payable at "Satara".

For any further clarifications with regards to inspection, terms and conditions of the E-auction or submission of tenders, kindly contact ICICI Bank Limited on 7304905179/ 8097498400/9561087522

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p4s

Date: September 08, 2026
Place: Satara

Authorized Officer
ICICI Bank Limited



Branch Office: ICICI Bank Ltd., 178 Rojarshi Shahu District Sport Complex, Raviraj Path Near S T Bus Stand Satara- 415001.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET
(See proviso to Rule 8(1))
Notice for sale of immovable asset(s)
E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest Enforcement (Enforcement) Rules, 2002.
This 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 Secured Creditor, the physical possession of which has been taken by the Authorized Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder.

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Abhijit Pandurang Sawant (Borrower) Mrs. Nanda Pandurang Sawant (Co-Borrower) Loan No: TBSRA00006346541 LBSRA00006406343	Row House No. R1, R2 & R3, Building No. A-17, Shivaji City, Plot No. 3, Gat No. 402+3+4+5+6, Village Nalkandambwad, Taluka Phaltan, Maharashtra, Satara 415523, Admeasuring An Area of Admeasuring Plot Area 351 Sq.ft. i.e. 32.32 Sq.mtr. Builtup Area of Row House No. 1, Row House No. 2 & Row House No. 3- 254 Sq.ft. i.e. 23.60 Sq.mtr.	Rs. 27,72,410/- as on 28.08.2026	Rs. 1,47,000/- As On 28.08.2026	Rs. 1,47,000/- As On 28.08.2026	Rs. 1,47,000/- As On 28.08.2026
2.	Mr. Pradeep Suresh Pawar (Borrower) Mrs. Hemangi Pradeep Pawar (Co-Borrower) Loan Ac No: TBSRA00006480315	Flat No. 702, 7th Floor, "Anandvan Phase I", Survey No. 605/1 / B / 1, Village Wai (Gromin), Taluka Wai, Maharashtra, Satara 412803, Admeasuring an area of Carpet Area 38.73 Sq.mtr. + Balcony Area 7.14 Sq.mtr. + Total Carpet Area 45.87 Sq.mtr.	Rs. 18,79,231/- as on 11.08.2026	Rs. 13,50,000/- As On 11.08.2026	Rs. 13,50,000/- As On 11.08.2026	Rs. 13,50,000/- As On 11.08.2026

The online auction will take place on the website (URL: Link-https://BidDeal.in) of e-auction agency ValueTrust Capital Services Private Limited. The Mortgages/ notices are given a last chance to pay the total dues with further interest till September 24, 2026 before 10:00 AM failing which, this secured asset will be sold as per schedule.

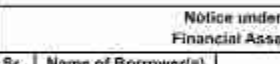
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For any further clarifications with regards to inspection, terms and conditions of the E-auction or submission of tenders, kindly contact ICICI Bank Limited on 7304905179/ 8097498400/9561087522

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p4s

Date: September 08, 2026
Place: Satara

Authorized Officer
ICICI Bank Limited



Branch Office: ICICI Bank Ltd., 178 Rojarshi Shahu District Sport Complex, Raviraj Path Near S T Bus Stand Satara- 415001.

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(See proviso to Rule 8(1))
Notice for sale of immovable asset(s)
E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)
This 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 Secured Creditor, the physical possession of which has been taken by the Authorized Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder.

Sr. No.	Name of Borrower(s) (A)	Particulars of Mortgaged property/properties (B)	Date of NPA (C)	Outstanding amount (Rs.) (D)
1.	LOAN ACCOUNT NO. HPLPUN000489013 1. MALVINDER SINGH BEHGAL (PARTNER) GOLDSTAR MOTORS 2. SIRVENDERPAL SINGH BEHGAL (PARTNER) GOLDSTAR MOTORS 3. GURLIN KAUR BEHGAL ALIAS GURLIN KAUR MALVINDER SINGH BEHGAL ALIAS GURLEEN KAUR BEHGAL 4. GOLDSTAR MOTORS (THROUGH ITS PARTNERS)	BUNGALOW / UNIT NO. 10, CARPET AREA OF THE BUNGALOW IS 3261.81 SQ. FTS. (302.215 SQ. MTRS.). CARPET AREA OF THE ATTACHED TERRACE 567.44 SQ. FTS. (52.716 SQ. MTRS.). CARPET AREA OF THE OVERHEAD TERRACE 517.50 SQ. FT. (48.076 SQ. MTRS.). CARPET AREA OF THE GARDEN 1973.43 SQ. FTS. (183.336 SQ. MTRS.). CARPET AREA OF THE COVERED CAR PARKING 757.26 SQ. FTS. (70.261 SQ. MTRS.). SITUATED ON THE PROPERTY MENTIONED BELOW IN ITEM I & II. ITEM - I ALL THAT VACANT LAND BEING RESIDENTIAL PLOT BEARING PLOT NO. 16, ADMEASURING 11760.80 SQ. FT. I. E. EQUAL TO 1092.80 SQ. MTRS. AS SHOWN ON THE 7/12 EXTRACT, CARVED OUT OF S. NO. 28, SITUATED AT KONDHWA KHURD, TALUKA HAVELI, DISTRICT PUNE, WITHIN THE LIMITS OF THE PUNE MUNICIPAL CORPORATION AND WITHIN THE JURISDICTION OF SUB REGISTRAR OF ASSURANCES. ITEM - II ALL THAT VACANT LAND BEING RESIDENTIAL PLOT BEARING PLOT NO. 17, ADMEASURING 25726.96 SQ. FT. I. E. EQUAL TO 2390.86 SQ. MTRS. AS SHOWN ON THE 7/12 EXTRACT, CARVED OUT OF S. NO. 28, SITUATED AT KONDHWA KHURD, TALUKA HAVELI, DISTRICT PUNE, WITHIN THE LIMITS OF THE PUNE MUNICIPAL CORPORATION, AND WITHIN THE JURISDICTION OF SUB REGISTRAR OF ASSURANCES.	16.07.2017	Rs. 9,85,255.96/- (Rupees Nine Lakh Sixty Six Thousand Two Hundred Fifty Five and Paise Ninety Six Only) as on 06.08.2026

The above named borrower(s) have failed to maintain the financial discipline towards their loan account(s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his / their liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice. Failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as are available to the Company in law.

Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in this notice, without prior written consent of secured creditor.

Authorized Officer
For Asset Reconstruction Company (India) Limited
(Trustee of ARCIL CPS-IV-Trust)

Place : PUNE



PUBLIC NOTICE

Public is hereby informed by this Notice that my clients namely **SMT. SUNANDA SHYAMSINGH PARDESHI, MR. AALOK S PARDESHI and MRS.AKSHATA ANAND MANGRULKAR** are the owners of **Flat/Apartment No.2** situated on the **Ground Floor, admeasuring 51.11 Sq. mtrs. i.e. 550 Sq. feet and adjoining open space/garden area admeasuring 450 Sq.ft. i.e. 41.82 Sqm + Covered Car Parking Space area admeasuring 100 Sq.foot i.e. 9.29 Sqft** along with 8.28% undivided share in all amenities and facilities etc. in the Project known as **"MAYUR RESIDENCY APARTMENT CONDOMINIUM"** constructed on S. No.29 Hissa No. 2/15 and S.No.29 Hissa No.2/16, CTS No.1483(Part) being and situated at **Village-Rahatani, Taluka Haveli, Dist. Pune** (herein after referred to as **'Said Flat Property'**). That said owner No.1 had bought this flat property along with her deceased husband Late Shyamsingh Bhagwansingh Pardeshi vide Dood of Apartment executed on 16-09-2011 and registered on 09-12-2011 in the Office of the Joint Sub-Registrar, Haveli No. 15, Pune at Serial No. 9814/2011. The said erstwhile co-owner Late Shyamsingh Bhagwansingh Pardeshi

बायोमेट्रिकधारक अधिकृत फेरीवाल्यांवर अन्याय होणार नाही

आमदार राजेश क्षीरसागर : महापालिकेच्या चौकात फेरीवाल्यांचा ठिठ्या

केसरी वृत्तसेवा
कोल्हापूर : कोल्हापुरातील अधिकृत बायोमेट्रिक असणाऱ्या फेरीवाल्यांवर कोणताही अन्याय होणार नाही. मात्र कोणीही शहराचे विद्युतीकरण करू नये, असे आमदार राजेश क्षीरसागर यांनी फेरीवाला समितीला बैठकीत सांगितले. शहरातील फेरीवाल्यांसाठी योग्य ठिकाणी फेरीवाला झोनची उभारणी करावी, अशा सूचना त्यांनी प्रशासनाला दिल्या. व्यवहार आणि कायदा यांची सांगड घालून योग्य निर्णय घेताला जाईल, अशी नवाही यावेळी आयुक्त डॉ. राजेंद्र भारूड यांनी दिली. याबाबत महापालिकेत बैठक सुरू असताना, शहरातील फेरीवाल्यांनी महापालिकेच्या चौकात ठिठ्या मारला होता.

धार्मिक स्थळे, रुग्णालये तसेच वैद्यकीय संस्था असलेल्या ठिकाणापासून शंभर मीटर अंतराच्या बाहेर व्यावसायिकांनी त्यांचे व्यवसाय करण्याचा निर्णय न्यायालयाने दिला आहे. या पार्श्वभूमीवर कोल्हापूर महापालिकेच्यावतीने शहरातील विविध

एका कार्डवर पाच गाड्या लावू नयेत

आयुक्त डॉ. राजेंद्र भारूड म्हणाले, बायोमेट्रिकधारकांनी कार्डचा गैरवापर करून एका कार्डवर चार-पाच गाड्या लावू नयेत, शहरातील विविध ठिकाणी बाहेरगावच्या तसेच पर जिल्ह्यातील नागरिकांकडून अनधिकृत व्यवसाय केले जात आहेत. त्यांच्यावर कारवाई केली जाईल. यावेळी महापालिकेचे पदाधिकारी, नगरसेवक, नगरसेविका, अधिकाऱ्या फेरीवाला समितीचे पदाधिकारी उपस्थित होते.

ठिकाणच्या हातगाड्या तसेच व्यवसायिकांवर कारवाईचा बडगा उगारला जात आहे, मात्र सध्या सणासुदीच्या काळात व्यवसायिकांवर कारवाई सुरू झाल्याने ही कारवाई थांबवून फेरीवाल्यांसाठी योग्य नियोजन करावे, अशी मागणी करत शहरातील फेरीवालांनी महापालिकेच्या चौकात दोन तासांहून अधिक काळ ठिठ्या मारला होता.

या फेरीवाल्यांच्या मागण्याबाबत निर्णय

घेण्यासाठी आमदार राजेश क्षीरसागर यांनी यादरम्यान महापालिकेत आयुक्त, महापालिकेचे अधिकारी, पदाधिकारी, नगरसेवक, तसेच फेरीवाला समितीचे प्रतिनिधी यांची बैठक घेतली. सर्वोच्च न्यायालयाच्या आदेशाप्रमाणे सर्व फेरीवाल्यांसोबत कायदाप्रमाणे व्यवहार होणे गरजेचे असल्याचे, यावेळी फेरीवाला समितीचे प्रतिनिधी दिलीप पवार यांनी सांगितले.

फेरीवाल्यांसाठी राष्ट्रीय फेरीवाला धोरण कायद्यानुसार अंमलबजावणी करावी, तसेच फेरीवाल्यांचे झोन निर्माण करावेत, अशी मागणी नंदकुमार वळेज यांनी केली. महापालिकेचे काही कर्मचारी फेरीवाल्यांसोबत गुंडासारखे वागत असल्याचा आरोप, राष्ट्रवादीचे गटनेते आदिल फारस यांनी केला.

