

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Movable and Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8, 6 (2) and 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Guarantor(s) that the below described secured asset being movable & immovable properties mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Thirty Three Trust I (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Apna Sahakari Bank Ltd vide Assignment Agreement dated 27/03/2018 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 with all known and unknown liabilities on 21/03/2024.

The Authorised Officer of Pegasus received the keys & possession of the mortgaged/hypothecated properties mentioned below from the Official Assignee **Ms. C. J. Bhatt, High Court, Bombay** on 07/10/2023 in accordance with a common order dated August 25, 2023 passed by the Hon'ble High Court of Judicature at Bombay in its Insolvency Jurisdiction in Notice of Motion Nos. 2, 3, & 4 of 2022 In Insolvency Petition Nos. 20, 21, & 22 of 2018 respectively.

THE DETAILS OF E-AUCTION ARE AS FOLLOWS:


Name of the Borrower(s) and Guarantor(s)/Mortgagor(s):	a) M/s. LG Systems (Guarantor and Mortgagor) b) M/s. Jinal Plastics (Borrower, Mortgagor and Guarantor) c) M/s. M. K. Plastics (Guarantor and Mortgagor) d) M/s. Delta Plastics (Guarantor and Mortgagor) e) Mr. Kirit Mansukhlal Ganatra (Director, Guarantor and Mortgagor) f) Mrs. Mala Kirit Ganatra ((Director, Guarantor and Mortgagor) g) Mr. Mansukhlal H. Ganatra (Director, Guarantor and Mortgagor)
Outstanding Dues for which the secured assets are being sold:	Rs. 5,16,55,718.90/- (Rupees Five Crores Sixteen Lakhs Fifty-Five Thousand Seven Hundred Eighteen and Paise Ninety Only) as on 30/12/2018 together with further interest, costs, charges and expenses thereon w.e.f. 01/01/2019 till the date of payment and realization. (The dues payable as on 25/01/2024 is Rs.2300.61 lakhs plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. 26/01/2024 till the date of payment and realization.)
Details of Secured Asset being Immovable and Movable Properties which is being sold	Property Owned & Mortgaged by:- Mr. Kirit Mansukhlal Ganatra, Mrs. Mala Kirit Ganatra, Mr. Mansukhlal H. Ganatra, M/s. M. K. Plastics, M/s. Delta Plastics and M/s. LG Systems LOT NO. 1 : All that piece and parcel of Plot No 40, adm 19099 sq. ft. along with building constructed thereon adm. 30558 sq. ft. Survey No 653/1 (40) Situated At Somnath Industrial Estate, Village Dabhel, Nani daman, District- Daman owned by M/s. LG System LOT NO. 2 : Plant and Machinery at Dabhel, Nani Daman.
CERSAI ID:	LOT NO. 1 & LOT NO. 2 Security Interest ID 400019633998 Asset ID 200019590951
Reserve Price below which the Secured Asset will not be sold. (in Rs.):	Lot 1) Rs. 2,78,98,000/- Lot 2) Rs. 64,35,000/-
Earnest Money Deposit (EMD):	Lot 1) Rs. 27,89,8,00/- Lot 2) Rs. 6,43,500/-
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	LOT 1 AND LOT 2- 11/03/2024 between 11.00 am to 01.00 pm
Contact Person and Phone No:	Mr. Nilesh More – 9004722468 Mr. Rohan Kadam - 9167981607
Last date for submission of Bid:	20/03/2024 till 4.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 21/03/2024 from 03.00 PM to 04.00 PM

This publication is also a thirty (30) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rules 6(2) and 8 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auction-tiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Place: Daman
Date: 20.02.2024

Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty-Three Trust 1)



बैंक ऑफ बड़ौदा
Bank of Baroda

Nani Kadi Branch, Nr. Gandhi Chowk, Kadi-Detroj Road, Kadi, 384440 Dist. Mehsana. Gujarat, India.
Web : www.bankofbaroda.com

POSSESSION NOTICE (IMMOVABLE PROPERTY)

WhereasThe undersigned being the Authorised Officer of the **Bank of Baroda** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13(2) read with of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **04.05.2023** calling upon the **M/s. Sharda Oil Industries (Borrower)** to repay the amount mentioned in the notice being **Rs. 3,43,26,629.07/- (Rupees Three Crore Forty Three Lakhs Twenty Six Thousand Six Hundred Twenty Nine and Seven Paise Only)** as on **11.04.2022** within 60 day from the date of Receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of power/s conferred on him under sub section (4) of Section 13 of the said Act read with Rules 8 of the Security Interest (Enforcement) Rules 2002 on this **18th February, 2024**.

The Borrower/Guarantor/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Bank of Baroda, Nani Kadi Branch** for an amount of **Rs. 3,43,26,629.07/- (Rupees Three Crore Forty Three Lakhs Twenty Six Thousand Six Hundred Twenty Nine and Seven Paise Only)** and interest at the contractual rate plus cost, charges and expenses till date of payment as on 11.04.2022.

The borrower's attention is invited to sub-section (8) of Section 13 in respect of time available to redeem the secured assets.


