PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
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PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Guarantor(s) and Mortgagor(s) that the below described secured assets being immovable properties mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Twenty Eight Trust-III (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by SVC Bank Ltd. vide Assignment Agreement dated 30/03/2017 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on **"As is where is", "As is what is", and "Whatever there is"** basis along with all its known and unknown liabilities on 07/11/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 14/01/2025 under the provisions of the SARFAESI Act and Rules thereunder.

The details of the Auction are as follows:

Name of the Borrower(s), Guarantor(s) and Mortgagor(s):	**1) Tristar Retail Concepts Pvt. Ltd. (Borrower)** **2) Mr. Kamal Shantilal Kothari (Director/Guarantor/Mortgagor)** **3) Mrs. Preeti Kamal Kothari (Director/Guarantor)** **4) Primus Realtors Pvt. Ltd. (Corporate Guarantor/Mortgagor)** **5) Tristar Retail Limited (Corporate Guarantor)**
Outstanding Dues for which the secured assets are being sold:	**Rs.7,95,37,245.39** (Rupees Seven Crores Ninety Five Lakhs Thirty Seven Thousand Two Hundred Forty Five and Thirty Nine Paise Only) being the dues of A/c. M/s. Tristar Retail Concepts Pvt. Ltd. **And Rs. 8,90,38,086.69** (Rupees Nine Crores Ninety Lakhs Thirty Eight Thousand Eighty Six and Sixty Nine Paise Only) being the dues of **A/c. M/s. Tristar Retail Brands Pvt. Ltd. as on 30/09/2014** plus interest w.e.f. **01/10/2014** plus, costs, charges and expenses thereon. **{Rs. 22,51,79,455.41/-** (Rupees Twenty Two Crores Fifty-One Lakhs Seventy Nine Thousand Four Hundred Fifty Five and Paise Forty One Only) being the dues of **M/s. Tristar Retail Concepts Pvt. Ltd. and Rs. 48,84,07,041.07/-** (Rupees Forty-Eight Crores Eighty Four Lakhs Seven Thousand Forty One and Paise Seven Only) being the dues of M/s. Tristar Retail Brands Pvt. Ltd., both are as on **15/09/2025** plus further interest, costs, charges and expenses thereon w.e.f. 16/09/2025}
Details of Secured Asset being Immovable Property which is being sold	**Lot No. 1-** Apartment No. 101, admn. about 61.850 sq. mtr. Built-up area on 1st floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38 in the S.S. Scheme containing by adeasurement 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.S.K.7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share (owned and mortgaged by Mr. Kamal Kothari) **Lot No. 2-** Apartment No. 102, admn. about 61.850 sq. mtr. Built-up area on 1st floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38 in the S.S. Scheme containing by adeasurement 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.H. No. 7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share (owned and mortgaged by Mr. Kamal Kothari) **Lot No. 3-** Apartment No. 201, admeasuring about 61.850 sq. mtr. Built-up area on 2nd floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38, in the S.S. Scheme containing by adeasurement 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.S.K. 7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share (owned and mortgaged by Mr. Kamal Kothari) **Lot No. 4-** Apartment No. 202, admeasuring about 61.850 sq. mtr. Built-up area on 2nd floor, in the Building known as "Tulsi Park", standing and constructed on Plot Nos. 39-C, 39-B, 39-C (part), 39A, and 38, in the S.S. Scheme containing by adeasurement 39228.64 sq. ft. (OR 3644.43 sq. mtrs.), in the layout of Venuvan Society, being portion of entire Khasara No. 5/1, P.S.K. 7, bearing Sheet No. 96/8, City Survey No. 5, Municipal ward No.68, Mouza Hazaripahad, Katol