आमदार राजेश क्षीरसागर यांनी फेरीवाल्यांसाठी योग्य ठिकाणी फेरीवाला झोनची उभारणी करावी, अशा सूचना त्यांनी महापालिका प्रशासनाला दिल्या. शहरातील ५ हजार ८०० फेरीवाल्यांसाठी योग्य ठिकाण, बंधूआर कोड, शिक्षा आणि सही असलेली कागदपत्रे, असे योग्य नियोजन करणार असल्याचे, यावेळी आयुक्त डॉ. राजेंद्र भारूड यांनी सांगितले.

वीजचोरी तपासणीस गेलेल्या महावितरण कर्मचाऱ्यांना मारहाण

-रुकडी येथील चौघांविरुद्ध पोलिस ठाण्यात गुन्हा नोंद

केसरी वृत्तसेवा
कोल्हापूर : स्मार्ट मीटर बसविणे व वीजचोरी तपासणीच्या कामासाठी गेलेल्या महावितरणच्या अधिकारी व कर्मचाऱ्यांना शिवीगाळ करून मारहाण केल्याची घटना वर्धमाननगर, रुकडी (ता. हातकणगले) येथे घडली. कर्मचाऱ्यांना शिवीगाळ व मारहाण करणाऱ्या वीज ग्राहकांच्या विरोधात कनिष्ठ अभियंता अशरफ मुल्ला यांच्या तक्रारीनुसार किरार दगडू चव्हाण, विशाल वसंत गोसावी, विनायक भिमराव चव्हाण व विमल भिमराव चव्हाण यांच्याविरुद्ध हातकणगले पोलिसांत गुन्हा नोंद केला आहे.

तक्रारीनुसार, वर्धमाननगर, रुकडी (ता. हातकणगले) येथे भीमराव चव्हाण या वीज

मिटर बदलताना ग्राहकांच्या परवानगीची आवश्यक नाही

वीज कर्मचारी जेव्हा स्मार्ट मीटर बसविणे, चोरीच्या अनुषंगाने तपासणी करणे करिता वीज ग्राहकाकडे जातात तेव्हा सदर कामी ग्राहकांच्या परवानगीची आवश्यकता कायदानुसार नसते. स्मार्ट मिटर हे ग्राहकांच्या हिताचे असून वीज ग्राहकांनी सहकार्य करावे, असे आवाहन कोल्हापूर मंडळाचे अधीक्षक अभियंता गणपत लटपटे यांनी केले आहे.

ग्राहकांच्या घरी नवीन स्मार्ट मीटर बसविणे व वीजचोरी तपासणीचे काम ६ सप्टेंबर रोजी सकाळी ताईनऊच्या सुमारास सुरू होते. त्यावेळी संबंधित व्यक्तींनी कर्मचाऱ्यांशी वाद घातला. वाद वाढल्यानंतर सदर वीज ग्राहकांनी मारहाण करून शिवीगाळ केल्याचा आरोप तक्रारीत केला आहे. दरम्यान, कर्मचाऱ्यांनी हा प्रकार थांबविण्याचा प्रयत्न

स्तर हेल्थचे नागरिकांना सतर्कतेचे आवाहन

कोल्हापूर : महाराष्ट्र एच९ एन९ (स्वाईन फ्लू) आणि डेंग्यूच्या रुग्णसंख्येत वाढ होत असल्याने नागरिकांनी आरोग्याबाबत अधिक सतर्क राहावे, असे आवाहन स्टार हेल्थ अँड अलाइड इन्स्युरन्स कंपनी लिमिटेडचे चीफ क्लेमस ऑफिसर डॉ. अभिजित घोष यांनी केले आहे.

महाराष्ट्र आरोग्य विभागाच्या आकडेवारीनुसार, २९ ऑगस्ट २०२६ पर्यंत सध्यात एच९ एन९चे ९,९०९ रुग्ण आढळले आहेत. ही संख्या २०२५ मधील संपूर्ण वर्षातील ९४२ रुग्णांपेक्षा अधिक आहे. तसेच, ९ जानेवारी ते ९४ ऑगस्ट २०२६ दरम्यान डेंग्यूचे ५,५५८ रुग्ण नोंदविले असून, मागील वर्षी याच कालावधीत ४,३४४ रुग्ण आढळले होते. सततचा ताप, अंगठुडी, उलट्या, किंवा हिशायनची लक्षणे दिसल्यास दुर्लक्ष करू नये. सुलवातीलाच डॉक्टरांचा सल्ला घेऊन आवश्यक चाचण्या केल्यास आजाराने येव्हेवर निदान होऊन गर्भीर गुतागुत ठाकता येऊ शकते, असे घोष यांनी सांगितले.

शिरोळ तालुका सुजलाम् सुफलाम् करण्यासाठी प्रयत्नशील रहा

गणपतराव पाटील : धरणगुत्ती येथे नूतन पदाधिकारी नियुक्ती पत्र वाटप

केसरी वृत्तसेवा
जयसिंगपूर : शिरोळ तालुक्यातील गावागावातील तरुण उत्साहाने काँग्रेस पक्षात सहभागी होत आहे. पक्षाच्या माध्यमातून ज्या-ज्या कार्यकर्त्यांना पद मिळाले आहे, त्या पदाधिकाऱ्यांनी पदाचे महत्त्व ओळखून विकासाची दुरुवृष्टी ठेवून समाजहितासाठी आणि सर्वसामान्यांचे प्रश्न सोडवण्याकरीता अहोपात्र कार्यरत राहून शिरोळ तालुका सुजलाम् सुफलाम् करण्यासाठी प्रयत्नशील राहावे असे आवाहन काँग्रेस पक्षाचे ज्येष्ठ नेते आणि श्री दत्त उद्योग समूहाचे प्रमुख उद्यानपंडित गणपतराव पाटील यांनी केले.

धरणगुत्ती येथील जयप्रकाश हौसिंग सोसायटीमधील स्व.डॉ.म।जी.आमदार आप्पासाहेब उर्फ सा.रे.पाटील साहेब उद्यान हॉल येथे शिरोळ तालुका काँग्रेस कमिटीच्यावतीने नूतन पदाधिकारी नियुक्ती पत्र वाटप सोहळा व कार्यकर्ता मेळावा संपन्न झाला. अध्यक्षस्थानावरून पाटील म्हणाले, शिरोळ तालुक्यातील अनेक प्रलंबित प्रश्न सोडविणे गरजेचे आहे. तालुक्यात केंद्रस्थे प्रमाण वाढत आहे. शेत जमिनी क्षारपड होत आहेत. तरुणांच्यात व्यसनप्रचिंता वाढत आहे. विद्यार्थ्यांचे अनेक प्रश्न चुटलेले नाहीत. काँग्रेस पक्षाच्या प्रत्येक कार्यकर्त्याने हे प्रश्न सोडवण्याकरीता पुढाकार घेतला पाहिजे.

धरणगुत्ती येथे शिरोळ तालुका काँग्रेस कमिटीच्यावतीने नूतन पदाधिकारी नियुक्ती पत्र वाटप सोहळा कार्यकर्त्यां मेळावात बोलताना उद्यानपंडित गणपतराव पाटील

गणपतराव पाटील निश्चित आमदार होतील

जयसिंगपूरचे माजी नगरसेवक अशोकराव कोळकर म्हणाले, शिरोळ तालुक्यात काँग्रेस पक्षाला वाढता पाटील मिळत आहे. यामुळे पक्षाच्यावतीने तालुक्याची जन्मो कार्यकारीणीची निवड करण्यात आली आहे. पाचरोहून अधिक कार्यकर्त्यांवर पदाची जबाबदारी देण्यात आली आहे. विधानसभेच्या निवडणुकीत उद्यानपंडित गणपतराव पाटील निश्चित आमदार होतील असा विश्वास त्यांनी व्यक्त केला.

प्रवेश केला. उद्यानपंडित गणपतराव पाटील म्हणाले, शिरोळ तालुक्यातील अनेक प्रलंबित प्रश्न सोडविणे गरजेचे आहे. तालुक्यात केंद्रस्थे प्रमाण वाढत आहे. शेत जमिनी क्षारपड होत आहेत. तरुणांच्यात व्यसनप्रचिंता वाढत आहे. विद्यार्थ्यांचे अनेक प्रश्न चुटलेले नाहीत. काँग्रेस पक्षाच्या प्रत्येक कार्यकर्त्याने हे प्रश्न सोडवण्याकरीता पुढाकार घेतला पाहिजे.

जयसिंगपूरचे माजी नगरसेवक संजयराव पवार म्हणाले की, सत्तेज पाटील यांना मुख्यमंत्री करण्यासाठी शिरोळ तालुक्यातून गणपतराव पाटील आमदार झालेच पाहिजेत. यासाठी काँग्रेस पक्षाच्या प्रत्येक कार्यकर्त्यांनी आतापासून कामाला लागले पाहिजे. जयसिंगपूर शहरकाँग्रेसचे अध्यक्ष तुदरपन कदम, दत्तात्रय नेते उदय पाटील, श्री दत्त शेतकरी साखर कारखान्याचे संचालक शेखर पाटील, शिरोळ

रविकिरण इंगवले यांच्या ऑडिओ व्हिडिओ सखोल चौकशी करा

ऋतुराज क्षीरसागर यांच्यासह शिवसेनेच्या नगरसेवकांची मागणी

केसरी वृत्तसेवा
कोल्हापूर : शरदकोराणे यांच्यासंदर्भातील शिवसेना ठाकरे गटाचे माजी जिल्हाप्रमुख रविकिरण इंगवले यांची ऑडिओ व्हिडिओ सर्वत्र व्हायरल झाली आहे. त्या व्हिडिओमध्ये गुन्हाची कबुली देणाऱ्या रविकिरण इंगवले यांच्यावर खुनाचा गुन्हा दाखल करावा, अशी मागणी नगरसेवक ऋतुराज क्षीरसागर यांच्यासह, शिवसेनेच्या नगरसेवकांनी आप पत्रकार परिषदेत केली. याप्रकरणी पोलीस अधीक्षकांची भेट घेऊन, हा गुन्हा दाखल करण्याची मागणी करणार असल्याचे त्यांनी सांगितले.

कोल्हापुरातील शिवाजी पेठ इथले शरद

कोराणे यांच्या संदर्भातील रविकिरण इंगवले यांच्या आवाजातील ऑडिओ व्हिडिओ, सध्या सर्वत्र व्हायरल झाली आहे. त्यामुळे कोल्हापूर महापालिकेतील शिवसेनेचे नगरसेवक तसेच पदाधिकारी आक्रमक झाले आहेत. ऑडिओ व्हिडिओ गुन्हाची कबुली देणाऱ्या रविकिरण इंगवले यांच्यावर खुनाचा गुन्हा दाखल करावा, अशी मागणी शिवसेनेचे नगरसेवक ऋतुराज क्षीरसागर यांच्यासह, नगरसेवकांनी महापालिकेत आयोजित केलेल्या पत्रकार परिषदेत केली. रविकिरण इंगवले यांच्या या ऑडिओबाबत पोलीस अधीक्षकांना भेटून, काठोर कारवाईची मागणी करणार असल्याचे, नगरसेवक ऋतुराज क्षीरसागर

यांनी यावेळी सांगितले. रविकिरण इंगवले यांच्यावर गुन्हा देखील दाखल होणे गरजेचे असल्याचे नगरसेवक ऋतुराज क्षीरसागर यांनी सांगितले. त्यांच्या व्हायरल ऑडिओ व्हिडिओबाबत, त्यांना शिक्षा झाली पाहिजे, अशी मागणी उपमहापौर अश्वय जराण यांनी यावेळी केली. यावेळी महिला बालकल्याण समिती सभापती कोसत बागवान, नगरसेवक अजय इंगवले, अभिजित खतकर, स्वरूप कदम, आत्कीन आणकरकर, नगरसेविका अनुराधा खेडकर, संगीता सावंत, अर्चना पागार, मंगल साळोखे, यांच्यासह शिवसेना गटाचे पदाधिकारी नगरसेवक आणि नगरसेविका उपस्थित होते.