DESCRIPTION OF THE IMMOVABLE PROPERTY

(1) Exclusive 1 charge by way of Hypothecation of stock, stock in process, stores and spares, packing material, finished good, book debt, entire plant and machineries, electrical installation, furniture, office equipments and other movable fixed assets of the firm.

(2) Exclusive 1 charge by way of equitable mortgage of factory land and building situated at RS No. 264/7 admeasuring 9513.00 Sq.mtrs. situated in Village Balasar, Taluka Kadi, Dist. mehsana in the name of Mrs. Shardaben Narottambhai Sadhu (Guarantor). The property is bounded as follows. East: Road, West: 264/1 Paiki Land, North: 164/1 Paiki Land, South: 264/1 Paiki Land

Date : 20.02.2024
Place : Kadi

Authorized Officer
Bank of Baroda



बैंक ऑफ बड़ौदा
Bank of Baroda

Rosarb Branch Baroda City Region
4th Floor, Suraj Plaza-3, Sayaji Gunj Baroda 390020
Ph.:0265 2225229/2363351, sarbar@bankofbaroda.com

APPENDIX-IV [Rule 8(1)] POSSESSION NOTICE (Immovable Property)

Whereas,The undersigned being the Authorised officer of **Bank of Baroda**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred upon me under section 13 (12) read with Rule -3 of the Security Interest (Enforcement) Rules 2002 issued a Demand Notice dated **19-07-2021** calling upon the Borrowers / Guarantors / Mortgagors **Mr. Birju Pravinchandar Shah & Mrs. Shabina Birju Shah** to repay the amount mentioned in the notice being **Rs. 23,09,008.69/- (Rupees Twenty Three Lakh Nine Thousand Eight and Paise Sixty Nine Only)** as on 19-07-2021 with further interest thereon as mentioned in the notice, till the date of payment and incidental expenses, costs, charges incurred /to be incurred less recovery, within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **PHYSICAL Possession** of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with rule 8 of the Security Interest Enforcement Rules 2002 and in compliance of Hon'ble D.M. Vadodara order dated 14-09-2023 under section 14 of the said act, on this **15th day of February of the year 2024**.


The Borrowers/Guarantors/Mortgagors particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Bank of Baroda**, for an amount of being **Rs. 29,31,077.58/- (Rupees Twenty Nine Lakh Thirty One Thousand Seventy Seven and Paise Fifty Eight Only)** as on 10-02-2024 with further interest thereon as mentioned in the notice, till the date of payment and incidental expenses, costs, charges incurred /to be incurred less recovery. 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.

Description of Immovable Property

All that piece and parcel of residential property being project/scheme known as "PARK WOODS" being constructed on land bearing R.S. No. 583, admeasuring 14468 Sq. Mtrs. known as "PARK WOODS" Paikki Whitewood Tower, Fifth Floor, Flat no. 504, Construction admeasuring 67.84 Sq. Mtrs. Carpet Super Built up admeasuring 109.16 Sq. Mtrs., Undivided Share of road, common plot admeasuring 34.1 Sq. Mtrs. Mauje Gorwa Registration & Sub District Vadodara, District Vadodara (Vibhag-4), in the name of Mr. Birju Pravinchandar Shah & Mrs. Shabina Birju Shah. The boundaries of the property are as under :-East - By Society Road, West - By Whitewood Flat No 501, North - By Whitewood Flat No 503, South -By Florida Wood Tower

Place : Vadodara, Date : 15-02-2024

Authorized Officer Bank of Baroda



यूनियन बैंक ऑफ इंडिया
Union Bank of India

भारत सरकार का उद्योग
A Government of India Undertaking

Union Bank of India - PBB RAJKOT BRANCH
Paritosh Complex, Indira Circle, Rajkot

[Rule 8 (1)] POSSESSION NOTICE (For Immovable Property)

Whereas,The undersigned being the authorised officer of **Union Bank of India, PBB Rajkot, Indira Circle, Rajkot** under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 2002)and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **06 Apr 21** calling upon the **Borrower Shri Jayantilal Maganlal Gargiani** to repay the amount mentioned in the notice being **Rs. 4,87,716.71/- (in words Rupees Four Lakh Eighty Seven Thousand Seven Hundred Sixteen paise Seventy One)** 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 and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this **15th day of the year Feb 2024**.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Union Bank of India PBB Rajkot** for an amount **Rs. 4,87,716.71/- (in words Rupees Four Lakh Eighty Seven Thousand Seven Hundred Sixteen paise Seventy One)** and 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 the borrower to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

Flat No. 402, 4th Floor, Shyam Palace, Boni Park, Plot No. 9 & 10, Near Raja mineral Water, Ravapar Road, Morbi- 363641. Bounded :
On the North by : 6.10 Mt Wide Road
On the South by : Passage, Lift & Flat No. 403
On the East by : Adj. S. No. 168/1 N.A. Land
On the West by : Flat No. 401

Date : 15.02.2024, Authorized Officer,
Place : Morbi Union Bank Of India



इंडियन बैंक
Indian Bank

Surat Nana Varachha, G-5-6-7, Sarthi Complex, Hirabau, Varachha Road, Surat-395006.
Tel.: 0261-2559099,
Email:nanavarachha.surat@indianbank.co.in

(Rule-8(1) POSSESSION NOTICE (for immovable property)

Whereas, The undersigned being the Authorised Officer of the **Indian Bank** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13 (12) read with rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **03.07.2023** Calling upon the Borrowers / Guarantors **Mr.Satishbhai Sureshbhai Dhawade, Mr.Sanli Sureshbhai Dhawade and Mrs.Reshmaben Sureshbhai Dhawade, with our Surat Nanavarachha Branch** to repay the amount mentioned in the notice being **Rs. 24,52,413 (Rupees Twenty Four Lakhs Fifty Two Thousand Four Hundred and Thirteen Only)** within 60 days from the date of receipt of the said notice.

