

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700Email: sys@pegasus-arc.com URL: www.pegasus-arc.com**PUBLIC NOTICE FOR E-AUCTION****Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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) and Guarantor(s) that the below described secured asset mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group One Trust - 32 (Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities, interest by IndusInd Bank Ltd. vide Assignment Agreement dated 14/03/2019 under the provisions of SARFAESI Act.

The physical possession of the below mentioned property has been taken by the Authorized Officer of Pegasus on 12/05/2022 and will be sold on "As is where is", "As is what is", and "Whatever there is" along with all known and unknown liabilities on 20/06/2023, for recovery of Rs. 1,09,18,134.51 (Rupees One Crore Nine Lakhs Eighteen Thousand One Hundred Thirty-Four and Paise Fifty One Only) being the dues as on 10/07/2019 plus interest w.e.f. 11/07/2019 at the contractual rate and costs, charges and expenses thereon due to the Pegasus, from M/s. Rashmika Exports, Mr. Paresh Vallabhbhai Jivani, Mr. Vallabhbhai Hajibhai Jivani, Ms. Manjula Vallabhbhai Jivani and Mrs. Nirali Paresh Jivani.

The reserve price will be Rs. 1,00,24,000/- (Rupees One Crore Twenty-Four Thousand Only) and the Earnest money deposit will be Rs. 10,02,400/- (Rupees Ten Lakhs Two Thousand Four Hundred Only).

Name of the Borrower/ Co-Borrower/Guarantor:	M/s. Rashmika Exports Mr. Paresh Vallabhbhai Jivani, Mr. Vallabhbhai Hajibhai Jivani, Ms. Manjula Vallabhbhai Jivani, and Mrs. Nirali Paresh Jivani
Description of Immovable Property:	All that piece and parcel of Immovable property, premise of office no.C/604, admeasuring 2475 sq. ft. i.e., 229.93sq. mtrs. (Super Built-up area) along with proportionate undivided share in ground land of the building, Six Floor, Building known as Diamond World Developed upon NALand, situated in the State Gujarat District Surat Sub District & Taluka: Surat City Gujrat Moje: Katargam bearing Revenue Survey No. 365 & 366 T P Scheme No. 4 (Ashwanikumar-Navagam) Final Plot No.50 Bearing Survey Katargam Nondh Nos. 757 & 758 total admeasuring 12330.00 Sq. Meters, paiknee 8539.00 Sq. Mts. Bounded by: - East: - Open Space, West: - Passage, North: - Office No. 603, South: - Open Space.
Reserve Price	Rs. 1,00,24,000/-
Earnest Money Deposit (10% of Reserve Price)	Rs. 10,02,400/-
Description of Movable Property:	NIL
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Surat Municipal Corporation Dues: 1) Property Tax & Education Cess = Rs. 1,71,392/- [For the year 2022-23] (02/03/2023) 2) Water Tax = Rs. 1,66,492/- (01/11/2022) 3) Education Cess & Penalty Notice = Rs. 6,977.24 [For the year 2022-23]
CERSAI ID	Security ID-400012963111 Asset ID-200012936242
Inspection of Property	02/06/2023 between 11.00 A.M. to 1.00 P.M.
Contact Person and Phone No.	Mr. Nilesh More – 9004722468
Last date for submission of Bid/Bid:	19/06/2023 till 4:00 P.M.
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 20/06/2023 at from 11:00 A.M. to 1:00 P.M.

This publication is also a 30 days' notice to the aforementioned borrowers/guarantors under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support Nos.: Mob. : 9265562821 & Help Line Nos.: 079-61200580/594/596/598; Contact Persons: Mr. Tilak Maratha, Mobile No. +91 6351896832, email: tilak@auctiontiger.net, Mr. Akash Karhe, Mobile No. +91 9833398547, email: akash.karhe@auctiontiger.net.

AUTHORISED OFFICER


Place: Surat

Pegasus Assets Reconstruction Private Limited

Date: 11.05.2023

(Trustee of Pegasus Group One Trust - 32)

8X18 - SURAT




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 E-AUCTION
Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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) and Guarantor(s) that the below described secured asset mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group One Trust - 32 (Pegasus), having been assigned the dues of the below mentioned borrower along with underlying securities, interest by IndusInd Bank Ltd. vide Assignment Agreement dated 14/03/2019 under the provisions of SARFAESI Act.
The physical possession of the below mentioned property has been taken by the Authorized Officer of Pegasus on 12/05/2022 and will be sold on "As is where is", "As is what is", and "Whatever there is" along with all known and unknown liabilities on 20/06/2023, for recovery of Rs. 1,09,18,134.51 (Rupees One Crore Nine Lakhs Eighteen Thousand One Hundred Thirty-Four and Paise Fifty One Only) being the dues as on 10/07/2019 plus interest w.e.f. 11/07/2019 at the contractual rate and costs, charges and expenses thereon due to the Pegasus, from M/s. Rashmika Exports, Mr. Parash Vallabhajai Jivani, Mr. Vallabhajai Hajibhai Jivani, Ms. Manjula Vallabhajai Jivani, Mrs. Nirali Parash Jivani.
The reserve price will be Rs. 1,00,24,000/- (Rupees One Crore Twenty-Four Thousand Only) and the Earnest money deposit will be Rs. 10,02,400/- (Rupees Ten Lakhs Two Thousand Four Hundred Only).