मुरगूड येथे गणेश पतसंस्थेच्या वार्षिक सभेत बोलताना सभापती सोमनाथ यरनाळकर समोर उपस्थित सभासद.

इमनपा शिवशाहू आघाडीतर्फे स्वीकृत नगरसेवकपदी अभिजित रवदे यांचा अर्ज

केसरी वृत्तसेवा
इचलकरंजी : शिव-शाहू चिंकास आघाडीचे नेते तथा आमदार सत्तेज पाटील यांच्या मार्गदर्शनाखाली अभिजित रवदे

गणेश नागरी पतसंस्थेला २ कोटी २९ लाखावर नफा

सोमनाथ यरनाळकर : सभासदांना १५ टक्के लाभांश

केसरी वृत्तसेवा
मुरगूड : येथील श्री.गणेश नागरी सहकारी पतसंस्थेला २०२५ - २६ या वर्षावळ सालात सन्ध्येकडे १३२ कोटी ७ लाखांच्या ठेवी असून १०४ कोटी ५९ लाखांची कर्जे वितरीत केली आहेत. सन्ध्येचे खेळते भांडवल १५५ कोटी २९ लाख असून ४७ कोटी २९ लाखांची गुंतवणूक आहे. सन्ध्येला आदर्श पतसंस्था पुरस्काराने सन्मानित करण्यात आले आहे. यावेळी गुणवंत विद्यार्थ्यांचा सत्कार करण्यात आला. इतिवृत्ताचे वाचन कार्यकारी संचालक राहुल शिंदे यांनी केले. सभासदांनी अर्जोपस्थितीवर १२ विषयांना मंजुरी दिली. सभेत जयसिंगराव भोसले, आप्पासा

पादवरून ते बोलत होते. सभापती यरनाळकर म्हणाले, सन्ध्येकडे १३२ कोटी ७ लाखांच्या ठेवी असून १०४ कोटी ५९ लाखांची कर्जे वितरीत केली आहेत. सन्ध्येचे खेळते भांडवल १५५ कोटी २९ लाख असून ४७ कोटी २९ लाखांची गुंतवणूक आहे. सन्ध्येला आदर्श पतसंस्था पुरस्काराने सन्मानित करण्यात आले आहे. यावेळी गुणवंत विद्यार्थ्यांचा सत्कार करण्यात आला. इतिवृत्ताचे वाचन कार्यकारी संचालक राहुल शिंदे यांनी केले. सभासदांनी अर्जोपस्थितीवर १२ विषयांना मंजुरी दिली. सभेत जयसिंगराव भोसले, आप्पासा

कांबळे, परशुराम डोणे, सुनील मंडलिक, अशोक डवरी या सभासदांनी चर्चेत सहभाग घेतला. सभापती यरनाळकर व कार्यकारी संचालक राहुल शिंदे यांनी सभासदांच्या प्रश्नांना उत्तरे दिली. यावेळी उपसभापती राजाराम कुडवे, आनंदराव देवळे, एकनाथ पोतदार, माकली पाटील, सुखदेव येरवडकर, आनंद जासिमतर, प्रकाश हावळ, दत्तात्रय कांबळे, रुपाली शहा, रेखा भोसले उपस्थित होते. स्वागत, प्रास्ताविक सत्पापक देजरमन उदयकुमार शहा यांनी केले. सुप्रसंचालन साताप्या चौगले यांनी केले.

कुरुंदवाडच्या कलेश्वर मंदिरात श्रावण सोमवारी भक्तांची गर्दी

केसरी वृत्तसेवा
कुरुंदवाड : श्रावण महिन्यातील शिवरात्री सोमवारी कुरुंदवाड येथील कलेश्वर मंदिरात दर्शनासाठी भाविकांनी मोठी गर्दी केली होती. अनेक महिला व कुटुंबांनी महादेवाला शिवामूर्त गृह अर्पण करून अभिषेक घातला. मंदिरात भजन, प्रवचन, प्रसाद वाटप यामुळे भक्तीमय वातावरण झाले होते. चौथा सोमवार असल्याने महादेवापासून दर्शनासाठी आबालवृद्धांनी गर्दी केली होती. कलेश्वर मंदिरात महादेवापासून आबालवृद्धांनी गर्दी केली होती. सकाळी महादेवाला दुधाभिषेक घालून शिवलिंगाची पूजा करण्यात

आली. यावेळी पांढरी फुले, बेल वाहून शिवस्वरण करण्यात आले. आज चौथ्या सोमवारी भाविकांनी शिवामूर्त म्हणून गृह वाहण्यात आले. दुपारी तीन ते पाच या काळात कालिका भजनी मंडळाचा भजनाचा कार्यक्रम झाला. तर सायंकाळी सात वाजता हंपप शंकर मी गुरुजी यांचे काशीखंड या विषयावर कथासार, प्रवचन झाले. यावेळी मोठ्या संख्येने भाविक उपस्थित होते.

IBC, २०१६ अंतर्गत ५ वी ई-निताव विक्री सूचना

नेशनल प्रिंटिंग क्लबकॉर्पोरेशन प्रायव्हेट लिमिटेड (अवकाशपत्र)

नॅशनल प्रिंटिंग क्लबकॉर्पोरेशन प्रायव्हेट लिमिटेड (अवकाशपत्र)

अवकाश	विक्रीची एकक	एअरिड मिनिट - ६	अवकाश खंड (₹.)	सहोदारी खंड (₹.)
I. अंतर्गत ५ वी ई-निताव विक्री (अवकाशपत्र) १.१.२०१६, २.०.२०१६, ३.०.२०१६, ४.०.२०१६, ५.०.२०१६, ६.०.२०१६, ७.०.२०१६, ८.०.२०१६, ९.०.२०१६, १०.०.२०१६, ११.०.२०१६, १२.०.२०१६, १३.०.२०१६, १४.०.२०१६, १५.०.२०१६, १६.०.२०१६, १७.०.२०१६, १८.०.२०१६, १९.०.२०१६, २०.०.२०१६, २१.०.२०१६, २२.०.२०१६, २३.०.२०१६, २४.०.२०१६, २५.०.२०१६, २६.०.२०१६, २७.०.२०१६, २८.०.२०१६, २९.०.२०१६, ३०.०.२०१६, ३१.०.२०१६, ३२.०.२०१६, ३३.०.२०१६, ३४.०.२०१६, ३५.०.२०१६, ३६.०.२०१६, ३७.०.२०१६, ३८.०.२०१६, ३९.०.२०१६, ४०.०.२०१६, ४१.०.२०१६, ४२.०.२०१६, ४३.०.२०१६, ४४.०.२०१६, ४५.०.२०१६, ४६.०.२०१६, ४७.०.२०१६, ४८.०.२०१६, ४९.०.२०१६, ५०.०.२०१६, ५१.०.२०१६, ५२.०.२०१६, ५३.०.२०१६, ५४.०.२०१६, ५५.०.२०१६, ५६.०.२०१६, ५७.०.२०१६, ५८.०.२०१६, ५९.०.२०१६, ६०.०.२०१६, ६१.०.२०१६, ६२.०.२०१६, ६३.०.२०१६, ६४.०.२०१६, ६५.०.२०१६, ६६.०.२०१६, ६७.०.२०१६, ६८.०.२०१६, ६९.०.२०१६, ७०.०.२०१६, ७१.०.२०१६, ७२.०.२०१६, ७३.०.२०१६, ७४.०.२०१६, ७५.०.२०१६, ७६.०.२०१६, ७७.०.२०१६, ७८.०.२०१६, ७९.०.२०१६, ८०.०.२०१६, ८१.०.२०१६, ८२.०.२०१६, ८३.०.२०१६, ८४.०.२०१६, ८५.०.२०१६, ८६.०.२०१६, ८७.०.२०१६, 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E-AUCTION PROCESS MEMORANDUM

Invitation for Bids for E-Auction of Assets of Pratibha Skyscrapers Private Limited (in Liquidation) under the provisions of the Insolvency and Bankruptcy Code, 2016 ('Code') by an Order of the Hon'ble National Company Law Tribunal ('NCLT'), Mumbai Bench dated 13th July 2022.

E-Auction to be conducted in accordance with Regulation 32 (1) read with Schedule I under Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ('Liquidation Regulations').

Date of Public Announcement

08.09.2026

Date of E-Auction

06.10.2026

Online Portal

<https://ibbi.banknet.com/>

Issued by:

Ms. Jovita Reema Mathias

Liquidator for Pratibha Skyscrapers Private Limited

IBBI Reg. No.: IBBI/IPA-002/IP-N00337/2017-2018/10941

I, Jovita Reema Mathias have been appointed as the Liquidator of Pratibha Skyscrapers Private Limited (in Liquidation) by the Hon'ble NCLT, Mumbai Bench vide its Order dated 13th July 2022 to conduct the liquidation process in accordance with Insolvency and Bankruptcy Code, 2016 read with the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.

Contact Details:

Address: 301, 3rd Floor, Saurabh Bldg., Chakala, Opp. Dominos, Andheri Kurla Road, Andheri (East),

Opp. Dominos, Mumbai - 400093, Maharashtra,

Email ID: cirp.pratibhaspl@gmail.com ; ip.reemajm@gmail.com

Notes:

1. This E-Auction Process has been drawn in accordance with the provisions of Insolvency and Bankruptcy Code, 2016 read with the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. ("Liquidation Regulations")
2. This E-Auction Process Information Document is issued only for the Interested Bidders.
3. Terms and Conditions, deadlines etc, for participating in the E-Auction are provided in the E-Auction Process Information Document. As there is no functional website of Pratibha Skyscrapers Private Limited (in Liquidation), hence the timelines, notifications, updates and other details for the E-Auction Process can be sought by emailing on cirp.pratibhaspl@gmail.com.
4. This E-Auction is to be conducted as per IBBI Circular No. No. IBBI/LIQ/84/2025 dated 28th March, 2025. Bidders desirous to submit their Bid have to submit their Bids on E-Auction Portal <https://ibbi.baanknet.com/>
5. The Liquidator reserves right to change any terms and conditions at any time during E-Auction. The Liquidator has right to cancel or defer E-Auction partly or completely at any time, without attributing any reasons.

DISCLAIMER

1. This E-Auction Process Information Document is issued by Ms. Jovita Reema Mathias, the Liquidator appointed by NCLT, Mumbai Bench in the matter of Pratibha Skyscrapers Private Limited (in Liquidation) for general information purposes only.
2. The purpose of this document is to lay out the process for submitting the E-Auction Bids for the Assets of Pratibha Skyscrapers Private Limited ('Corporate Debtor' in Liquidation) in accordance with the Code and Liquidation Regulations.
3. This document is not a statutory document and It has not been approved or registered with any regulatory or statutory authority of Government of India or any State Government. Nothing herein or in materials relating to the E-Auction Process Information Document should be construed as legal, financial, accounting, regulatory or tax advice by the Liquidator.
4. It is to be noted that no information being provided in this E-Auction Process Information Document claims to be comprehensive; independent due diligence of the intended users of this document or the bidders is highly recommended.
5. This E-Auction Process Information Document and information contained herein or disclosed should not be printed, reproduced, transmitted, sold, distributed, or published by the recipient, without prior written approval from the Liquidator.
6. Neither the Liquidator, nor his/her Associates or Auctioneers etc., if any, shall be liable for any damages, whether direct or indirect, including loss of revenue or profits that may arise from or in connection with the use of this E-Auction Process Information Document, including for the E-Auction Participant not being selected as a Successful Auction Participant or on account of any decision taken by the Liquidator.
7. Further, apart from the provisions set out in this E-Auction Process Information Document, the E-Auction process applicant shall be responsible for fully satisfying the requirements and provisions of the Insolvency and Bankruptcy Code, 2016 and of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 as well as all laws in force that are or may be applicable to the applicant or the sale process and for obtaining requisite regulatory permissions/approvals.
8. It is to be noted that by procuring a copy of this E-Auction Process Information Document, the recipient accepts the terms of this disclaimer, which forms an integral part of this E-Auction Process Information Document and part of all the other terms and conditions of this E-Auction Process Information Document.
9. Under no circumstances shall the E-Auction Participant make any contact, direct or indirect, by any mode whatsoever with the Corporate Debtor until the Liquidator gives his Written Permission.