The borrowers/guarantors having failed to repay the amount, notice is hereby given to the borrowers/guarantors and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him/her under Section 13 (4) of the said Act read with rule 8 and 9 of the said rules on this **18th Day of February 2024**.

The borrowers/guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Indian Bank for an amount of **Rs. 24,52,413 (Rupees Twenty Four Lakhs Fifty Two Thousand Four Hundred and Thirteen Only)** as on **17.02.2024** with further interest/penal interest/applicable charges 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.

Description of the immovable property

All that right, title and interest of property bearing Flat No. 403, Building No. C/2 organized in campus Known as "Star Galaxy" Survey No. 1359, Block No.1316, Preliminary TP Scheme No.36 (Variyav), Final Plot No : 54 at Village - Variyav, Sub.District - Adajan, District.Surat.

Date : 18.02.2024
Place : Surat

Authorized Officer
Indian Bank



बैंक ऑफ बड़ौदा
Bank of Baroda

BHESTAN BRANCH : Shop no 1-3, Sai Square Building, Udhana Navsari Road, Bhestan, Surat-395023 Phone No 0261- 2890138 & 2895376, Email address:dbbhes@bankofbaroda.com

NOTICE TO BORROWER (Under Sub-Section (2) of Section 13 of The SARFAESI Act, 2002)

1.Mr. Anilbhai Ranchhodhbhai Chhauhan (Borrower & Mortgator), 2.Mrs. Arunaben Anilbhai Chhauhan (Co-Borrower) : Plot No 1 & 2 Amblikanagar Soc., Nr. Salasar Nagar Dumbhal, Parvat Patiya, Surat-395010

Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called "The Act" Account of **Mr. Anilbhai Ranchhodhbhai Chhauhan and Mrs. Arunaben Anilbhai Chhauhan** bearing Account No 72140600000086.

Dear Sir/Madam

Re: Credit facilities against our Bhestan Branch


We refer to our letter no. DB/Bhestan/TL/07 dated 23-10-2007 for your Term loan account conveying sanction of credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature & type of Facility	Limit	Rate of Interest	O/s as on 09.02.2024 (including interest up to 05.02.2024)	Security agreement with brief description of securities
Term Loan A/c No. 7214060000 0086	Rs.05.29 Lac	9.90%	Rs.1,28,487.08	All the piece and parcel of Non agriculture land bearing Plot No. 1 and 2 (municipal tenement No. 23A-05- 4495-0-002) consisting of land totally admeasuring 1072.50 sq.ft. alongwith construction made thereon in the housing estate known and named as 'Ambika Society' constituting the land bearing Block No. 16 (Revenue Survey No. 14 paiki of Moje: Village: Dumbhal) situated in the Dumbhal area of City : Surat, Tal. City (Choryasi), Dist. Surat. The Said Property is bounded by (As per Valuation Report): North: 7.5 mtr. Road, South: Plot No.3, East: Road, West: Plot No 31 & 32
Total	Rs.05.29 Lac	9.90%	Rs.1,28,487.08	

Description of Mortgage Property mentioned below : All the piece and parcel of Non agriculture land bearing Plot No. 1 and 2 (municipal tenement No. 23A-05- 4495-0-002) consisting of land totally admeasuring 1072.50 sq.ft. alongwith construction made thereon in the housing estate known and named as 'Ambika Society' constituting the land bearing Block No. 16 (Revenue Survey No. 14 paiki of Moje: Village: Dumbhal) situated in the Dumbhal area of City : Surat, Tal. City (Choryasi), Dist. Surat. The Said Property is bounded by (As per Valuation Report): North: 7.5 mtr. Road, South: Plot No.3, East: Road, West: Plot No 31 & 32

1) In the Document of Loan Agreement for Term Loan dated 23.10.2007, you have acknowledged your liability to the Bank to the tune of Rs.29 Lacs dated 23.10.2007. The outstanding stated above include further drawings and interest up to 05-02-2024 and other charges debited to the account are Rs. Nil. 2) As you are aware, you have committed defaults in payment of interest on above loans/outstanding for the quarter ended 31.03.2024. You have also defaulted in payment of installments of term loan (Housing loan) which have fallen due for payment on 10.11.2023 and thereafter. 3) Consequently upon the defaults committed by you, your loan account has been classified as non-performing asset on 08.02.2024 (mention date of classification as NPA) in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon. 4) Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating **Rs.128487.08/- (Rupees One Lacs Twenty Eight thousand Four hundred Eighty Seven and paise Eight only)** plus further interest and other expenses till date of payment as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note. 5) Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full. 6) We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act. 7) We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction (inviting quotation / tender / private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available. 8) Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Date : 09.02.2024 | Place : Surat. Chief Manager & Authorized Officer