Name of the Borrower/ Co-Borrower/Guarantor:	M/s. Rashmika Exports Mr. Parash Vallabhajai Jivani, Mr. Vallabhajai Hajibhai Jivani, Ms. Manjula Vallabhajai Jivani, and Mrs. Nirali Parash Jivani
Description of Immovable Property:	All that piece and parcel Immovable property, premise of office C/604, admeasuring 2475 sq. ft. i.e., 229.93sq. mtrs. (Super Built-up area) along with proportionate undividedshare in ground land other building, Six Floor, Building known as Diamond World Developed upon NAland, situated in the State Gujarat District-Surat Sub District & Taluka: Surat City Gajral Moje No. 4(Ashwani Kumar-Navagam) Final Plot No.50 Bearing SurveyKatarang North Nos. 757 & 758 totladmeasuring 12330.00 Sq. Meters, palkee8539.00 Sq. Mts. Bounded by : - East : Open Space, West : Passage, North: Office No. 603, South: Open Space.
Reserve Price	Rs. 1,00,24,000/-
Earnest Money Deposit (10% of Reserve Price)	Rs. 10,02,400/-
Description of Movable Property:	NIL
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Surat Municipal Corporation Dues: 1) Property Tax &: Education Cess = Rs. 1,71,392/- [For the year 2022-23] (02/03/2023) 2) Water Tax = Rs. 1,66,492/- (01/11/2022) 3) Education Cess & Penalty Notice = Rs.6,977.24 [For the year 2022-23]
CERSAI ID	Security ID-400012963111 Asset ID-200012936242
Inspection of Property	02/06/2023 between 11.00 A.M. to 1.00 P.M.
Contact Person and Phone No.	Mr. Nilesh More - 9004722468
Last date for submission of Bid/Bid:	19/06/2023 till 4.00 P.M.
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net/) on 20/06/2023at from 11:00 A.M. to 1:00 P.M.


This publication is also a 30 days notice to the aforementioned borrowers/guarantors under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net/> or contact service provider M/s.E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support Nos.: Mob.: 9265562821 & Help Line Nos.: 079-61200580/594/596/598; Contact Persons: Mr. Tilak Maratha, Mobile No. +91 6351896832, email: tilak@auctiontiger.net. Mr. Akash Karhe, Mobile No. +91 9833398547, email: akash.karhe@auctiontiger.net.

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group One Trust - 32)



Punjab State Power Corporation Limited
(Regd. Office PSEB Head Office, The Mall, Patiala 147001)
Corporate Identity No. 440109PB2010SGC033813 Website: www.pspcl.in
Contact No.: 96461-22185

Tender Enquiry No. 277/SS(D)-347/Spares Date: 09.05.2023
Dy.CE/Substation (Design) TS Organization, C-1, Shakti Vihar, PSPCL, Patiala invites E-tender for Manufacture, Testing, Supply & Delivery of Tubular Type Lead Acid DC Batteries of various ratings. For detailed NIT & Tender Specification please refer to <https://eproc.punjab.gov.in> by 11.05.2023 (11:00 AM onwards).
Note: Correspondence and amendments, if any, will be published online at <https://eproc.punjab.gov.in>
76155/121635/2023/23678 **C 218/23**



INDUSIND BANK LIMITED
FRR Dept, 11th Floor, Tower 1, One Indiabulls Centre, 841, Senapati Bapat Marg, Elphinstone Road, Mumbai 400013