10. The Property and Assets of the Company are proposed to be sold on *"As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse"* basis and the proposed sale of assets of the Corporate Debtor does not entail transfer of any other title, except the title which the Corporate Debtor had on its assets as on date of transfer including the rights, benefits, interest arising as a result of two avoidance applications filed u/s 66 of the IBC by the outgoing Resolution Professional and the Liquidator respectively before Hon'ble NCLT Mumbai Bench. The Liquidator does not take or assume any responsibility for any shortfall or defect or shortcoming in the moveable/immoveable assets of the Corporate Debtor.
11. The E-Auction Participants shall bear all its costs, expenses and charges, if any, associated with or relating to the preparation and submission of its bid including but not limited to Physical and Electronic preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator or any other costs incurred in connection with or relating to its bid.
12. This E-Auction Process Information Document is neither an agreement nor an offer by the Liquidator to the Prospective Bidders or any other person. The objective of this E-Auction Process Information Document is to provide interested parties with information that may be useful to them in making their bids. It may be noted that the assumptions, assessments, statements and information contained in the E-Auction Process Information Document may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own due-diligence, investigations and analysis and should also check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this E-Auction Process Information Document and may get independent advice from appropriate sources.
13. Information provided in this E-Auction Process Information Document to the Bidder(s) has been collected and collated from several sources. The information given by no means claims to be an exhaustive account of statutory requirements and should not be regarded as complete. The Liquidator accepts no liability or responsibility for the authenticity, accuracy or otherwise for any statement or information contained in the E- Auction Process Information Document.

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A. INFORMATION THAT MUST BE READ BEFORE BIDDING:

1. This E-Auction Process Information Document has been issued for the purpose of carrying out the auction in electronic form ('E-Auction') of assets of Pratibha Skyscrapers Private Limited (in liquidation) ('Corporate Debtor') under the provisions of the Insolvency and Bankruptcy Code, 2016 and under Regulation 32 and 33 read with Schedule I and Regulation 37 of the of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ('Liquidation Regulations') including any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Process Regulations
2. The information provided in this E-Auction Process Information Document should be read together with the provisions of the Code and the Liquidation Regulations. In the event of a conflict between this E-Auction Process Information Document and the Code or the Liquidation Regulations, the provisions of the Code or the Liquidation Regulations, as the case may be, shall always prevail.
3. The information contained in this E-Auction Process Information Document or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Liquidator, is provided to Bidder(s) on the terms and conditions as set out in this E-Auction Process Information Document.
4. The Liquidator may in his absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this E-Auction Process Information Document.
5. The issuance of this E-Auction Process Information Document does not imply that the Liquidator is bound to select a Bidder or to appoint the Preferred Bidder as Successful Bidder for the assets of the company and the Liquidator reserves the right to reject all or any of the Bidders or bids without assigning any reason whatsoever.
6. E-Auction will be conducted on designated website of IBBI i.e., <https://ibbi.baanknet.com/>. The sale of the Assets and Properties of the Company shall be undertaken on the E-Auction Service Provider's platform. Other details with respect to the E-auction are as follows:

Sr. No.	Particulars	Details
1.	Seller	Pratibha Skyscrapers Private Limited in Liquidation
2.	Website of E-Auction Service Provider	https://ibbi.baanknet.com/
3.	Service Provider	IBBI - BAANKNET

4.	Annexures and Formats	ANNEXURE I: LIST OF PLOTS ANNEXURE II: FORMATS FOR THE UNDERTAKINGS/FORMS TO BE SUBMITTED BY THE BIDDER/ASSOCIATE COMPANY ON BEHALF OF THE BIDDER ANNEXURE II (A): RELATED PARTY DETAILS Annexure III: BID FORM ANNEXURE IV: DECLARATION BY BIDDERS ANNEXURE V: CONFIDENTIALITY UNDERTAKING ANNEXURE VI: PICTURES OF LAND
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7. All terms and conditions with respect to the sale of the assets and properties of the Corporate Debtor shall be governed by the provisions of IBBI Liquidation Regulations, 2016 read with Schedule I under regulation (33) and according to the terms and conditions mentioned in the E-Auction Process Information Document. In accordance with the Provisions, the Liquidator shall exercise all rights with respect to sale of the Assets and Properties and it would be open to the Liquidator to appoint such experts, professionals or other persons, as the Liquidator might think necessary.
8. The Annexures to this E-Auction Process Information Document shall form an integral part hereof and this E-Auction Process Information Document shall always be read in conjunction with the Annexures appended hereto.
9. The title document relating to the properties shall be available for inspection at the Office of the Liquidator.
10. The Annexures and Formats to this e-Auction Process Information Document shall form an integral part hereof and this e-Auction Process Information Document shall always be read in conjunction with the Annexures and Formats appended hereto. This e-Auction Process Information Document is neither transferable nor assignable.
11. Nothing contained in this e-Auction Process Information Document shall be deemed to relieve, wholly or partially, directly or indirectly, the Bidder from their compliance with the IBC, Companies Act 2013 and any other law in force, and/ or any instrument having the force of law, as may be applicable to them.

8. KEY DEFINITIONS:

1. **"Adjudicating Authority"** or **"NCLT"** shall mean the Hon'ble Mumbai Bench of the National Company Law Tribunal;
2. **"Applicable Laws"** shall mean, all the applicable laws, codes, regulations, rules, guidelines, circulars, re-enactments, revisions, applications and adaptations thereto, judgments, decrees, injunctions, writs and orders of any court, arbitrator or governmental agency or authority, rules, regulations, orders and interpretations of any governmental authority, court or statutory or other body applicable for such transactions including but not limited to the IBC, 2016, Liquidation Regulations, 2016, Companies Act, 1956/2013 (as applicable), Competition Act, 2002, Transfer of Property Act, 1882, Sale of Goods Act, 1930, Foreign Exchange Management Act, 1999, whether in effect as of the date of this E-Auction Process Information Document or thereafter and each as amended from time to time;
3. **"Bid"** means, any bid submitted by the Bidders as required in terms of this E- Auction Process Information Document and in accordance with the provisions of IBC, 2016 read together with the Liquidation Process Regulations and the Applicable Laws;
4. **"Control"** shall mean a Person holding more than 26% (twenty six percent) of the voting share capital in a company or the ability to appoint majority of the directors on the board of another company or the ability of a company to direct or cause direction of the management and policies of another company, whether by operation of law or by contract or otherwise;
5. **"E-Auction Process"** e-Auction shall mean the electronic auction process conducted through BAANKNET platform for the sale of the assets of the Corporate Debtor conducted in accordance with the provisions of IBC 2016, Liquidation Process Regulations, Applicable Law(s) and this e- Auction Process Information Document by inviting Bids from eligible Bidders for consummating the sale of the assets of the Corporate Debtor on collectively or parcels or standalone basis.
6. **"E-Auction Process Participant"** or **"Bidder"** mean, Person or Persons who submitted a bid as per the E-Auction Process Information Document; and shall include a Qualified Bidder or the Successful Bidder, as the case may be, and as the context requires;
7. **"E-Auction Process Information Document"** means this document including all the appendices hereto, for the purposes of setting out the process for submission of a bid and selection of Successful Bid in accordance with the provisions of the IBC and shall include all supplements, modifications, amendments, alterations or clarifications thereto issued in accordance with the term hereof.
8. **"IBC"** or **"Code"** shall mean Insolvency and Bankruptcy Code, 2016 and the related rules and regulations issued there under, as amended from time to time.

9. **"Liquidation Regulations"** means, the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations 2016 as amended from time to time;
10. **"Liquidator"** means an insolvency professional appointed as a liquidator in accordance with section 34 of the IBC;
11. **"Person"** shall mean an individual, a partnership firm, an association, a corporation, a limited company, a trust, a body corporate, bank or financial institution or any other body, whether incorporated or not;
12. **"Qualified Bidder(s)"** shall mean a Bidder who fulfills the eligibility criteria listed out in the E-Auction Process Information Document.
13. **"Reserve Price"** shall mean the Price as mentioned in the published advertisement.
14. **"Successful Bidder"** or **"Successful E-Auction Process Participant"** means, the Qualified Bidder whose bid is approved and who is declared successful by the Liquidator at the end of the determined auction phase.
15. **"Schedule I"** refers to the Schedule I under the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 including the 4th Amendments which was effective from 2nd June, 2026.
16. **"IBBI"** shall mean Insolvency and Bankruptcy Board of India.

C. INTRODUCTION:

1. The Hon'ble NCLT, Mumbai Bench vide its Order dated 13th July, 2022 pronounced the commencement of liquidation process in the matter of Pratibha Skyscrapers Private Limited ('Corporate Debtor') under the provisions of the Code and Regulations. As per the aforesaid order, Ms. Jovita Reema Mathias has been appointed as the Liquidator to conduct the liquidation process of the Corporate Debtor.
2. It is the endeavor of the Liquidator to sell the assets and properties comprising the liquidation estate formed in accordance with Section 36 of the Insolvency and Bankruptcy Code, 2016 including Securities and Financial Assets declared as Not Readily Realizable Assets (NRRA) and in the manner specified under Regulation 32 of the Liquidation Regulations, 2016 read with Schedule I including the 4th Amendment, which was effective from 2nd June, 2026 under Regulation 33 and Regulation 37A of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 and any other rules, regulations, orders, circulars, directions or notifications or the like issued pursuant to or under the Code or the Liquidation Regulations, 2016 as the case may be, and as per directions, if any, of the Hon'ble NCLT in respect of the liquidation process of the Corporate Debtor and in the manner specified in this E-Auction Process Information Document.
3. The E-Auction would be conducted in the manner specified in the Schedule I including the amendments thereof under Regulation 32 and Regulation 33 of the Liquidation Regulations, 2016 and any other rules, regulations, orders, circulars, directions or notifications or the like issued pursuant to or under the IBC or the Liquidation Regulations, 2016 as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Corporate Debtor and in the manner specified in this E-Auction Process Information Document.
4. The E-Auction Participants are encouraged to make themselves acquainted with the provisions of the Code and the Liquidation Regulations, 2016, including Schedule I as amended by the 4th amendment which was effective from 2nd June, 2026, and any other rules, regulations, orders, circulars, directions or notifications or the like issued pursuant to or under the Code and the Liquidation Regulations, 2016 as the case may be.

D. ABOUT THE CORPORATE DEBTOR:

Pratibha Skyscrapers Private Limited (herein referred as 'corporate debtor') is a Company limited by shares incorporated on 29/11/2010 under Companies Act, 1956. It is registered with RoC- Pune at the registered address at Pl No.49-50, Ramnagar, Tal Karveer, Kolhapur 416005, Maharashtra India.