Nagar, Nagpur, Tah. & Dist. Nagpur along with 1.224% undivided share (owned and mortgaged by Mr. Kamal Kothari) **Lot No. 5-** Apartment No. 601, admeasuring about 75.4015 sq. mtr. Built-up area on the 6th Floor, in the building known as "Kanchanganga Estate", standing and constructed on Plot Nos. 1, out of the sanctioned layout of "Shree Dutta Vihar", being portion of entire Khasara No. 58/6, P.S.K No. 44, Sheet No. 67/4B, City Survey No. 499, Corporation House No. 3463, Ward No.15, Mouza Somalwada, Shri Bhaskarrao Porkute Path Nagar, admeasuring ¼ (49.20 x 47.47) + ½ (50.54 x 46.67) = 2347.11 sq. mtrs being portion of land of Mouza Somalwada, situated Nagpur, Tah. & Dist. Nagpur along with 1.6098% undivided shares (owned and mortgaged by M/s. Primus Realtors Pvt. Ltd.)
CERSAI ID:	**Lot No. 1- Apartment No. 101-** Security ID – 400015505970 Asset ID – 200015472179 **Lot No. 2- Apartment No. 102-** Security ID – 400015506881 Asset ID – 200015473086 **Lot No. 3- Apartment No. 201-** Security ID – 400015507807 Asset ID – 200015474007 **Lot No. 4- Apartment No. 202-** Security ID – 400015509493 Asset ID – 200015475685 **Lot No. 5- Apartment No. 601-** Security ID – 400015509951 Asset ID – 200015476132
Reserve Price below which the Secured Asset will not be sold (in Rs.):	**Lot No. 1- Rs. 25,24,000/- (Rupees Twenty Five Lakhs Twenty Four Thousand Only)** **Lot No. 2- Rs. 25,24,000/- (Rupees Twenty Five Lakhs Twenty Four Thousand Only)** **Lot No. 3- Rs. 25,27,000/- (Rupees Twenty Five Lakhs Twenty Seven Thousand Only)** **Lot No. 4- Rs. 25,27,000/- (Rupees Twenty Five Lakhs Twenty Seven Thousand Only)** **Lot No. 5- Rs. 40,25,000/- (Rupees Forty Lakhs Twenty Five Thousand Only)**
Earnest Money Deposit (EMD):	**Lot No. 1- Rs. 2,52,400/- (Rupees Two Lakhs Fifty Two Thousand Four Hundred Only)** **Lot No. 2- Rs. 2,52,400/- (Rupees Two Lakhs Fifty Two Thousand Four Hundred Only)** **Lot No. 3- Rs. 2,52,700/- (Rupees Two Lakhs Fifty Two Thousand Seven Hundred Only)** **Lot No. 4- Rs. 2,52,700/- (Rupees Two Lakhs Fifty Two Thousand Seven Hundred Only)** **Lot No. 5- Rs. 4,02,500/- (Rupees Four Lakhs Two Thousand Five Hundred Only)**
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	**Outstanding Society Dues as on Oct, 2024 (for Lot 1 to 4):-** **Lot No. 1- Apartment No. 101- Rs. 78,290/-** **Lot No. 2- Apartment No. 102- Rs. 77,237/-** **Lot No. 3- Apartment No. 201- Rs. 34,048/-** **Lot No. 4- Apartment No. 202- Rs. 33,930/-** **Lot No. 5- Apartment No. 601- Rs. 2,77,500/-** of society maintenance dues and Rs. 91,202/- of property tax pending with Nagpur Municipal Corporation as on August, 2025
Inspection of Properties:	**29/10/2025 between 11.00 am to 12.00 noon (For Lot No. 1 to 4) and From 3.00 pm to 4.00 pm for Lot No. 5**
Contact Person and Phone No:	**Mr. Siddhesh Pawar- 9029687504** **Ms. Heena Vichare- 9004103652**
Last date for submission of Bid	**06/11/2025 till 5.00 p.m.**
Time and Venue of Bid Opening:	**E-Auction/Bidding through website (https://earfaesi.auctiontiger.net) on 07/11/2025 from 12.00 noon to 1.00 pm.**

This publication is fifteen (15) days' notice to the aforementioned Borrowers/Guarantors/Mortgagors under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.
For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. **https://earfaesi.auction-http://www.pegasus-arc.com/assets-to-auction.html** or website **https://earfaesi.auction-tiger.net** or contact service provider **E Procurement Technologies Ltd- Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 09265562818, Email: ramprasad@auctiontiger.net before submitting any bid. Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net**

Place: NAGPUR
Date: 17/10/2025

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Twenty Eight Trust III)