[Rule 8 (1)] POSSESSION NOTICE (for Immovable property)
Whereas the Authorized officer of the IndusInd Bank Limited under the Securitization 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 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 20-February 2023 calling upon the Borrower Shri Traders through its proprietor Mr. Keyur Lalitkumar Rajpoot (Borrower), Mr. Keyur Lalitkumar Rajpoot (Guarantor & Mortgagor), Mrs. Jagruti Keyur Rajpoot (Guarantor) to repay jointly or severally the amount mentioned in the notice being a sum of Rs 1,03,58,065.98 (Rupees One Crore Three Lakhs Fifty Eight Thousand Sixty Five and paise Ninety Eight Only) and costs, charges and expenses incurred, thereon 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 possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 09th day of May of the year 2023.
The borrowers 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 IndusInd Bank Limited for an amount Rs 1,03,58,065.98 (Rupees One Crore Three Lakhs Fifty Eight Thousand Sixty Five and paise Ninety Eight Only) together with further interest and costs, charges and expenses incurred thereon, less amounts paid since issue of demand notice, if any, till payment and realization of the entire outstanding. 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.
DETAILS OF SECURED ASSETS:
PROPERTY NO 1 : The Property bearing Shop No 2 on the 2nd Floor, admeasuring 333 Sq Ft. Super Buildup area & 19.04 sq mts area along with 16.02 Sq Mts undivided share in the land of " KIM SQUARE" situated at Revenue Survey No 157/1, 157/2, 158, Block No 119 totally admeasuring 10700 sq mts. Paiki 2990Sq Yards of moje village mota barsora Ta Mangrol Dist Surat and bounded as under : On or towards East: Block No 122, On or towards West: Block No 119 Half part, On or towards North: Block No 123, On or towards South: Road.
PROPERTY NO II : The Property bearing Shop No 3 on the 2nd Floor, admeasuring 451 Sq Ft Super Buildup area & 25.08 sq mts area along with 16.02 Sq Mts undivided share in the land of " KIM SQUARE" situated at Revenue Survey No 157/1, 157/2, 158, Block No 119 totally admeasuring 10700 sq mts. Paiki 2990Sq Yards of moje village mota barsora Ta Mangrol Dist Surat and bounded as under : On or towards East: Block No 122, On or towards West: Block No 119 Half part, On or towards North: Block No 123, On or towards South: Road.
PROPERTY NO III : The Property bearing Shop No 4 on the 2nd Floor, admeasuring 570 Sq Ft. Super Buildup area & 32.12 sq mts area along with 16.02 Sq Mts undivided share in the land of " KIM SQUARE" situated at Revenue Survey No 157/1, 157/2, 158, Block No 119 totally admeasuring 10700 sq mts. Paiki 2990Sq Yards of moje village mota barsora Ta Mangrol Dist Surat and bounded as under : On or towards East: Block No 122, On or towards West: Block No 119 Half part, On or towards North: Block No 123, On or towards South: Road.
PROPERTY NO IV : The Property bearing Shop No 6 on the 2nd Floor, admeasuring 495 Sq Ft. Super Buildup area & 27.87 sq mts area along with 16.02 Sq Mts undivided share in the land of " KIM SQUARE" situated at Revenue Survey No 157/1, 157/2, 158, Block No 119 totally admeasuring 10700 sq mts. Paiki 2990Sq Yards of moje village mota barsora Ta Mangrol Dist Surat and bounded as under : On or towards East: Block No 122, On or towards West: Block No 119 Half part, On or towards North: Block No 123, On or towards South: Road.
PROPERTY NO V : The Property bearing Shop No 7 on the 2nd Floor, admeasuring 495 Sq Ft. Super Buildup area & 27.87 sq mts area along with 16.02 Sq Mts undivided share in the land of " KIM SQUARE" situated at Revenue Survey No 157/1, 157/2, 158, Block No 119 totally admeasuring 10700 sq mts. Paiki 2990Sq Yards of moje village mota barsora Ta Mangrol Dist Surat and bounded as under : On or towards East: Block No 122, On or towards West: Block No 119 Half part, On or towards North: Block No 123, On or towards South: Road.
PROPERTY NO VI : The Property bearing Shop No 9 on the 2nd Floor, admeasuring 495 Sq Ft. Super Buildup area & 27.87 sq mts area along with 16.02 Sq Mts undivided share in the land of " KIM SQUARE" situated at Revenue Survey No 157/1, 157/2, 158, Block No 119 totally admeasuring 10700 sq mts. Paiki 2990Sq Yards of moje village mota barsora Ta Mangrol Dist Surat and bounded as under : On or towards East: Block No 122, On or towards West: Block No 119 Half part, On or towards North: Block No 123, On or towards South: Road.
PROPERTY NO VII : The Property bearing Shop No 10 on the 2nd Floor, admeasuring 495 Sq Ft. Super Buildup area & 27.87 sq mts area along with 16.02 Sq Mts undivided share in the land of " KIM SQUARE" situated at Revenue Survey No 157/1, 157/2, 158, Block No 119 totally admeasuring 10700 sq mts. Paiki 2990Sq Yards of moje village mota barsora Ta Mangrol Dist Surat and bounded as under : On or towards East: Block No 122, On or towards West: Block No 119 Half part, On or towards North: Block No 123, On or towards South: Road.
PROPERTY NO VIII : The Property bearing Shop No 13 on the 2nd Floor, admeasuring 519 Sq Ft. Super Buildup area & 27.96 sq mts area along with 16.02 Sq Mts undivided share in the land of " KIM SQUARE" situated at Revenue Survey No 157/1, 157/2, 158, Block No 119 totally admeasuring 10700 sq mts. Paiki 2990Sq Yards of moje village mota barsora Ta Mangrol Dist Surat and bounded as under : On or towards East: Block No 122, On or towards West: Block No 119 Half part, On or towards North: Block No 123, On or towards South: Road.
PROPERTY NO IX : The Property bearing Shop No 14 on the 2nd Floor, admeasuring 498 Sq Ft. Super Buildup area & 27.87 sq mts area along with 16.02 Sq Mts undivided share in the land of " KIM SQUARE" situated at Revenue Survey No 157/1, 157/2, 158, Block No 119 totally admeasuring 10700 sq mts. Paiki 2990Sq Yards of moje village mota barsora Ta Mangrol Dist Surat and bounded as under : On or towards East: Block No 122, On or towards West: Block No 119 Half part, On or towards North: Block No 123, On or towards South: Road.
PROPERTY NO X : The Property bearing Shop No 16 on the 2nd Floor, admeasuring 498 Sq Ft. Super Buildup area & 27.87 sq mts area along with 16.02 Sq Mts undivided share in the land of " KIM SQUARE" situated at Revenue Survey No 157/1, 157/2, 158, Block No 119 totally admeasuring 10700 sq mts. Paiki 2990Sq Yards of moje village mota barsora Ta Mangrol Dist Surat and bounded as under : On or towards East: Block No 122, On or towards West: Block No 119 Half part, On or towards North: Block No 123, On or towards South: Road.