On 20th January, 2020 the National Company Law Tribunal, Principal Bench, initiated the Corporate Insolvency Resolution Process for the Corporate Debtor. In the 3rd Meeting of Committee of Creditors dated November 27, 2020, the members decided to liquidate the Company and in the same meeting the Committee of Creditors approved the appointment of Ms. Jovita Reema Mathias, the Resolution Professional as the Liquidator of the Corporate Debtor. Thereafter, the Committee decided to file an application for

liquidation of the Corporate Debtor under Section 33 (3) of the Code and the Hon'ble NCLT passed an order for initiation of Liquidation process on July 13, 2022 appointing Ms. Jovita Reema Mathias as the Liquidator

Present Status:

The Hon'ble NCLT Mumbai Bench vide its order dated 13th July, 2022 pronounced the Liquidation of corporate debtor under the provisions of Section 33 of the Code and appointed Ms. Jovita Reema Mathias having IBBI registration No. IBBI/IPA-002/IP-N00842/2019-2020/12695, as a Liquidator. The same was uploaded on the NCLT website and communicated to the Liquidator on 26th July, 2022.

E. BIDDER REGISTRATION IN THE BAANKNET PORTAL:

Prospective bidders shall submit the requisite documents, including an undertaking of eligibility under Section 29A of the Insolvency and Bankruptcy Code (Annexure-II) along with related party disclosure (annexure IIA) through the BAANKNET auction platform: <https://ibbi.baanknet.com>. Interested applicants depositing the EMD and requiring assistance in submitting the EMD and BID forms.

F. OVERVIEW OF ASSETS:

Sr. No.	Particulars	Details			
A.	Open NA Land				
1.	Location	Gut No. 182, village Dhekri, Tuljhapur, District: Osmanabad, Maharashtra			
2.	Longitude: Latitude	18°02'10.1"N 76°03'07.7"E			
3.	Description	Land is on Hill, Rocky Land			
4.	Availability of Infrastructure	1. School within 4-5 K.M 2. Medical Facilities 4-5 K.M 3. Tata Institute of Social Sciences, Tuljapur			
5.	Planning Jurisdiction	Falls under the Jurisdiction of Dhekri, Gram panchayat			
5.	Details (plot details are attached in the annexure VIII)	Sr. No.	Description	Number of plots	Land area in sqmts.
		1	Gat No. 182 - 1439	82	9270.44
		2	Gat No. 182 - 1440	92	10359.88
		3	Gat No. 182 - 2635	93	12040.48
			Total	267	31670.80
B.	Securities and Financial Assets / Not Readily Realizable Assets				
	Description of the Assets	Amount Rs.			

1.	Avoidance Application filed under Section 43, of the Code.	99,86,428.56
2.	Avoidance Application filed under Section 44 of the Code.	17,18,157.00
3.	Avoidance Application filed under Section 66 of the Code.	12,66,449.00
4.	Application under Section 19 (2) of the Code for possession of the vehicle	4,18,143.00.
5.	Claims towards receivables	20,18,017.49
6.	Other Current assets*	Nil (as per valuation)
Total		1,54,07,195.05

Note:

- The Book Value of the Other Current Assets are valued at Rs. 2,60,01,783 and the same has been valued as "Zero" by the Valuers.

G. ELIGIBILITY:

An E-Auction Process Applicant shall not be eligible to submit a bid for purchase of assets of the Company if it fails to meet the eligibility criteria as set out in Section 29A of the IBC, 2016 (as amended from time to time) which has been annexed to this document as "**Annexure II**" and Details of Related Party in "**Annexure IIA**". Prospective Bidders are requested to though the eligibility criteria mentioned under Section 29A of the Insolvency and Bankruptcy Code, 2016

H. DOCUMENTS REQUIRED TO BE SUBMITTED TO ASCERTAIN ELIGIBILITY OF THE BIDDER:

The E-Auction Applicant or the Bidder would need to submit the following forms, documents and authorizations as part of the Auction Plan by the bidder(s) based on whether the E-Auction Applicant or the Bidder is a Company or Individual:

Corporate Entity/LLP:

1. Proof of Identity, Current Address Proof, PAN card, valid e-mail ID. ;
2. Ownership Structure and Composition of the E-Auction Applicant/Bidder;
3. Balance Sheet and Profit & Loss A/c for the last 3 financial years;
4. Income Tax Return for the last 3 financial years;
5. Authorization to the Signatory (in case the bidder is a legal entity);
6. Board Resolution authorizing to participate in the e-auction in the case of a Company;
7. Duly filled, signed and stamped Bid Application Form attached vide "**Annexure III**";
8. Affidavit and Undertaking under Section 29 A of the Code as per "**Annexure II**" along with related party details in "**Annexure II (A)**"; by the E-Auction Process Applicant (through Authorized Signatory, in case the bidder is a legal entity).

9. Declaration by Bidders attached vide "**Annexure IV**".
10. Confidentiality Undertaking in "**Annexure V**"
11. List of related parties.

INDIVIDUAL:

1. Current Address Proof, PAN card, valid e-mail ID;
2. Other KYC Documents;
3. Income Tax Return for the Last 3 financial years;
4. Duly filled, signed and stamped Bid Application Form attached vide "**Annexure III**";
5. Affidavit and Undertaking under Section 29 A of the Code by the E-Auction Process Applicant (through Authorized Signatory, in case the bidder is a legal entity) under "**Annexure II**" and related party disclosure under "**Annexure IIA**" Declaration by Bidders attached vide "**Annexure IV**".
6. Confidentiality Undertaking in "**Annexure V**"
7. List of related parties

The Affidavit and Declaration as per the formats set out in **Annexure II and IV** must be executed in accordance with applicable law and it must be issued in accordance with the constitutional documents of the Bidder, if applicable, after obtaining all corporate approvals as may be required. The extract of constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of Bidder being an individual, the declaration must be personally signed by the Bidder. In case the Bidder is not an individual, the declaration must be signed by a person who is in full-time employment of the Bidder and duly authorized to sign the same.

Further, it should be noted that, the liquidator may ask for any documents from the prospective bidders to evaluate their eligibility under Section 29A of the Code. The liquidator, at his discretion may disqualify the prospective bidder form on non-submission of the requested documents after the approval of the Committee.

I. PHYSICAL VERIFICATION AND SITE VISIT:

Prospective Bidders may request the Liquidator to arrange for physical verification and site visit of the Property and Assets of the Company. Upon receipt of such a request, the Liquidator may arrange the said visits at any time prior to the last day of submission of bid documents and EMD i.e., **03.10.2026**. The prospective Bidder is liable to bear the cost of the visit and any expenses incurred thereon.

The Liquidator may coordinate a site visit for Prospective Bidders on any day between **29.09.2026 to 02.10.2026** following a request for such a visit by the Prospective Bidders. The request should be made via email on the email id mentioned in the e-auction notice and document. The request should clearly mention the name of the persons visiting the site and the name of the company/firm/ organization/proprietorship they are associated with.

The Liquidator will communicate, in advance, to such Prospective Bidder, all the relevant details, terms and conditions, if any, with respect to such Site Visit. The Liquidator reserves the right to not arrange a site visit for any reason whatsoever, irrespective of the request of the Eligible Bidders.

J. DUE DILIGENCE:

As per the provision under regulation 33 read with Schedule 1A (12A) including the 4th amendments within three days of declaring the highest bidder, the liquidator shall conduct the due diligence and verify the eligibility of the bidder. The Liquidator shall endeavor to provide necessary assistance and facilitate the conduction of due diligence by interested Bidders. The information and documents shall be provided by the Liquidator in good faith.

The assets of the Corporate Debtor will be sold on *"As is where is basis"*, *"As is what is basis"*, *"Whatever there is basis"* and *"No recourse"* basis and the sale of assets of the Corporate Debtor entail transfer of the assets including any title rights, benefits, interest arising as a result of two avoidance applications filed u/s 66 of the IBC by the outgoing Resolution Professional and the Liquidator respectively before Hon'ble NCLT Mumbai Bench through a deed of assignment.

Except the title which the Corporate Debtor had on its assets as on date of transfer. All local taxes / property tax / maintenance fee / electricity / water charges / GST, etc, yet to fall due in respect of the relevant asset should be ascertained by the prospective bidder and would be borne by the successful bidder.

K. ASSETS TO BE AUCTIONED AND RESERVE PRICES:

Sr. No.	Particulars	Reserve Price	EMD Amount (10% of the Reserve Price)	Minimum Incremental Amount
		(in Rs.)		
1.	Land and Building (Fixed Asset) Address: Plots, Gat No 182 Village Dhekri, Taluka Tuljapur, District Osmanabad, Maharashtra.	2,41,01,025	24,10,102.5	10,00,000
2.	Securities and Financial Assets (SFA) which is considered as NRRRA under Regulation 37A of the Liquidation Regulations, 2016	1,06,70,252.17	10,67,025.22	1,00,000

Note:

1. The bidders cannot bid for the value of the assets below the reserve price.
2. The bidders can increase their Bid by the minimum incremental amount mentioned above and in multiples of these amounts.
3. Detailed description of assets/property is given under **Annexure I**.
4. Pictures of the Property annexed as **Annexure VI**.

I. EARNEST MONEY DEPOSIT ('EMD') AND BALANCE CONSIDERATION:

All the E-Auction Process Applicants shall provide, along with or prior to submission of their auction bids, an amount which is equal to the 10% of the reserve price for each lot. (Please refer the Chart under Clause J)

1. The Earnest Money Deposit (EMD) has to be submitted through **website <https://ibbi.baanknet.com/> on or before 03.10.2026**

Balance Sale Consideration (including GST and other applicable taxes/ duties in addition to accepted BID amount) to be made by the Successful Bidder shall be made by way of Demand Draft/ from Schedule Banks or by way of remittance through RTGS/NEFT from the bank account in the name of the bidder(s) only and shall be intimated to the Liquidator at cirp.pratibhaspl@gmail.com.

The Balance Consideration (including GST and other applicable taxes/ duties in addition to accepted BID amount) to be paid in the following manner under Schedule I of the Liquidation Regulations, 2016:

1.	Payment of entire Bid Amount by Successful Bidder (Note: In case the successful bidder defaults, the EMD amount will be forfeited) <i>The prescribed payment terms are in accordance with Schedule I of the Liquidation Regulations.</i>	06.10.2026 (within 30 days from auction date) T+30 (without interest) or T+90 (subject to payment of interest @ 12% p.a. on amount due beyond 30 days of being declared as Successful Bidder in accordance with Clause 12 of Schedule I of Regulation 33 of the IBBI (Liquidation Process) Regulations, 2016)
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Bank details for the same are as below:

Name	Pratibha Skyscrapers Private Limited in Liquidation
Bank	Bank of India Limited
A/c No	006720110001247
IFSC Code	BKID0000067

Branch	Chakala Branch, Andheri East, Mumbai
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M. FORFEITURE OF EARNEST MONEY DEPOSIT FROM THE E-AUCTION APPLICANT/BIDDER:

It is to be noted that the EMD furnished can be forfeited at any time, upon the occurrence of any of the following events:

1. If there is a breach of any of the conditions under this E-Auction Process Information Document by the Bidder or in case the Bidder is found to have made any misrepresentation;
2. If Bidder is found to be ineligible to submit the bid as per the conditions set out in Section 29A of the IBC (as amended from time to time) or is found to have made a false or misleading declaration of eligibility as per the conditions set out in Section 29A of the IBC (as amended from time to time);
3. If the Successful Bidder fails to make the complete payment as per the terms of the Letter of Intent issued by the Liquidator viz within the stipulated time period as specified in the Clause 12 of the Schedule I of the Liquidation Regulations, 2016..

N. SET-OFF OF THE EARNEST MONEY DEPOSIT OF THE SUCCESSFUL BIDDER:

The Earnest Money shall be set-off against or used as part of the consideration that the successful bidder proposes to offer in relation to the Corporate Debtor.

EMD (without interest) of unsuccessful bidders will be remitted to their respective E-wallets after declaration of results by BAANKNET.