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Indian Bank

Bombay Market Branch, Old Bombay Market, Umarvada, Surat.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, The undersigned being the authorized officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 12/12/2022 calling upon the borrower/guarantor **Mr. Jalan Pankaj Maheshbhai (Borrower & Mortgator) and Mr. Patil Pankaj Kumar Sudhakar (Guarantor & Mortgator)** of **M/s. Shri Ranisati Text** to repay the amount mentioned in the notice being **Rs.93,59,651/- (Rupees Ninety Three Lakhs Fifty Nine Thousand Six Hundred and Fifty One Only)** along with interest and other charges thereon within 60 days from the date of receipt of the said notice.

The borrower/guarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules, on this **18th day of February of the year 2024**.

The borrower/mortgator/guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Indian Bank for an amount of **Rs.93,59,651/- plus interest and other charges thereon as on 12/12/2022**

The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of the time available, to redeem the secured assets.


DESCRIPTION OF THE IMMOVABLE PROPERTY

1. All the piece and parcel of the immovable property bearing Plot No. 22, adm. 72.00 sq. mtrs together with undivided share in road & COP in "Helly Co. Op. Housing. Soc. Ltd.", situated on the land bearing Revenue Survey No. 217 paiki, T.P.S. No. 2 (Udhana) F.P. No. 57 and R.S. No. 216/1 paiki, T.P.S. No. 2 (Udhana), F.P. No. 58 paiki land on F.P. No. 57 of Village Udhana, Tal Udhana, Dist: Surat. Boundaries are:- East: Plot No-21, North: Society Road, West: Plot No-23, South: Margin & F.P. No.56.

2. All the piece and parcel of the immovable property bearing Plot No. A/24, adm. 51.12 sq. mtrs together with undivided share in road & COP in "Helly Co. Op. Housing. Soc. Ltd.", situated on the land bearing Revenue Survey No. 217 paiki, T.P.S. No. 2 (Udhana) F.P. No. 57 and R.S. No. 216/1 paiki, T.P.S. No. 2 (Udhana), F.P. No. 58 paiki land on F.P. No. 57 of Village Udhana, Tal Udhana, Dist: Surat. Boundaries are:- East: Plot No. A/23, North: Society Road, West: Plot No-A/25, South: F.P. No.56.

Date: 18/02/2024
Place: Surat

Authorized Officer,
Indian Bank, Bombay Market , Surat.



SBI

Vyara Main Branch (00532), Surti Bazar, Tal. Vyara, Dist.Tapi (Guj)
E-mail : sbi.00532@sbi.co.in

POSSESSION NOTICE UNDER RULE 8(1) OF THE SARFAESI ACT, 2002

A notice is hereby given that the following **Mr. Anubhav Dutta & Mrs. Shraddha Subratkumar Saha** have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unserved and as such they are hereby informed by way of this public notice.


Name of the Borrower	Details of Properties/ Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount Outstanding (as on the Date of Notice)
Mr. Anubhav Dutta Mrs. Shraddha Subratkumar Saha	All that piece and parcel of immovable property bearing Plot No. 20/D, Garden Homes, Kanpura Village situated on Block No.366/20 Vyara Dist. Tapi (Guj) Area Adms. 69.08 Sq.mtr. On or towards East by : Block No. 377 On or towards West by : Society Road On or towards North by : Plot No. 19/D On or towards South by : Plot No. 21/D	15.02.2024	09.01.2024	Home Loan A/c No. 40681460497 & SBI Suraksha A/c No.41134654718 Rs. 23,45,356/- (Rupees Twenty Three Lakh Forty Five Thousand and Fifty Six Only) as on 15.02.2024 with further interest incidental expenses, cost, charges, etc.

The steps are being taken for substituted service of notice. The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

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

Date : 15/02/2024
Place : Vyara


Authorised Officer,
State Bank of India



Business Standard


Insight Out

To book your copy, SMS reachbs to 57575 or email us at order@bsmail.in



Business Standard

Insight Out



NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohnoor City Mall, Kohnoor City, Kirol Road, Kurla (West), Mumbai - 400 070. Regional Office at: Office No. 301,302,303,304, 3rd Floor, 3rd Eye Vision Building, IIM - Panjrapole Road, Ahmedabad - 380015

POSSESSION NOTICE UNDER RULE 8(1) OF THE SARFAESI ACT, 2002

Whereas the Undersigned being the Authorized Officer of **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Ordinance, 2002 (order 3 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security interest (Enforcement) Rules 2002 issued Demand Notices to the Borrower/s as detailed hereunder, calling upon the respective Borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses till actual date of payment within 60 days from the receipt of the same. The said Borrowers/Co borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Co borrowers and the public in general that the undersigned has taken symbolic possession of the property described hereunder in exercise of powers conferred on him under Section 13(4) of the said Act r/w Rule 8 of the said Rules in the dates mentioned along-with the Borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited). For the amount specified therein with future interest, costs and charges from the respective dates.

Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:

1. Name and Address of the Borrower, Co Borrower, Guarantor Loan Account No. And Loan Amount:-
RAJUJI UDESINH THAKOR (BORROWER) & SANDHYABEN RAJUJI THAKOR (CO - BORROWER) Resi Address: 34, Nilkant City Highway Road, Rajkamal Road Mehsana. Gujarat Pin Code - 384002
LAN.NO.: LMEHSTH000808035 LOAN AGREEMENT DATE: 30.06.2021
LOAN AMOUNT : RS. 9,20,000/- (Rupees Nine Lakh Twenty Thousand Only) DEMAND NOTICE DATE:- 25/11/2023
Amount Due In Rs. 6,94,950.25/- (Rupees Six Lacs Ninety Four Thousand Nine Hundred and Fifty and Twenty Five Paise Only)
Possession Date: 19.02.2024

SCHEDULE OF THE PROPERTY:- All The Part And Parcel Of The Property Being An R.S. No. 512, As Per N.A. Plan Raw House Type Constructed House On Plot No. 95, As Per Shivam Residency Scheme House No. 111, Adm. Built Up Area Margin Land 38.50 Sq. Mtrs. Undivided Share On Road & Common Plot 36.50 Sq. Mtrs Total 75.00 Sq. Mtrs Situated At Mehsana, Taluka & Dist. Mehsana In Registration Sub-District Mehsana. The Said Property Is Bounded As North: Property Of Shivam Residency Plot No. 112 South: Property Of Shivam Residency Plot No. 110 East: After Boundary Of The Said Property, R.S. No. 511 West: After Boundary Of The Said Property, Internal Road

Place: Mehsana
Date: 20.02.2024

Sd/- Authorized Officer
FOR Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited)



बैंक ऑफ बड़ौदा
Bank of Baroda

Regional Office : Surat District Region, 6th Floor, Baroda Sun Complex, Ghod Dod Road, Surat-395007.
Phone No : 0261-2294631
E-mail : recovery.suratdistrict@bankofbaroda.com

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgator (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of borrower/Mortgagor/Guarantor/Secured Asset/Dues/Reserve Price/e-Auction date & Time, EMD are mentioned below –

Sr. No.	Branch	Name of Borrower / Mortgator	Property Description	Assets Type	Total Dues (In Lakh)	Reserve Price (In Rs.)	EMD (In Rs.)	Status of Possession	Contact for Property Inspection
1.	Kadodara	Chhotubhai Sukhadevbhai Bagale & Kamalben Chhotubhai Bagale	Residential house Plot No 82, Rajmandir Residency, B/s Siddheshwar Residency, Nr. Shivanjali Udhog Nagri,Tatithaiya Village Road, Tatithaiya, Palsana,Surat	Residential House	9.85	Rs. 7,30,000/-	Rs. 73,000/-	Physical	Mr.Shio Kumar M.8980026708
2.	Umbhel	Kamlesh Kuvarpal Yadav & Khushi Kamlesh Yadav	Residential House Plot No.81, Garden Velly, B/h Garden City, Opp.Aradhana Palace, Moje,jolva, Residential house Plot No.81, Garden Velly, B/h Garden City, Opp.aradhana Palace, Moje,jolva.	Residential House	12.89	Rs. 8,40,000/-	Rs. 84,000/-	Physical	Mr. Sanjay M. Sharma 8980026688

Statutory 15 Days Sale notice under SARFAESI Act to Borrower/Guarantor/Mortgagor | Last Day of EMD Submission 04.03.2024 Up to 5:00 PM.

For detailed terms and conditions of sale, please refer to the link provided in https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp

Place: Bank of Baroda, Surat. | Date : 19.02.2024

Authorized Officer, BANK OF BARODA



SCAN HERE
For detailed terms & conditions



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 Movable and Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8, 6 (2) and 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Guarantor(s) that the below described secured asset being movable & immovable properties mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Thirty Three Trust I (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Agna Sahakani Bank Ltd** vide Assignment Agreement dated 27/03/2018 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 with all known and unknown liabilities on 21/03/2024.

The Authorised Officer of Pegasus received the keys & possession of the mortgaged/hypothecated properties mentioned below from the Official Assignee **Ms. C. J. Bhatt, High Court, Bombay** on 07/10/2023 in accordance with a common order dated August 25, 2023 passed by the Hon'ble High Court of Judicature at Bombay in its Insolvency Jurisdiction in Notice of Motion Nos. 2, 3, & 4 of 2022 in Insolvency Petition Nos. 20, 21, & 22 of 2018 respectively.