Dated :09th May 2023
Place : Surat


Sanjay Nayak
Authorised Officer
For IndusInd Bank Limited



बैंक ऑफ बड़ोदा
Bank of Baroda
New India Assurance Co. Ltd. 100% Indian Ownership

AMRELI MAIN BRANCH :
Station Road, Manek Para, Amreli,
Dist. : Amreli, Pin Code - 365601

(Rule 8 (1)) POSSESSION NOTICE
Whereas, The undersigned being the Authorised Officer of Bank of Baroda, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 01-02-2023 calling upon the Borrower/Guarantor/Mortgagor M/s Agree Seeds Corporation (Proprietorship Firm), Mr. Sunilbhai Vijaybhai Kanala (Proprietor) & Mr. Bhupatbhai Lakhubhai Dethaliya (Guarantor) to repay the amount mentioned in the notice being Rs. 34,92,758.07 (Rs. Thirty Four Lakhs Ninety Two Thousand Seven Hundred Fifty Eight Rupees and Seven Paise Only) plus uncharged interest & other charges from 02-02-2023 within 60 days from the date of receipt of the said notice.
The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules on this 6th day of May the Year 2023.
The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.
The Borrower/Guarantor/Mortgagor 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 Bank of Baroda, for an amount of being Rs. 34,92,758.07 (Rs. Thirty Four Lakhs Ninety Two Thousand Seven Hundred Fifty Eight Rupees and Seven Paise Only) plus uncharged interest & other charges till date of payment.
Security agreement with brief description of securities
1. Hypothecation Of Stock Stored At M/s Agree Seeds Corporation At Shop No. 156 and Shop, 157, First Floor, Opera House, Market Yard Road, Amreli-365601.
2. All That Piece And Parcel Of Immovable Property Consists Of Commercial Shop Building Bearing Schedule A - 1, Revenue Survey No. 722 Paiki, Shop No. 156 on 1st Floor, Opera House, Market Yard Road, Amreli, Admeasuring 13.38 Sq. Meters Situated At Opera House Amreli, District : Amreli, in The Name Of **Mr. Sunilbhai Vijaybhai Kanala (Proprietor)**, Equitable Mortgage Of Which Is Registered With SRO Amreli Vide Mortgage Deed No. 1850 Dated 20-07-2020. **Above Property Is Bounded As Under :**
East : Common Wall And Shop No. 157
West : Common Wall And Shop No. 156
North : Common Passage And Market Yard Road
South : Common Wall And Shop No. 154
3. All That Piece And Parcel Of Immovable Property Consists Of Commercial Shop Building Bearing Schedule A-2, Revenue Survey No. 722 Paiki, Shop No. 157 On 1st Floor Opera House, Market Yard Road, Amreli, Admeasuring 13.38 Sq. Meters Situated At Opera House Amreli, District : Amreli, Belong To **Mr. Sunilbhai Vijaybhai Kanala (Proprietor)**, Equitable Mortgage Of Which Is Registered With SRO Amreli Vide Mortgage Deed No. 1850 Dated 20-07-2020. **Above Property Is Bounded As Under :**
East : Common Wall And Shop No. 156
West : Common Wall And Shop No. 158
North : Common Passage And Market Yard Road
South : Common Wall And Shop No. 154
(Shiv Shankar Kumar Sharma)
Authorised Officer & Chief Manager,
Bank Of Baroda
Date : 06.05.2023
Place : Amreli



DEBTS RECOVERY TRIBUNAL - II
(Ministry of Finance Government of India)
3rd Floor Bhikhubhai Chamber
18, Gandhi Kunj Society, Opp. Deepak Petrol Pump,
Ellishbridge, AHMEDABAD-380006

Outward No. 518/2023


O.A.581/2020 **Exb. No. 08**
NOTICE THROUGH PAPER PUBLICATION
INDIAN OVERSEAS BANK **APPLICANT**
VERSUS
M/S UNIVERSAL TRADING COMPANY & ORS **.....DEFENDANTS**
To,
(1) **M/S UNIVERSAL TRADING COMPANY**
Address: U-25, Sagar Textile Market, Ring Road, Surat, Gujarat.
(2) **MR. PUNEET R MALPANI**
Address: U-25, Sagar Textile Market, Ring Road, Surat, Gujarat.
Also At: B/1104, Somnath Enclave, Somnath Mahadev Road, Athwalines, Surat, Gujarat.
(3) **SMT. LAXMI R MALPANI**
Address: U-25, Sagar Textile Market, Ring Road, Surat, Gujarat.
Also At: B/1104, Somnath Enclave, Somnath Mahadev Road, Athwalines, Surat, Gujarat.
(4) **MR. MOHIT R MALPANI**
Address: B/1104, Somnath Enclave, Somnath Mahadev Road, Athwalines, Surat, Gujarat.
(5) **MR. RAMESHKUMAR B MALPANI**
Address: B/1104, Somnath Enclave, Somnath Mahadev Road, Athwalines, Surat, Gujarat.
WHEREAS the above named applicant has filed the above referred application in this Tribunal.
(1) WHEREAS the service of Summons/Notice could not be effected in the ordinary manner and whereas the application for substituted service has been allowed by this Tribunal.
(2) Defendant are hereby directed to show cause as to why the Original Application Should not be allowed.
(3) You are directed to appear before this Tribunal in person or through an Advocate on **22.05.2023 at 10.30 am** and file Written Statement/ Reply with a copy thereof furnished to the applicant upon receipt of the notice.
(4) Take notice that in case of default, the Application shall be heard and decided in your absence.
GIVEN UNDER MY HAND AND SEAL OF THE TRIBUNAL ON THIS 20TH MARCH, 2023.