O. ELIGIBILITY CRITERIA FOR DECLARATION OF HIGHEST / NEXT HIGHEST BIDDER AS THE CASE MAY BE AS SUCCESSFUL BIDDER:

1. In accordance with proviso to Section 35(1)(f) of the IBC 2016, the Liquidator shall not sell the immovable and movable property or actionable claims of the Company in liquidation to any person who is not eligible to be a resolution applicant.
2. Persons not eligible to be a resolution applicant as per Section 29A of IBC shall be ineligible for further participation and the earnest money (EMD) deposited shall be forfeited.
3. The Bidder shall submit all the mandatory documents as mentioned hereinabove to the satisfaction of the Liquidator. On close of the auction, the details of participants and their bids will be available on the BAANKNET portal for verification by the Liquidator. The Liquidator shall, then conduct due diligence for verification of the eligibility of the Highest Bidder (H1) or Next Highest Bidder (H2) as the case may be. Based on the above due diligence, the Liquidator can accept or reject the H1 Bid. If found eligible, the Highest Bidder (H1) will be declared as Successful Bidder.

4. In case the Highest Bidder (H1) is found ineligible, the EMD deposited shall be forfeited and the Liquidator may with approval with the CoC, declare the Next Highest Bidder (H2) as the Successful Bidder after following the same process as provided under Clause 12A to Clause 12E and other applicable Regulations and IBC, 2016.
5. In accordance with provision under regulation 33 read with schedule 1 (11A) including the 4th amendment Where the liquidator with the approval of the committee may reject the highest bidder in an auction process, he shall intimate the reasons for such rejection to the highest bidder.
6. The liquidator shall declare the highest bidder as the successful bidder or rejects such bid after the approval of the committee in accordance with Clause 12 C of the Schedule I of the Liquidation Regulations, 2016
7. In case the highest bidder is found ineligible, the liquidator may, with the approval of the committee, declare the next highest bidder as the successful bidder.
8. On payment of the sale consideration, the sale shall stand completed, the liquidator shall execute certificate of sale or sale deed to transfer such assets with the approval of the committee and the assets shall be delivered to him in the manner specified in the terms of sale.

P. ISSUANCE OF LETTER OF INTENT AND TRANSACTION DOCUMENTS:

The Successful Bidder shall be required to execute a letter of intent provided by the Liquidator. A sale certificate and/or conveyance document and/or transfer documents for the relevant asset/assets shall be issued/executed between the Successful Bidder and the Corporate Debtor upon receipt of the entire sale consideration and the possessions of the above said assets to be given to the successful bidder. Further Within three days of declaring the highest bidder, the liquidator shall conduct the due diligence and verify the eligibility of the highest bidder under clause 12A of Schedule 1 of 1 including the 4th amendment

Q. DEFAULT BY SUCCESSFUL BIDDER AND IT'S RESULTS:

In the event that the Successful Bidder withdraws his E-Auction Application, the Liquidator shall have the right to encash the Earnest Money furnished by the Successful Bidder.

R. DECLARATION OF SUCCESSFUL BIDDER:

The Liquidator at the end of the E-Auction shall declare the successful bidder(s) for any asset block(s) based on the e-auction results and approval of the committee. The successful bidder(s) shall be determined on the basis of highest bid received for the asset block (s) by the Liquidator via the E-Auction portal process. In case of any dispute/ discrepancy, the Liquidator shall assess the E-Auction applications and declare the successful bidder(s) offering maximum value for the auctioned assets. This right of selecting and declaring the successful bidder(s) shall solely rest with the Liquidator/Committee at all times.

The Liquidator shall endeavor to sell asset and maximize overall recovery from the sale of assets of the

Corporate Debtor. While evaluating bids, the Liquidator may provide preference to higher bidder. The Liquidator is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) with the consent of the Committee of Creditors (as per 4th Amendment to Schedule I of the Liquidation Regulations, 2016)

S. FRAUDULENT AND CORRUPT PRACTICES;

The E-Auction Process Applicant / Bidder shall observe the highest standard of ethics during the E-Auction Process and subsequently during the closure of the E-Auction Process and declaration of successful bidder. Notwithstanding anything to the contrary contained in this E-Auction Process Information Document or in the Letter of Intent, the Liquidator shall reject an auction bid, revoke the Letter of Intent, as the case may be, without being liable in any manner whatsoever to the E-Auction Process Applicant, if the Liquidator, at his discretion, determines that the E-Auction process applicant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the E-Auction Process or has, undertaken any action in respect of such process which results in the breach of any Applicable Law including the Prevention of Corruption Act, 1988. In such an event, the Guarantee Beneficiary may invoke the Earnest Money Deposit without prejudice to any other right or remedy that may be available to the Liquidator under this E-Auction Process Information Document or Applicable Law.

For the purposes of this Clause, the following terms shall have the meaning hereinafter respectively assigned to them:

"Coercive practice" shall mean impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person's participation or action in the auction Process.

"Corrupt practice" shall mean

- (i) The offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the auction process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Liquidator or the Company, who is or has been associated or dealt in any manner, directly or indirectly with the auction Process or arising there from, before or after the execution thereof, at any time prior to the expiry of 1(one) year from the date such official resigns or retires from or otherwise ceases to be in the service of the Liquidator or the Company, shall be deemed to constitute influencing the actions of a person connected with the auction Process); and
- (ii) Engaging in any manner whatsoever, during the auction process or thereafter, any person in respect of any matter relating to the Company, who at any time has been or is a legal, financial or technical adviser of the Liquidator or the Company, in relation to any matter concerning the auction process.

"Fraudulent practice" shall mean a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the auction Process.

"Restrictive practice" shall mean forming a cartel or arriving at any understanding or arrangement among the auction process Applicants with the objective of restricting or manipulating a full and fair competition in the auction Process.

"Undesirable practice" shall mean (i) establishing contact with any person connected with or employed or engaged by the liquidator with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the auction Process; or (ii) having a Conflict of Interest.

The Bidder shall not involve himself for any of his representatives in price manipulation of any kind directly or indirectly by communicating with other Bidders.

The Bidder shall not divulge either his bid or any other details provided to him by the Liquidator or during the due diligence process in respect of the asset to any other party. Prior to the e-auction of due diligence/site visits, the Liquidator may require the Bidder to execute confidentiality agreement with the Company/Liquidator.

T. COSTS, EXPENSES AND TAX IMPLICATIONS:

The auction process applicant shall be responsible for all the costs incurred by it on account of its participation in the auction process, including any costs associated with participation in the discussion Meeting (if any), Site Visit, etc. The Liquidator shall not be responsible in any way for such costs, regardless of the conduct or outcome of the auction Process.

It is hereby clarified that the E-Auction Process Applicant shall make its own arrangements including accommodation for the discussion meeting (if organized) or Site Visit and all costs and expenses incurred in that relation shall be borne by the E-Auction Process Applicant.

The E-Auction Process Applicant shall not be entitled to receive any re-imbursement of any expenses which may have been incurred while carrying out the due diligence, search of title to the assets and matters incidental thereto or for any purpose in connection with the E-Auction Process.

It is to be noted that all taxes applicable (including stamp duty implication sand registration charges) on sale of assets would be borne by the successful bidder:

1. The sale attracts stamp duty, registration charges etc. as per relevant laws;
2. The successful bidder shall bear all the necessary expenses like applicable stamp duties/ additional

stamp duty/transfer charges, fees, etc. for transfer of property(ies) in his / her name;

3. It is to be noted that all taxes (State & Central) or duties applicable to the sale transaction, whether Direct or Indirect, including applicable stamp duty and registration charges) on sale of the assets of the Corporate Debtor either 'collectively' or 'parcels', whichever applicable, under regulation 32 (a) to (d) would be borne by the Successful Bidder.
4. TDS is not deductible or payable on the sale of property under the liquidation process in accordance with the Judgment dated 8th February, 2021 passed by the Hon'ble National Company Law Appellate Tribunal ('NCLAT') in the matter of Om Prakash Agrawal, Liquidator of S. Kumars Nationwide Limited Vs. Chief Commissioner of Income Tax (TDS) & UPL Limited

Statutory or otherwise, of the Company, including such dues, if any, which may affect transfer of the liquidation assets in the name of the Successful Bidder and such dues, if any, will have to be borne / paid by the Successful Bidder. However, the Liquidator assures that the same will be dealt with in accordance with Section 53 of the Insolvency and Bankruptcy Code, 2016.

The E-Auction process applicant shall be responsible for fully satisfying the requirements of the IBC and the related Regulations as well as all Applicable Laws that are relevant for the sale process. The execution of sale of immovable asset i.e., Land through sale deed and the Assignment deed shall be drawn for the Assignment of Securities & Financial Assets/NRRA . The Successful Bidder shall be responsible for obtaining requisite regulatory or statutory or third-party approvals, no-objections, permission or consents, if any, that are or may be required under Applicable Law for purchasing the relevant assets.

U. GOVERNING LAW AND JURISDICTION:

This E-Auction Process Information Document, the auction Process and the other documents pursuant to the E-Auction Process Information Document shall be governed by the laws of India and any dispute arising out of or in relation to the E-Auction Process Information Document or the E-Auction Process shall be subject to the exclusive jurisdiction of the Adjudicating Authority, Courts and Tribunals at Mumbai, India.

V. TIMELINE:

The following timeline shall apply to the E-Auction Process. The timetable may be amended by the Liquidator through issuance of an addendum to the E-Auction Process Information Document.

Particulars	Date
Public Announcement of E-Auction	08.09.2026

Opening of Auction Portal and this E-auction Process Information Document made available on the websites as per Terms and Conditions	08.09.2026
Site Visits and Discussion Meeting	29.09.2026 to 02.10.2026
Submission of EMD 10% bid amount	03.10.2026
E - Auction	06.10.2026
Announcement of Successful Bidder and issue of LoI	06.10.2026

Note:

1. The timeline for payment of the final sale consideration may be extended at the sole discretion of the Liquidator, to the extent permissible under the applicable laws and regulations and, where required, in consultation with the Committee of Creditors.
2. Further, in terms of Clause 12 of Paragraph 1 of Schedule I, any extension for payment of the balance sale consideration beyond the prescribed period of ninety (90) days requires the approval of the Committee of Creditors. In the present case, no such approval has been obtained from the Committee of Creditors. Accordingly, there shall be no extension for payment of the balance sale consideration beyond the prescribed period of ninety (90) days.
3. The payment terms are prescribed in accordance with Clause 12 of Schedule I under Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. Provided further that the sale shall be cancelled if the payment is not received within the provided under this clause.

TERMS AND CONDITIONS OF E-AUCTION

In addition to the E-Auction Process Information Document, following terms and conditions apply:

1. E-Auction is being held on **"AS IS WHERE IS, AS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS IS,"** and will be conducted online. The auction will be conducted through the IBBI prescribed portal <https://ibbi.baanknet.com/>. E-Auction Process Information Document containing E-Auction bid form, Declaration by bidders, General terms and conditions of online auction sales are available on <https://ibbi.baanknet.com/>. Interested bidders can register, bid and receive confirmation of their bid online.
2. The Prospective Bidders should make their own independent inquiries regarding the encumbrances, title of assets put on auction and claims/rights/dues/ affecting the assets, and should conduct their own due-diligence 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 Liquidator. The property is being sold with all the existing and future encumbrances/claims/dues/demands whether known or unknown to the Liquidator. Liquidator shall not be responsible in any of way for any third party claims/ rights/dues.
3. The Prospective Bidders should submit the EMD deposit through prescribed website <http://ibbi.baanknet.in>.
4. It should be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
5. Liquidator has the right to demand documents from bidder for the process and in case the documents are not provided, the liquidator may disqualify the bid.
6. The E-Auction / bidding of the assets of would be conducted exactly on the schedule date & time as mentioned in the e-auction notice and e-auction process information document. The Bidder can increase their bid by the aforesaid minimum incremental amount (Please refer to the Chart in Clause K) and in multiples of these amounts. In case bid is placed in the last 5 minutes of the closing time of the E- auction, the closing time will automatically get extended for 5 minutes.
7. The EMD of unsuccessful bidders shall be refunded directly through BAANKNET portal.
8. The Liquidator will issue a Letter of Intent to the Successful Bidder, detailing the Total Payable Amount and other Terms and Conditions.
9. The Successful Bidder shall bear the applicable stamp duties/ additional stamp duty / transfer charges, fee, Taxes, GST, Property Tax, etc. and also all the statutory/ non-statutory dues, taxes, rates assessment

charges fees etc. owing to anybody post transfer of property.