THE DETAILS OF E-AUCTION ARE AS FOLLOWS:-

Name of the Borrower(s) and Guarantor(s)/ Mortgator(s):	a) M/s. LG Systems (Guarantor and Mortgator) b) M/s. Jinal Plastics (Borrower, Mortgator and Guarantor) c) M/s. M. K. Plastics (Guarantor and Mortgator) d) M/s. Delta Plastics (Guarantor and Mortgator) e) Mr. Kirit Mansukhlal Ganatra (Director, Guarantor and Mortgator) f) Mrs. Mala Kirit Ganatra (Director, Guarantor and Mortgator) g) Mr. Mansukhlal H. Ganatra (Director, Guarantor and Mortgator)
Outstanding Dues for which the secured assets are being sold:	Rs. 5,16,55,718.90/- (Rupees Five Crores Sixteen Lakhs Fifty Five Thousand Seven Hundred Eighteen and Paise Ninety Only) as on 30/12/2018 together with further interest, costs, charges and expenses thereon w.e.f. 01/01/2019 till the date of payment and realization. (The dues payable as on 25/01/2024 is Rs.2300.61 lakhs plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. 26/01/2024 till the date of payment and realization.)
Details of Secured Asset being Immovable and Movable Properties which is being sold	Property Owned & Mortgaged by:- Mr. Kirit Mansukhlal Ganatra, Mrs. Mala Kirit Ganatra, Mr. Mansukhlal H. Ganatra, M/s. M. K. Plastics, M/s. Delta Plastics and M/s. LG Systems LOT NO. 1 : All that piece and parcel of Plot No 40, adm 19099 sq. ft. along with building constructed thereon adm. 30558 sq. ft. Survey No 653/1 (40) Situated At Somnath Industrial Estate, Village Dabhel, Nani daman, District- Daman owned by M/s. LG System LOT NO. 2 : Plant and Machinery at Dabhel, Nani Daman.
CERSAI ID:	LOT NO. 1 & LOT NO. 2 Security Interest ID 40019633998 Asset ID 2000195909551
Reserve Price below which the Secured Asset will not be sold. (in Rs.),	Lot 1) Rs. 2,78,98,000/- Lot 2) Rs. 6,43,500/-
Earnest Money Deposit (EMD):	Lot 1) Rs. 27,89,8,000/- Lot 2) Rs. 64,35,000/-
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	LOT 1 AND LOT 2- 11/03/2024 between 11.00 am to 01.00 pm
Contact Person and Phone No:	Mr. Nilesh More – 9004722468 Mr. Rohan Kadam - 9167981607
Last date for submission of Bid:	20/03/2024 till 4.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 21/03/2024 from 03.00 PM to 04.00 PM

This publication is also a thirty (30) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rules 6(2) and 8 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auction-tiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Ms. +91 9265562821 & 934519754. Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

Place: Daman
Date: 20.02.2024

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty-Three Trust I)



પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડ

૫૫-૫૬, પાંચમા માળે, ફ્રી પ્રેસ હાઉસ, નરીમાન પોઈન્ટ,

મુંબઈ - ૪૦૦૦૨૧ ફોન નં. (૦૨૨)૬૧૮૮૪૭૦૦

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

ઈ-ઓક્શન માટે જાહેર નોટીસ

સિક્યુરિટીઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્ટરેસ્ટ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ ૨૦૦૨ (રૂલ્સ) ના રૂલ ૮, ૬(૨) અને ૬(૧)ને વંચાણે લીધા બાદ ગીરો મુકવામાં આવેલી સ્થાવર મિલકતોના ઈ - ઓક્શન સેલ માટેની નોટીસ

આથી જાહેર જનતાને તથા દેવાદાર અને જામીનદારોને ખાસ નોટીસ આપવામાં આવે છે કે નીચે જણાવેલ સ્થાવર મિલકત સલામત ધિરાણકર્તા પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડ જે પેગાસસ ગ્રુપ ૩૩ ટ્રસ્ટ-૧ (પેગાસસ) ના ટ્રસ્ટી તરીકે કામ કરે છે તેમની પાસે અપના સહકારી બેંક લિ. ના દેવાદારોની ગીરો મિલકત અને તેમની પાસેથી લેણી રકમ વસુલવાના સિક્યુરિટીઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્ટરેસ્ટ એક્ટ ૨૦૦૨ (સરફાએસી એક્ટ) ની જોગવાઈ મુજબનું તા.૨૭/૦૩/૨૦૧૮ના રોજ થયેલા એસાઈએન્ટ એગ્રીમેન્ટ છે. જે મુજબ નીચે જણાવેલી ગીરો મિલકતનું વેચાણ તા.૧૬/૦૩/૨૦૨૪ના રોજ ' જેમ છે જ્યાં છે ', ' જે છે તેમ છે' અને ' ગમે તે ત્યાં છે' ના ધોરણે તમામ જાણીતા અને અજાણ્યા બોજા સાથે વસુલ કરવા માટે છે.

પેગાસસના અધિકૃતઅધિકારીએ નીચે જણાવેલી મિલકતનોવાસ્તવિક કબજો સત્તાવાર એસાઈની સી.જે. ભટ્ટ માનનીય હાઈ કોર્ટ મુંબઈ હસ્તક મુંબઈ હાઈકોર્ટના ઈન્સોલ્વન્સી વિભાગની નોટીસ નં.૨,૩ અને ૪ ૨૦૨૨ અંગેના તા.૨૫મી ઓગસ્ટ, ૨૦૨૩ના આદેશ જે ૨૦૧૮ની ઈન્સોલ્વન્સી પીટીશન નં. ૨૦, ૨૧ અને ૨૨ વિશે અનુક્રમે આપ્યો હતો તે મુજબ તા.૦૭/૧૦/૨૦૨૩ના રોજ લીધો હતો.