Prepared By
V

Checked By

Seal

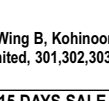
REGISTRAR



Aditya Birla Housing Finance Limited
Registered Office- Indian Rayon Compound, Veraval, Gujarat- 362266 Branch Office- 3rd Floor, Office No. 203 to 211, Milestone Fiesta, near TGB Circle, L.P. Savani Road, Adajan, Surat- 395009

Dated: 08.05.2023
1. Biren Govindlal Shah R.S.No-12, Rev S.No-35 Paiki, TPS No-29, Basement Floor, Storage No-S-10 & S-11, F.P.No-104/2, Moje : Rund, Happy Goldmines shoppers, B/S Bella De Mora, Surat Gujarat-395007. And also, at 202, Swastik Heights, Panas Canal Road, Nr.Dahiba Park, City Light Surat City, Surat Gujarat-395007. And also, at C/O Krishnaa Creations 207-225, Samarth Acquisti, Nr.Anupam Bunglows, City Light Road, Surat Gujarat-395007.
2. Deepa Biren Shah R.S.No-12, Rev S.No-35 Paiki, TPS No-29, Basement Floor, Storage No-S-10 & S-11, F.P.No-104/2, Moje : Rund, Happy Goldmines shoppers, B/S Bella De Mora, Surat Gujarat-395007. And also, at 202, Swastik Heights, Panas Canal Road, Nr.Dahiba Park, City Light Surat City, Surat Gujarat-395007. And also, at C/O Krishnaa Creations 207-225, Samarth Acquisti, Nr.Anupam Bunglows, City Light Road, Surat Gujarat-395007.
3. Krishana Creations R.S.No-12, Rev S.No-35 Paiki, TPS No-29, Basement Floor, Storage No-S-10 & S-11, F.P.No-104/2, Moje : Rund, Happy Goldmines shoppers, B/S Bella De Mora, Surat Gujarat-395007. And also, at 202, Swastik Heights, Panas Canal Road, Nr.Dahiba Park, City Light Surat City, Surat Gujarat-395007. And also, at 207-225, Samarth Acquisti, Nr.Anupam Bunglows, City Light Road, Surat Gujarat-395007.
Subject: Notice for removal of articles Movable Items lying in the mortgaged/sealed premises situated at All That Piece and Parcel of Immovable Property Bearing Storage No. S-10, On the Basement, admeasuring 124.941 Sq. Mts. (Carpent Area) & 121.11 Sq. Mts. (Built-Up Area), Along with Undivided Share in The Land of "Happy Goldmines shoppers", Situated at Revenue Survey No. 12, Re-Survey No. 35 Paiki 2, T.P. Scheme No. 29 (Rudh-Vesu-Magdalla), Final Plot No. 104/2, Of Moje Village Rundh, City of Surat, Gujarat, At All That Piece and Parcel of Immovable Property Bearing Storage No. S-11, On the Basement, admeasuring 121 Sq. Mts. (Carpent Area) & 126.64 Sq. Mts. (Built-Up Area), Along with Undivided Share in The Land Of "Happy Goldmines Shoppers", Situated at Revenue Survey No. 12, Re-Survey No. 35 Paiki 2, T.P. Scheme No. 29 (Rudh-Vesu-Magdalla), Final Plot No. 104/2, Of Moje Village Rundh, City of Surat, Gujarat
Dear Sirs/Madam,
The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") having its Registered Office at Indian Rayon Compound, Veraval, Gujarat - 362266 and its branch office at 203 to 211, 3rd Floor, Milestone Fiesta, Nr.TGB Circle, LP Savani Road, Adajan Surat Gujarat-395009 do hereby, on behalf of and under the instructions of the secured creditor ABHFL, serves upon you the following notice.
1. That you address along with other co applicant contacted ABHFL for financial assistance, based upon the requests and representations of you borrowers namely Biren Govindlal Shah, Deepa Biren Shah & Krishana Creation (hereinafter collectively referred to as the "Borrowers"), ABHFL sanctioned Loan Facility vide sanction letter dated 17.07.2019 & 25.08.2020 and loan agreement 17.07.2019 & 25.08.2020 for an amount of Rs. 1,33,66,000/- (Rupees One Crore Thirty Three Lakhs Sixty Six Thousand Only).
2. Pursuant to execution of the said sanction letter dated 17.07.2019 & 25.08.2020 and loan agreement dated 17.07.2019 & 25.08.2020 executed between Borrowers and ABHFL, the Borrowers had also deposited original title documents of subject property.
3. We through this notice do hereby inform you that you have committed breach of the terms and conditions of the aforesaid loan agreement by inter alia defaulting in payment of equated monthly instalments due and payable by you to ABHFL under the said loan agreement.
4. That upon getting no revert from you addressees with respect to loan repayment, ABHFL was left with no other option but to initiate actions under the SARFAESI Act and take help of Hon'ble C.M.J Court, Surat for taking physical possession of the property u/s 14 of SARFAESI Act. Accordingly, on the basis of the order dated 28th of September 2022 physical possession of the mortgaged property was taken on 08th of January 2023 in the presence of Hon'ble Court Commissioner.
5. Note that at the time of taking physical possession of the property you left some movables in the said premises. The authorized officer prepared the inventory in this regard and sealed the property in the presence of Court Commissioner.
6. That the authorized officer of the ABHFL had tried their best to contact you addressees for removal of those movables but all in vain as there is no one residing on the address given by you at the time of loan agreement.
7. That now the authorized officer of the ABHFL wants to sale of mortgaged property in open auction and the above said material is still lying in the premises. You addressees are hereby called upon to remove all the movables lying in the mortgaged property after intimation to authorized officer of the ABHFL within 15 days from the date of receipt of this notice failing which, ABHFL shall dispose of the aforesaid movables, deduct the expenses incurred by the ABHFL for disposal of the said movables and will refund the surplus amount (if any) in your bank account.