10. In simple terms, the Bid Amount is equal to the amount to be received by the Liquidator.
11. The Liquidator is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the E-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
12. The sale certificate will be issued and / or transaction / sale documents executed in the name of Successful Bidder(s) / Successful E-Auction Process Applicant(s) only and will not be issued in any other name(s).
13. The sale shall be subject to the relevant provisions of the Insolvency and Bankruptcy Code, 2016 read with Schedule I under Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.
14. The decision of the Liquidator on declaration of Successful Bidder shall be final and binding on all the Bidders.

TECHNICAL TERMS AND CONDITIONS OF E-AUCTION

1. Intending bidders shall have a valid e-mail ID, valid PAN Card and KYC documents to register with the E- Auction Portal BAANKNET.
2. Only upon verification of the Bid Form and confirmation of remittance of EMD, the Eligible Bidders will be declared and thereafter, permitted to access the Platform for bidding for a particular asset.
3. The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Agency/ the Seller. Hence, Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
4. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy and authenticity.
5. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bids placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
6. The highest bid on the auction shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer/ bid does not get any right to demand for acceptance of his bid.
7. After the conclusion of the E-auction for the assets, the Successful Bidder shall be informed through a message generated automatically by the portal, of the outcome of the E-auction. A separate Intimation shall also be sent to the Successful Bidder by the Liquidator.
8. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/ power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.

Date: 08.09.2026

Place: Mumbai

Jovita Reema Mathias

Liquidator

Pratibha Skyscrapers Private Limited

IBBI Reg. No: IBBI/PA-002/IP-N00337/2017-2018/10941

LIST OF RESIDENTIAL PLOTS

1. Plots under GAT No.182-1439				
Sr. No.	Plot Number	No. of Plots	Area per Plot (Sq.mt.)	Total Area
1	202	1	107.95	107.95
2	209	1	114.77	114.77
3	210, 225	2	108.53	217.06
4	271, 218, 233	3	109.15	327.45
5	226	1	105.29	105.29
6	241	1	108.19	108.19
7	234	1	112.06	112.06
8	326	1	103.99	103.99
9	339	1	101.09	101.09
10	332	1	105.00	105.00
11	333	1	122.70	122.70
12	340	1	138.89	138.89
13	346	1	116.88	116.88
14	347	1	134.58	134.58
15	353	1	138.89	138.89
16	354	1	104.09	104.09
17	360	1	200.34	200.34
18	361	1	217.44	217.44
19	367	1	105.78	105.78
20	203-208, 211-216, 219-224, 227-232, 235-240	30	111.60	3348.00
21	327-331, 334-338, 341-345, 348-352, 355-359, 362-366	30	108.00	3240.00
Total	Total No. of plots	82	2575.21	9270.44

2. Plots under GAT No.182-1440				
Sr. No.	Plot Number	No. of Plots	Area per Plot (Sq.mt.)	Total Area
1	15	1	156.55	156.55
2	29	1	107.59	107.59
3	39	1	138.55	138.55
4	40	1	136.69	136.69
5	50,57	2	109.15	218.30
6	16-28, 30-38, 41-49, 51-56, 59-54, 62-72, 75-80, 83-88, 92-96, 99-103, 107, 109-112	76	111.60	8481.60

7	58, 65, 66, 73, 74, 81, 82, 97, 98, 113	10	112.06	1120.60
Total	Total No. of plots	92	10359.88	10359.88

3. Plots under GAT No.182-2635			
Sr. No.	Plot Number	No. of Plots	Area per Plot (Sq.mt.)
1	1	1	158.52
2	2	1	154.51
3	3	1	105.55
4	14	1	141.55
5	122, 129	2	218.30
6	130, 137	2	275.90
7	4 to 13; 115 to 118; 123, 127, 128, 139 to 144; 147 to 152; 155 to 160; 162 to 164; 167 to 169; 171 to 175	46	5133.60
8	114, 138, 145, 146, 153, 154, 161, 165, 166, 170, 177	11	1232.66
9	131 to 136	6	837.00
10	178	1	100.17
11	179	1	119.47
12	180	1	150.36
13	181	1	165.20
14	182	1	193.06
15	183	1	216.36
16	184	1	226.80
17	185	1	278.77
18	532	1	174.10
19	533	1	268.60
20	525 to 531; 534, 537, 538, 539	12	1890.00
Total	Total No. of plots	93	12040.48

**FORMATS FOR THE UNDERTAKINGS/FORMS TO BE SUBMITTED BY THE BIDDER/ASSOCIATE COMPANY
ON BEHALF OF THE BIDDER**

ANNEXURE II

**SECTION 29A OF IBC, 2016
AFFIDAVIT AND UNDERTAKING
(On a Rs. 100/- non-judicial stamp paper)**

Ms. Jovita Reema Mathias

Liquidator

Pratibha Skyscrapers Private Limited (In Liquidation)

301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala, Andheri Kurla Road, Andheri East, Mumbai 400093.

**Sub: Disclosure of eligibility under Section 29A of the Insolvency and Bankruptcy Code, 2016 and
declaration for submitting bid for e-auction.**

Dear Madam,

I hereby submit this declaration under Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code"):

A. I have understood the provisions of section 29A of the Code as inserted by the Insolvency and Bankruptcy Code (Amendment) Ordinance, 2017. I confirm that neither _____ (XYZ Limited) nor any person acting jointly with _____ (XYZ Limited) or any person who is a promoter or in the management or control of _____ (XYZ Limited) or any person acting jointly with _____ (XYZ Limited):

- a) Is an undischarged insolvent;
- b) Is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
- c) At the time of submission of the resolution plan has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as nonperforming asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949) [or the guidelines of a financial sector regulator issued under any other law for the time being in force.] and at least a period of one year has lapsed from the date of such classification till the date of commencement of the corporate insolvency resolution process of the corporate debtor;

Provided that the person shall be eligible to submit a resolution plan if such person makes payment of all overdue amounts with interest thereon and charges relating to nonperforming asset accounts before submission of resolution plan:

Provided further that nothing in this clause shall apply to a resolution applicant where such applicant is a financial entity and is not a related party to the corporate debtor.

Explanation I - For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares, prior to the insolvency commencement date.

Explanation II - For the purposes of this clause, where a resolution applicant has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as nonperforming asset and such account was acquired pursuant to a prior resolution plan approved under this Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under this Code;

- d) *Has been convicted for any offence punishable with imprisonment:*
- i. for two years or more under any Act specified under the Twelfth Schedule; or*
 - ii. for seven years or more under any law for the time being in force;*

Provided that this clause shall not apply to a person after expiry of a period of two years from the date of his release from imprisonment;

Provided further that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation I;

- e) *Is disqualified to act as a director under the Companies Act, 2013; Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation I;*
- f) *Is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;*
- g) *Has been a promoter or in the management control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under this Code;*

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of the corporate debtor by the resolution applicant pursuant to a resolution plan approved under this Code or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such resolution applicant has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

- h) *Has executed a guarantee in favour of a creditor in respect of a corporate debtor against which an application*

for insolvency resolution made by such creditor has been admitted under this Code and such guarantee has been invoked by the creditor and remains unpaid in full or part.

- i) is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- j) has a connected person not eligible under clauses (a) to (i)

Explanation (I) – For the purposes of this clause, the expression “connected person” means

- i. Any person who is the promoter or in the management or control of the E-auction Applicant; or
- ii. Any person who shall be the promoter or in management or control of the business of the Corporate Debtor during the implementation of the Resolution Plan; or
- iii. The holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii);

Provided that nothing in clause (iii) of this Explanation shall apply to a bidder where such bidder is a financial entity and is not a related party of the corporate debtor;

Provided further that the expression “related party” shall not include a financial entity regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares (or completion of such transactions as may be prescribed), prior to the insolvency commencement date.

Explanation II—For the purposes of this section, “financial entity” shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely: -

- (a) a scheduled bank;*
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organization of Securities Commissions Multilateral Memorandum of Understanding;*
- (c) any investment vehicle, registered foreign institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to them in regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);*
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);*
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;*
- (f) such categories of persons as may be notified by the Central Government.*

I therefore, confirm that _____ (XYZ Limited) is eligible to be bidder in accordance to Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code") as inserted by the Insolvency and Bankruptcy Code (Amendment) Act, 2020.

- B. I undertake on behalf of _____ (XYZ Limited), that during the Liquidation Process, no person who would be considered as Connected Person and is not eligible to submit resolution plan under section 29A of Insolvency and Bankruptcy Code, 2016 and the regulation 38 of IBBI (Insolvency Resolution Process of Corporate Persons) regulations, 2016 shall be engaged in the management and control of corporate debtor.
- C. I declare and undertake that in case the _____ (XYZ Limited) becomes ineligible at any stage during the Liquidation Process, it would inform the Liquidator forthwith on becoming ineligible.
- D. I also undertake that in case the _____ (XYZ Limited) becomes ineligible at any time after submission of the EMD, then the EMD would be forfeited and the same would be deposited in the account of Pratibha Skyscrapers Private Limited- in Liquidation.
- E. I also further undertake that my winning bid Amount will remain binding unless rejected by the Liquidator.
- F. I confirm at the said declaration and disclosure is true and correct.
- G. I am duly authorized to submit this declaration by virtue of _____.

(DEPONENT)

VERIFICATION

I, the deponent above, do hereby solemnly declare and affirm that the above statement given by me is true and correct to the best of my knowledge and belief and nothing stated above is false or misrepresentation or misleading.

(DEPONENT)

ANNEXURE II (A)

RELATED PARTY DETAILS

(This forms and internal part of ANNEXURE I) (Should be A4 size paper and should be self-attested)

List of relatives as per Explanation of section 5(24A) of Insolvency and Bankruptcy Code, 2016 (Please provide DIN No./PAN along with name of director or relatives):

Code: 2016 (Please provide DIN No./PAN along with name of director or relatives):

S. No.	Particulars	Director/Partner/(HUF)/Sole Proprietor					
		1	2	3	4	5	6
	Members of concerned company/partnership/HUF/ Sole Proprietor						
	PAN Number:						
	Husband						
	PAN Number:						
	Wife						
	PAN Number:						
	Father						
	PAN Number:						
	Mother						
	PAN Number:						
	Son						
	PAN Number:						
	Son's wife						
	PAN Number:						
	Daughter						
	PAN Number:						
	Daughter's husband						
	PAN Number:						
	Son's daughter and son						

	Daughter's daughter and son						
	PAN Number:						
12.	Grandson's daughter and son						
	PAN Number:						
13.	Granddaughter's daughter and son						
	PAN Number:						
14.	Brother						
	PAN Number:						
15.	Brother's wife						
	PAN Number:						
16.	Sister						
	PAN Number:						
17.	Sister's husband						
	PAN Number:						
18.	Brother's son and daughter						
	PAN Number:						
19.	Sister's son and daughter						
	PAN Number:						
20.	Father's father and mother						
	PAN Number:						
21.	Mother's father and mother						
	PAN Number:						

	Father's brother and sister						
	PAN Number:						
3.	Mother's brother and sister						
	PAN Number:						

List of related parties other than relatives as per section 5(24A) of Insolvency and Bankruptcy Code, 2016:

S No.	Particulars						
1.	Limited liability partnership or a partnership firm, in which the individual is a partner.						
	PAN Number:						
2.	Partners of the above LLP / Partnership firm.						
	PAN Number:						
3.	Trust, where the beneficiary is the individual.						
	PAN Number:						
4.	Trustees of above mentioned trust.						
	PAN Number:						

5.	Private company in which the individual is a director and holds along with his relatives, more than two per cent of its share capital.						
	PAN Number:						
6.	Public company in which the individual is a director and holds along with his relatives, more than two per cent of its share capital.						
	PAN Number:						
7.	A body corporate whose board of directors, managing director or manager, in the ordinary course of business, acts on the advice, directions or instructions of the individual whose partners or employees in the ordinary course of business, act on the advice, directions or instructions of the individual.						
	PAN Number:						
8.	A limited liability partnership or a partnership firm						

	PAN Number:						
9.	A person on whose advice, directions or instructions, the individual is accustomed to act.						
	PAN Number:						
10.	A company, where the individual or the individual along with its related party, own more than fifty per cent of the share capital of the company or controls the appointment of the board of directors of the company.						
	PAN Number:						

BID FORM

Date:

Ms. Jovita Reema Mathias (in Liquidation)

Liquidator

Pratibha Skyscrapers Private Limited

301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala, Andheri Kurla Road, Andheri East, Mumbai 400093.