વેચાણ માટેની સ્થાવર અને જંગમ મિલકતો નીચે મુજબ છે:

દેવાદાર નું નામ : / સહદેવાદાર/જામીનદાર/ ગીરોદારના નામ :	ઓ. મે.એલ.જી. સિસ્ટમ્સ(જામીનદાર અને ગીરોદાર) બી) મે.જિનલ પ્લાસ્ટીક્સ (દેવાદાર અને ગીરોદાર, જામીનદાર) સી)મે.એમ.કે.પ્લાસ્ટીક્સ(જામીનદાર અને ગીરોદાર) ડી) મે.ડેલ્ટા પ્લાસ્ટીક્સ (જામીનદાર અને ગીરોદાર) ઈ) શ્રી કિરીટ મનસુખલાલ ગણાત્રા (ડાયરેક્ટર, જામીનદાર અને ગીરોદાર) એફ)શ્રીમતી માલા કિરીટ ગણાત્રા (ડાયરેક્ટર, જામીનદાર અને ગીરોદાર) જી)શ્રી મનસુખલાલ એચ. ગણાત્રા (ડાયરેક્ટર, જામીનદાર અને ગીરોદાર)
જે સુરક્ષિત મિલકત વેચાણ માટે મુકાઈ છે તેની બાકી રકમ :	રૂ.૫,૧૬,૫૫,૭૧૮.૬૦ (રૂપિયા પાંચ કરોડ સોળ લાખ પંચાવન હજાર સાતસો અઢાર અને નેવું પૈસા પુરા) તા.૩૦/૧૨/૨૦૧૮ સુધીના વત્તા કરાર મુજબના દરે વ્યાજ, ખર્ચ, કિંમત, ચાર્જિસ અને વધારાનો ખર્ચ તા.૦૧/૦૧/૨૦૧૮થી ચુકવણું થાય ત્યાં સુધીનો. ક તા.૨૫/૦૧/૨૦૨૪ સુધીની ચુકવવાપાત્ર રકમ રૂ.૨૩૦૦.૬૧ લાખ વતારદ/૦૧/૨૦૨૪થી પુરી ચુકવણી થાય ત્યાં સુધીનું કરાર મુજબના દરે વ્યાજ,ખર્ચ,કિંમત,ચાર્જિસ અને વધારાનો ખર્ચ)
જે સુરક્ષિત સ્થવર અને જંગમ મિલકત વેચાણ માટે મુકાઈ છે તેનું વર્ણન :	શ્રી કિરીટ મનસુખલાલ ગણાત્રા, શ્રીમતી માલા કિરીટ ગણાત્રા, શ્રી મનસુખલાલ એચ. ગણાત્રા, મે. એમ.કે. પ્લાસ્ટીક્સ, મે.ડેલ્ટા પ્લાસ્ટીક્સ અને મે.એલ.જી. સિસ્ટમ્સ દ્વારા માલિકીની ગીરો મુકાયેલી મિલકત લોટ નં.૧ : તમામ ખંડ અને અખંડીત ભાગની મિલકત પ્લોટ નં.૪૦,ક્ષેત્રફળ ૧૯૦૯૯ ચો.ફૂટ ની સાથે ત્યાં આવેલ બાંધકામ ૩૦૫૫૮ ચો.ફૂટ ,સર્વે નં.૬૫૩/૧(૪૦) સોમનાથ ઈન્ડસ્ટ્રીયલ એસ્ટેટ,ગામ ડાભેલ,નાની દમણ,જિ.દમણ મે.એલ.જી. સિસ્ટમ્સની માલિકીવાળી લોટ નં.૨: ડાભેલ,નાની દમણ ખાતે આવેલ પ્લાન્ટ અને મશીનરી
સીઈઆરએસએ આઈ આઈડી :	લોટ નં.૧ અને લોટ નં.૨ સિક્યુરિટી આઈડી- ૪૦૦૦૧૬૬૩૩૬૯૮ એસેટ આઈડી- ૨૦૦૦૧૬૫૯૦૬૫૧
અનામત કિંમત :	લોટ નં.૧) રૂ.૨,૭૮,૯૮,૦૦૦/- લોટ નં.૨) રૂ.૬૪,૩૫,૦૦૦/-
અર્નેસ્ટ મની ડીપોઝીટ :	લોટ નં.૧) રૂ.૨૭,૮૯,૮૦૦/- લોટ નં.૨) રૂ.૬,૪૩,૫૦૦/-
સલામત ધિરાણકારની જાણમાં હોય એવા મિલકત સામેના જો કોઈ બાકી રકમના દાવાઓ :	જાણમાં નથી
મિલકતનું નિરીક્ષણ :	લોટ નં.૧ અને લોટ નં.૨ તા.૧૧/૦૩/૨૦૨૪ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૦૧.૦૦ દરમિયાન
સંપર્ક વ્યક્તિ :	શ્રી નિલેશ મોરે -૯૦૦૪૭૨૨૪૬૮ શ્રી રોહન કદમ - ૯૧૬૭૯૮૧૬૦૭
બિડ રજુ કરવાની છેલ્લી તારીખ :	૨૦/૦૩/૨૦૨૪ના રોજ સાંજે ૦૪.૦૦ વાગ્યા સુધી
બિડ ખોલવાની તારીખ અને સમય :	ઈ- ઓક્શન/ બીડીંગ વેબ સાઈટ દ્વારા (https://sarfaesi.auctiontiger.net) ૨૧/૦૩/૨૦૨૪ ના રોજ બપોરે ૦૩.૦૦ થી બપોરે ૦૪.૦૦