Authorized officer
For Aditya Birla Housing Finance Ltd.



Edelweiss
Ideas create, values protect

NIDO HOME FINANCE LIMITED
(formerly known as Edelweiss Housing Finance Limited) Regd Office: Tower 3, 5th Floor, Wing B, Kohinoor City Mall, Kohinoor City, Kirool Road, Kurva (W), Mumbai-400070, And branch office at Edelweiss Housing Finance Limited, 301,302,303,304, 3rd Floor 3rd Eye Vision, Opposite Shivalki Plaza, Near IIM, Panjara Poi, Ahmedabad -380009.
E-AUCTION - STATUTORY 15 DAYS SALE NOTICE
Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002. Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "As is where is", "As is what is" and "Whatever there is" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction	Date & Time of Physical Possession date
1	Mr. Jitendrakumar P Sharma (Borrower), Mr. Premjibhai Bhikhubhai Rat (Co-Borrower) & Ms.Vimlaben Premjibhai Rat (Co-Borrower)	Under LAN No. LRJ/LKP/00000311862 & LRJ/LKP/0000048275 amounting to Rs.20,44,021.87/- (Rupees Twenty Lakhs Forty Four Thousand Twenty One and Eighty Seven Paise Only) as on 09/05/2023 + further interest thereon + Legal Expenses	Rs.15,18,750/- (Rupees Fifteen Lakhs Eighteen Thousand Seven Hundred and Fifty Only). Earnest Money Deposit: Rs.1,51,875/- (Rupees One Lakh Fifty One Thousand Eight Hundred and Seventy Five Only)	07-06-2023 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)	25-05-2023 between 11.00 am to 3.00 pm

Description of the secured Asset: All that piece and parcel of immovable property Shop No.4 with carpet area admeasuring 12-58 Sq.mtrs on Upper Level Floor of the Building known as "Shivani Complex" constructed on land admeasuring 102-17 Sq.Mtrs of City Survey No.311 to 314 to City Survey No.8 of Rajkot Bounded as:- North: Shop No.3 South: Shop No.5 East: Balcony Then Margin Space Thereafter Road West: Passage and Lift.
Note:- 1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontiger.net/> and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".
2) The intending bidders have to return their EMD by way of remittance by DEMAND DRAFT/ RTGS/NEFT to: Beneficiary Name: EDELWEISS HOUSING FINANCE LIMITED.
3) Bank: STATE BANK OF INDIA, Account No.65226845199, SARFAESI- Auction, EDELWEISS HOUSING FINANCE LIMITED, IFSC code: SBIN0001593.
4) Last date for submission of online application BID form along with EMD is 06-06-2023.
5) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontiger.net> or Please contact Mr. Maulik Shirmali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.
Mobile No. 7208934461
Date: 11.05.2023

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX - IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" for recovery of below mentioned account/s. The details of Borrower/s / Guarantor/s / Secured Asset/s / Dues / Reserve Price / e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :-							
Sr. / Lot No.	Name & Address of Borrower/s / Guarantor/s	Give short description of the immovable property with known encumbrances, if any	Total Amount Dues	Date & Time of E-Auction	Reserve Price EMD and Bid Increase Amount	Status of Possession (Symbolic / Physical)	Property Inspection Date & Time
1.	Borrower : Mr. Altaf hussain Ismailbhai Shaikh,Near old Nagar Palika office , opp Khajuri Maszid, Talav darwaja, Balasinor, Dist Mahisagar, Gujarat-388255	1. All the part and parcel of the property being residential plot No.5/228 admeasuring about 53.42 sqmtrs. C.S NO 6019 , Near old Nagar palika office , opp Khajuri Maszid, Talav darwaja consisting in the Name of Shri ALTAFHUSSAIN ISMAILBHAI SHAIKH S/o Late Ismailbhai shaikh, with in the registered sub-district Taluka Balasinor and District Mahisagar.	Rs. 23,71,785/- (Rupees Twenty three lac seventy one thousand seven hundred eighty five only) as on 10-02-2020 together with further interest thereon at the contractual rate plus costs, charges&nd expenses after 10-02-2022	30.05.2023 From 2.00 p.m. To 6.00 p.m.	1. 12,78,345/- 2. 1,27,834/- 3. 10,000/-	PHYSICAL	29.05.2023 From 12.00 a.m. To 4.00 p.m.
15 DAYS STATUTORY SALE NOTICE TO THE BORROWER, GUARANTOR AND MORTGAGOR							
For detailed terms and conditions of sale, please refer to the link provided in https://www.bankofbaroda.in/e-auction.htm and https://ibapi.in , and https://www.msstccommerce.com/auctionhome/ibapi/index.jsp Also, prospective bidders may contact the authorized officer on Tel No. 0265236022/02652360033.							
Date : 08.05.2023, Place : Balasinor							
							Sd/ Authorised Officer, Bank of Baroda

