

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor Free Press House Nariman Point,  
Mumbai -400021 Tel: -022-61884700

Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

**PUBLIC NOTICE FOR SALE BY E-AUCTION**

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 and 9 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 26/02/2026.

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), Co-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)	1) M/s. Tristar Retail Brands 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. as on 30/09/2014 plus interest w.e.f. 01/10/2014 plus, costs, charges and expenses thereon. Rs. 9,90,38,086.69 (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.	
Details of Secured Asset being Immovable Property which is being sold	<b>Lot No. 1-</b> 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) <b>Lot No. 2-</b> 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) <b>Lot No. 3-</b> 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) <b>Lot No. 4-</b> 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)	
CERSAI ID:	<b>Lot No. 1- Apartment No. 101-</b> Security ID - 400015505970 Asset ID - 200015472179 <b>Lot No. 2- Apartment No. 102-</b> Security ID - 400015506881 Asset ID - 200015473086 <b>Lot No. 3- Apartment No. 201-</b> Security ID - 400015507807 Asset ID - 200015474007 <b>Lot No. 4- Apartment No. 202-</b> Security ID - 400015509493 Asset ID - 200015475685	
Reserve Price below which the Secured Asset will not be sold (in Rs.):	<b>Lot No. 1-</b> Rs. 20,38,000/- (Rupees Twenty Lakhs Thirty Eight Thousand Only) <b>Lot No. 2-</b> Rs. 20,38,000/- (Rupees Twenty Lakhs Thirty Eight Thousand Only) <b>Lot No. 3-</b> Rs. 20,39,000/- (Rupees Twenty Lakhs Thirty Nine Thousand Only) <b>Lot No. 4-</b> Rs. 20,39,000/- (Rupees Twenty Lakhs Thirty Nine Thousand Only)	
Earnest Money Deposit (EMD):	<b>Lot No. 1-</b> Rs. 2,03,800/- (Rupees Two Lakhs Three Thousand Eight Hundred Only) <b>Lot No. 2-</b> Rs. 2,03,800/- (Rupees Two Lakhs Three Thousand Eight Hundred Only) <b>Lot No. 3-</b> Rs. 2,03,900/- (Rupees Two Lakhs Three Thousand Nine Hundred Only) <b>Lot No. 4-</b> Rs. 2,03,900/- (Rupees Two Lakhs Three Thousand Nine 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):- <b>Lot No. 1- Apartment No. 101-</b> Rs. 78,290/- <b>Lot No. 2- Apartment No. 102-</b> Rs. 77,237/- <b>Lot No. 3- Apartment No. 201-</b> Rs. 34,048/- <b>Lot No. 4- Apartment No. 202-</b> Rs. 33,930/-	
Inspection of Properties:	13/02/2026 between 11.00 am to 1.00 pm	
Contact Person and Phone No:	Mr. Siddhesh Pawar - 9029687504 Mr. Dhimant Shah- 9320317744	
Last date for submission of Bid:	25/02/2026 till 5.00 p.m.	
Time and Venue of Bid Opening:	E-Auction/Bidding through website ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) on 26/02/2026 from 11.00 am to 01.00 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. <a href="http://www.pegasus-arc.com/assets-to-auction.html">http://www.pegasus-arc.com/assets-to-auction.html</a> or website <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 09265562818, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.		
<b>AUTHORISED OFFICER</b> Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Twenty Eight Trust III)		

Place: NAGPUR  
Date: 03/02/2026