આ નોટીસ ઉપર જણાવેલા દેવાદાર/જામીનદારો માટેની સિક્યુરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨ના રૂલ ૮, ૬(૨) હેઠળની ગ્રીસ દિવસ પહેલાની વૈધાનિક નોટીસ છે.

વેચાણના નિયમો અને શરતોની વધુ વિગતવાર જાણકારી માટે કૃપયા સલામત ધિરાણકારની વેબસાઈટની લીંકનો ઉપયોગ કરવો <http://www.pegasus-arc.com/assets-to-auction.html> રસ ધરાવનાર બીડરોએ તેમની બીડ રજુ કરતા પહેલા ગીરો મિલકતના ઈ-ઓક્શનથી વેચાણની પ્રક્રિયા અને નિયમો તથા શરતોની વિગતવાર જાણકારી મેળવી લેવી.જેને માટે આ વેબસાઈટની મુલાકાત લેવી <https://sarfaesi.auctiontiger.net> અથવા સર્વિસ પ્રોવાઈડર મેઈ પ્રોક્યોરમેન્ટ ટેકનોલોજીસ લિ. ઓક્શન ટાઈગર, બિડર સર્પોર્ટ : મો.નં.+ ૯૧ ૯૨૬૫૫૬૮૨૧ અને ૯૩૭૪૫૧૯૭૫૪ અથવા ઈ-મેલ: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net શ્રી રામપ્રસાદ મો.નં.+ ૯૧ ૮૦૦૦૦ ૨૩૨૯૭ ઈ-મેલ આઈ ડી : (support@auctiontiger.net ઉપર સંપર્ક કરવો.

સ્થળ : દમણ
તારીખ : ૨૦.૦૨.૨૦૨૪

સહી/ અધિકૃત અધિકારી
પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ.
(જે પેગાસસ ગ્રુપ ૩૩ ટ્રસ્ટ- ૧ ના ટ્રસ્ટી તરીકે કામ કરે છે.)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **21/03/2024** for the mortgaged properties mentioned in the e-auction sale notice from **03.00 pm to 04.00 pm**. with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid. The undersigned shall not be responsible for any claims/charges/encumbrances of whatsoever manner on the property, of/by any authority known or unknown, upon failure to carry out due diligence by the intending bidder.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support : 079-68136805/68136837 Mo.: +91 9265562821 & 9374519754, Email : vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, and support@auctiontiger.net.
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details.
7. **The reserve price of the auction properties are as follows:- Lot 1) Rs. 2,78,98,000/- (Rupees Two Crore Seventy Eight Lakhs Ninety Eight Thousand Only), Lot 2) Rs. 64,35,000/- (Rupees Sixty Four Lakhs Thirty Five Thousand Only).**
8. **The Earnest Money Deposit of the auction properties are as follows:- Lot 1) Rs. 27,89,800/- (Rupees Twenty Seven Lakhs Eighty Nine Thousand Eight Hundred**

Only), Lot 2) Rs. 6,43,500/- (Rupees Six Lakhs Forty Three Thousand Five Hundred Only).

9. Intending Bidders shall deposit the aforesaid EMD on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of **Pegasus Group Thirty Three Trust 1 payable at Mumbai or EMD can also be paid by way of RTGS / NEFT/Fund Transfer to the credit of A/c no. 015012100000646, A/c Name: - Pegasus Group Thirty Three Trust 1, Apna Sahakari Bank Limited, Parel, MICR Code 400098015, IFSC Code ASBL0000015.**
10. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 1,00,000/- (Rupees One Lakh Only).**
11. The successful bidder shall be deemed to purchase the property with full knowledge and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of Competent Authority if required. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
12. In default of payment within the said period, the sale will automatically stand revoked and the entire deposit made by the successful bidder together with the earnest money shall be forfeited without any notice and the property shall be resold.
13. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
14. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
15. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
16. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.

17. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
18. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned in the **public notice dated 20/02/2024.**
19. **This publication is also a 30 day's notice to the borrowers/guarantors under Rules 6(2) and 8 of The Security Interest (Enforcement) Rules, 2002.**
20. The sale is subject to "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities.

Further enquiries may be clarified with the Authorized Officer, Mr. Nilesh More at the Office:-Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Email: nilesh@pegasus-arc.com & rohan@pegasus-arc.com, Contact: 9004722468/9167981607.

Special Instructions:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

AUTHORISED OFFICER

Place: Daman
Date: 22/02/2024

Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Thirty Three Trust 1)

ANNEXURE-II
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____ / ____ / ____

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply 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 fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature: _____

Name: _____

Address: _____

eMail ID: _____