BANK OF BARODA

Balasinar Branch, mobile No. 9687672862, Email: balasi@bankofbaroda.com



बैंक ऑफ बड़ोदा Bank of Baroda



પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડ

પપ-પદ, પાંચમા માળે, ફ્રી પ્રેસ હાઉસ, નરીમાન પોઈન્ટ, મુંબઈ - ૪૦૦૦૨૧ ફોન નં. (૦૨૨)૬૧૮૮૪૭૦૦

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

ઈ-ઓક્શન માટે જાહેર નોટીસ

સિક્યુરિટી ઈન્શ્યોરન્સ એન્ડ રીકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્શ્યોરન્સ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઈન્શ્યોરન્સ (એન્ફોર્સમેન્ટ) રૂલ્સ ૨૦૦૨ (રૂલ્સ)ના રૂલ ૮(૬)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 જણાવેલી સ્થાવર મિલકત સલામત ધિરાણકર્તા પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડ જે પેગાસસ ગ્રૂપ ૩૮ ટ્રસ્ટ ૧ (પેગાસસ એઆરસી)ના ટ્રસ્ટી તરીકે કામ કરે છે તેમની પાસે ઈન્સઈન્ડર્બેન્કલિ ના દેવાદારોની ગીરો મિલકત અને તેમની પાસેથી લેણી રકમ વસુલવાના સરકારી એક્ટ, ૨૦૦૨ની જોગવાઈ મુજબનું તા.૧૪/૦૩/૨૦૧૯ના રોજ થયેલા એસાઈન્મેન્ટ એગ્રીમેન્ટ છે. પેગાસસના અધિકૃત અધિકારીએ નીચે જણાવેલી ગીરો મિલકતનો વાસ્તવિક કબજો સરકારી એક્ટની જોગવાઈ મુજબ તા.૧૨/૦૫/૨૦૨૨ના રોજ લીધો છે. નીચે જણાવેલી ગીરો મિલકતનું વેચાણ તા.૨૦/૦૬/૨૦૨૩ના રોજ જેમ છે જ્યાં છે ' , ' જે છે તેમ છે અને ' ગમે તે ત્યાં છે 'ના ઘોરણે તમામ જાણીતા અને અજાણ્યા બોજા સાથે બાકી રકમ રૂ.૧,૦૬,૧૮,૧૩૪.૫૧ (રૂપિયા એક કરોડ નવ લાખ અઠાર હજાર એકસો ચોત્રીસ અને એકાવનપૈસા પુરા)તા.૧૦/૦૭/૨૦૧૯ સુધી વત્તા તા.૧૧/૦૭/૨૦૧૯થી તેના પર કરાર મુજબનું ચડત વ્યાજ,કિંમત,ખર્ચ સહિતની રકમ જે પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડને ચુકવવાની બાકી છે તેના દેવાદાર મે.રશ્મીકા એક્ષ્પોર્ટ્સ,શ્રી પરેશ વલ્લભભાઈ જિવાણી,શ્રી વલ્લભભાઈ હાજીભાઈ જિવાણી,કુ. મંજુલા વલ્લભભાઈ જિવાણી અને શ્રીમતીનિરાલી પરેશ જિવાણી પાસેથી વસુલ કરવા માટે છે. અનામત કિંમત રૂ.૧,૦૦,૨૪,૦૦૦/- (રૂપિયા એક કરોડ ચોવીસ હજાર પુરા) અને અર્નેસ્ટ મની ડીપોઝીટ રૂ.૧૦,૦૨,૪૦૦/- (રૂપિયા દસ લાખ બે હજાર ચારસો પુરા) છે.