Dear Madam,

I am desirous in participating in the E-Auction announced by you in the Newspaper publication dated _____ in _____ (Name of newspaper).

Name of Corporate Debtor: Pratibha Skyscrapers Private Limited in Liquidation**Details of Bidder / Bid Price Offered**

Name of the Bidder	
Constitution of Bidder	
Contact No.	
Email ID	
Aadhar No	
PAN No.	
Address	
Amount of EMD deposited	
Mode of EMD payment	through the BAANKNET Platform https://ibbi.baanknet.com/

I/We/M/s. also enclose copies of the required KYC documents. We request you to kindly verify the same and arrange with the auction portals for issue of an ID and password for us to enable us to take part in the E- Auction.

Date:

Place:

Signature

DECLARATION BY BIDDERS

To,

Ms. Jovita Reema Mathias

Liquidator

Pratibha Skyscrapers Private Limited (in liquidation)

301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala, Andheri Kurla Road, Andheri East, Mumbai
400093.

Dear Madam,

1. I / We, the Bidder(s) aforesaid do hereby state that, I / We have read the entire terms and conditions for the sale of assets as specified in the Information Sheet and have understood them fully. I / We, hereby unconditionally agree to confirm with and to be bound by the said terms and conditions and agree to take part in the E-auction process.
2. I / We declare that the Earnest Money Deposit (EMD) and the deposit towards purchase-price have been made by me / us as against my/our bid and that the particulars of remittance and all other information given by me/us in the online form is true and correct.
3. I / We further understand and agree that if any of the statement / information revealed by me / us is found to be incorrect and / or untrue, the bid submitted by me / us is liable to be cancelled and in such case, the EMD and / or any monies paid by me / us is liable to be forfeited by the Seller ("Liquidator") and the Seller will be at liberty to annul the offer made to me/us at any point of time.
4. I / We also agree that after my /our offer given in my /our bid for purchase of property(ies) is accepted by the Seller and if, I / We, fail to accept or act upon the terms and conditions of the sale or am / are not able to complete the transaction within the time limit specified for any reason whatsoever and /or fail to fulfil any / all the terms and conditions of the auction and offer letter, the EMD and other monies paid by me / us along with the online form and thereafter, are liable to be forfeited. The timeline for payment of final sale consideration may be extended by sole discretion of liquidator, to the extent permissible under the applicable laws and regulations. In case final sale consideration is not paid within timeline, the liquidator shall forfeit EMD.
5. I / We understand that the EMD of all Bidders shall be retained by the Liquidator and returned only after the successful conclusion of the sale of property (ies). I / We, state that I / We, have fully understood the terms and conditions therein and agree to be bound by the same.

6. I / We confirm that our participation in the E-auction process, submission of bid or acquisition of the property(ies) pursuant to the provisions of the E-Auction Process Information Document will not conflict with, or result in a breach of, or constitute a default under
- (i) our constitutional documents; or
 - (ii) any applicable laws; or
 - (iii) any authorization or approval of any government agency or body; or
 - (iv) any judgement, order, injunction, decree, or ruling of any court or governmental authority, domestic or foreign binding on me / us; or (v) any agreement to which I am / we are a party or by which I am / We are bound.
7. The decision taken by the Liquidator with respect to the selection of the Successful bidder and communicated to us shall be binding on me/us.
8. I/We also undertake to abide by the additional conditions if announced during the E-auction including any announcement(s) on correction of and/ or additions or deletions to the time of auction portal and property(ies) being offered for sale.
9. I/We confirm that the Seller and his employees, shall not be liable and responsible in any manner whatsoever for my/our failure to access and bid on the E-auction portal due to any unforeseen circumstances etc. before or during the auction event.
10. I/We hereby confirm that I/we are eligible to purchase the assets of the Company under Section 29A of the Insolvency and Bankruptcy Code, 2016.

(Signature with SEAL)

Name: _____

Address: _____

Email: _____

Mobile: _____

CONFIDENTIALITY UNDERTAKING

This Confidentiality Undertaking has been signed by (Name of potential Bidders) having its office at acting through Mr. (Name of person Authorised by potential Bidder(s)), the authorized signatory/authorized representative ("Bidder"), which expression shall, unless repugnant to the context, be deemed to include its successors, assigns or legal representative) in favour of Ms. Jovita Reema Mathias, Liquidator, Pratibha Skyscrapers Private Limited, a company registered under Companies, Act, 1956.

WHEREAS, . Pratibha Skyscrapers Private Limited, a company registered under Companies, Act, 1956 (hereafter referred as the "Company") is undergoing liquidation vide NCLT Mumbai Bench ("NCLT") order and vide the said NCLT Order Ms. Jovita Reema Mathias ("Liquidator"), a registered insolvency professional with Insolvency and Bankruptcy Board of India (IBBI) having registration number IBBI/IPA-002/IP-N00337/2017-2018/10941 has been appointed as liquidator to carry out the process of liquidation in terms of the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC") and the Regulations made there under.

AND WHEREAS the Liquidator has invited prospective Bidders for the purpose of submission of Bid through E-Auction Process of sale of the assets, Land, advertised under Sale Notice dated 18.07.2025 of the Company in accordance with the provisions of e-Auction Process Information Document and provisions of the IBC read with the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Process Regulations").

AND WHEREAS the Liquidator is required to share certain data, documents and information in relation to the Company for facilitating the prospective Bidder(s) in their due diligence.

THEREFORE, the Bidder (s) hereby declare(s) and undertake(s) as follows:

- I. The Bidder(s) shall not divulge any part of the information contained in and accessed through the any data shared by the Liquidator, through oral or written communication or through any mode to anyone and the same shall constitute "Confidential Information". Any information or documents generated or derived by the recipients of Confidential Information that contains, reflects or is derived from any Confidential Information shall also be deemed as Confidential Information.
- II. The Bidder (s) further unconditionally and irrevocably undertakes and declare that:
 - i. the Confidential Information shall be kept secret and confidential by the Bidder (s) and shall be used solely in accordance with the terms of the IBC;
 - ii. the Bidder(s) shall not use the Confidential Information to cause any undue gain or undue loss to itself, the Company, Liquidator or any other person;
 - iii. the Bidder(s) shall comply with all provisions of Applicable Law(s) for the time being in force relating to confidentiality and insider trading;
 - iv. the Bidder (s) shall protect any intellectual property of the Company which it may have access

to; the Confidential Information may only be disclosed to and shared with any employees or its advisors by the Bidder(s), in accordance with Applicable Law(s), including in relation to confidentiality and insider trading, and terms of this Confidentiality Undertaking on a strict need-to-know basis and only to the extent necessary for and in relation to the liquidation process of the Company, provided that the Bidder binds such employees and third parties, by way of an undertaking/ agreement, to terms at least as restrictive as those stated in this Confidentiality Undertaking.

- v. the Bidder(s) shall ensure that all Confidential Information is kept safe and secured at all times and is protected from unauthorized access, use, dissemination, copying, theft or leakage;
- vi. the Bidder(s) shall immediately destroy and permanently erase all Confidential Information upon the completion of sale of the asset of the Company as provided under E- Auction Process Information Document the Liquidation Process Regulations;
- vii. the Bidder(s) shall take all necessary steps to safeguard the privacy and confidentiality of the information received through Liquidator and shall use its best endeavors to secure that no person acting on its behalf divulges or discloses or uses any part of the Confidential Information, including but not limited to the financial position of the Company, all information related to disputes by or against the Company and other matter pertaining to the Company; and
- viii. the Bidder(s) shall be responsible for any breach of obligations under this confidentiality undertaking (including any breach of confidentiality obligations by any employee or advisor or agent or director of the Bidder) and shall indemnify the Liquidator for any loss, damages, expenses and costs incurred by the Liquidator due to such breach of such obligations by the Bidder (s) or any person acting on its behalf.
- ix. Notwithstanding anything to the contrary contained herein, the following information shall however not be construed as Confidential Information:
 - x. Information which, at the time of disclosure to the Bidder(s) was already in the public domain without violation of any provisions of Applicable Law(s); or
 - xi. information which, after disclosure to the Bidder(s) becomes publicly available and accessible without violation of Applicable Law(s) or a breach of this Confidentiality Undertaking; or
 - xii. information which was, lawfully and without any breach of this Confidentiality Undertaking, in the possession of the Bidder (s) prior to its disclosure, as evidenced by the records of the Bidder(s).
- xiii. The Bidder(s) hereby expressly agrees and acknowledges that the Liquidator makes no representation, warranty or inducement, whether express or implied, as to the accuracy, completeness, authenticity or adequacy of the information (including but not limited to the Confidential Information) provided to the Bidder(s) in the e-Auction Process Information Document / Virtual Data Room. The Bidder(s) further agrees and acknowledges that the Liquidator shall not be liable to the Bidder(s) for any damage arising in any way out of the use of the Confidential Information and further that the Bidder(s) shall not have any claim against the Liquidator or the Company in relation to any information provided.
- xiv. The terms of this Confidentiality Undertaking may be modified or waived only by a separate

instrument in writing signed by the Bidder(s) and the Liquidator that expressly modifies or waives any such term.

- xv. Damages may not be an adequate remedy for a breach of this Confidentiality Undertaking and either party may be entitled to the remedies of injunction, specific performance and other equitable relief for a threatened or actual breach of this Confidentiality Undertaking.
- xvi. Nothing in this Confidentiality Undertaking shall have the effect of limiting or restricting the liability of the Bidder(s) arising as a result of its fraud or willful default as defined under Applicable Law(s).
- xvii. The undersigned hereby represents and warrants that it has the requisite power and authority to execute, deliver and perform its obligations under this Confidentiality Undertaking.

This Confidentiality Undertaking and any dispute, claim or obligation arising out of or about it shall be governed by and construed in accordance with Indian laws and the courts and tribunal of Mumbai shall have exclusive jurisdiction over matters arising out of or relating to this Confidentiality Undertaking.

Capitalized terms not defined under this Confidentiality Undertaking shall have the same meaning as provided in the e-Auction Process Information Document.

I further declare that I, the undersigned have full knowledge of the contents provided in this undertaking and have absolute authority to sign this undertaking on behalf of [insert the name of the Bidder (s)].

Signed on behalf of

(Name of Bidder(s)) by Mr/Ms

(Name and Designation) Authorised Signatory

Date:

Place:

Note- In case of consortium, undertaking to be executed by each of the members

PICTURES OF LAND