દેવાદાર/સહદેવાદાર/જામીનદાર/ગીરોદારના નામ :	મે.રશ્મીકા એક્ષ્પોર્ટ્સ,શ્રી પરેશ વલ્લભભાઈ જિવાણી, શ્રી વલ્લભભાઈ હાજીભાઈ જિવાણી, કુ. મંજુલા વલ્લભભાઈ જિવાણી અને શ્રીમતી નિરાલી પરેશ જિવાણી
મિલકતનું વર્ણન	તમામ ખંડ અને અખંડીત ભાગની મિલકતઓફિસ નં. સી/૬૦૪,કેપ્ટન રજબ રો.ફૂટ અથવાન રર૯.૯૩ ચો.મી.(સુપર બિલ્ડઅપ એરિયા) ની સાથે ડાયમન્ડ વર્લ્ડ નામની છ માળની બિલ્ડીંગની અવિભાજિત જમીનનો ભાગ,બિનખેતી જમીન પરનું બાંધકામ ગુજરાત રાજ્યના સુરત જિલ્લાના પેટા જિ.તા.સુરત સીટી ના મોજે ગામ કતારગામ,ટે.સ.નં.૩૬૫ અને ૩૬૬,ટીપી સ્કીમ નં.૪(અશ્વિની કુમાર-નવાગામ),ફા.પ્લોટ નં.૫૦,કતારગામ સર્વે નોંધ નં.૭૫૭ અને ૭૫૮ ક્ષેત્રફળ ૧૨૩૩૦.૦૦ ચો.મી. પૈકી ૮૫૩૮.૦૦ ચો.મી. ચતુ:સીમા : પૂર્વ : ખુલ્લી જગ્યા, પશ્ચિમે: પેસેજ, ઉત્તરે : ઓફિસ નં.૬૦૩, દક્ષિણે : ખુલ્લી જગ્યા
અનામત કિંમત	Rs. 1,00,24,000/-
અર્નેસ્ટ મની ડીપોઝીટ (અનામત કિંમતના ૧૦ ટકા)	Rs. 10,02,400/-
જંગમ મિલકતનું વર્ણન	નથી
સલામત ધિરાણકારની જાણમાં હોય એવા મિલકત સામેના જો કોઈ બાકી રકમના દાવાઓ	સુરત મનપાના બાકી: ૧) પોપર્ટી ટેક્સ અને લાગુ પડતા શિક્ષણ સેસ : રૂ.૧,૭૧,૩૯૨/-(વર્ષ ૨૦૨૨-૨૩) (૦૨/૦૩/૨૦૨૩) ૨) વોટર ટેક્સ : રૂ.૧,૬૬,૪૯૨/-(૦૧/૧૧/૨૦૨૨) ૩.શિક્ષણ સેસ અને દંડની નોટીસનો ખર્ચ : રૂ.૯૭૭.૨૪ (વર્ષ ૨૦૨૨-૨૩ માટે)
સીઈઆરએસએ આઈ આઈડી	સિક્યુરિટી આઈડી- ૪૦૦૦૧૨૦૯૬૩૧૧૧ એસેટ આઈડી- ૨૦૦૦૧૨૯૩૬૨૪૨
મિલકતનું નિરીક્ષણ	તા.૦૨/૦૬/૨૦૨૩ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૦૧.૦૦ દરમિયાન
સંપર્ક વ્યક્તિ	શ્રીનિલેશ મોરે (અધિકૃત અધિકારી) ૯૦૦૪૭૨૨૪૬૮
બિડ રજુ કરવાની છેલ્લી તારીખ	૧૬/૦૬/૨૦૨૩નારોજ સાંજે ૦૪.૦૦ વાગ્યા સુધી
બિડ ખોલવાની તારીખ અને સમય	ઈ- ઓક્શન/ બીડીંગ વેબ સાઈટ દ્વારા (https://sarfaesi.auctiontiger.net) તારીખ અને સમય : ૨૦/૦૬/૨૦૨૩ ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૦૧.૦૦

આ નોટીસ ઉપર જણાવેલા દેવાદાર/જામીનદારો માટેની સિક્યુરિટી ઈન્શ્યોરન્સ(એન્ફોર્સમેન્ટ) રૂલ્સ,૨૦૦૨ના રૂલ ૮(૨) અને ૮(૬) હેઠળની ત્રીસદિવસ 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 મે.ઈ પ્રોક્યોરમેન્ટ ટેકનોલોજીસ લિ. ઓક્શન ટાઈગર,બિડર સપોર્ટ : મો.નં. + ૯૧ ૯૨૬૫૬૨૮૨૧ અને હેલ્પલાઈન નં. ૦૭૯- ૬૧૨૦૦૫૮૦/૫૯૪/૫૯૬/૫૯૮,સંપર્ક વ્યક્તિ : શ્રીતિલક મરાઠા મો.નં. + ૯૧ ૬૩૫૧૮૯૬૮૩૨
ઈ-મેલ આઈ ડી : tilak@auctiontiger.net અથવા શ્રી આકાશ કરહે મો.નં. + ૯૧ ૯૮૩૩૩૮૮૫૪૭,ઈ-મેલ akash.karhe@auctiontiger.net ઉપર સંપર્ક કરવો

સ્થળ : સુરત
તારીખ : ૧૧.૦૫.૨૦૨૩
સહી/ અધિકૃત અધિકારી
પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ.
(જે પેગાસસ ગ્રૂપવન ટ્રસ્ટ- ૩૨ 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 **20/06/2023** for the mortgaged properties mentioned in the e-auction sale notice from **11.00 a.m. to 1.00 p.m.** 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, chintan.bhatt@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. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft/Pay Order drawn in**

favor of Pegasus Group Trust - 32 payable at Mumbai or EMD can also be paid by way of RTGS/NEFT/Fund Transfer to the credit of A/c no. 201002966985, A/c name: - Pegasus Group One Trust 32, Bank Name: Indusind Bank, Opera House Branch, Indusind House, 425, D B Marg, Mumbai 400004, IFSC Code: INDB0000001.

8. 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)**.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.**

16. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.

17. **This publication is also a 30 day's notice to the borrowers/guarantors under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.**

18. Further enquiries may be clarified with the Authorized Officer, Mr. Nilesh More, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884726, Mobile No. 9004722468, email: dhimant@pegasus-arc.com

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: Navi Mumbai

Date: 10/05/2023

Pegasus Assets Reconstruction Private Limited

(Trustee of Pegasus Group Trust - 32)

ANNEXURE-III
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: _____

Affidavit cum Declaration

I, _____ S/o _____ R/o _____ do hereby solemnly swear and affirm :

1. That I am not undischarged insolvent;
2. That I am not a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
3. That none of my account or account of any corporate entity under my management or control is classified as Non-Performing Asset in accordance with guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force;
4. That I have not been convicted for any offence punishable under any law for the time being in force;
5. That I am not disqualified to act as a director under the Companies Act, 2013;
6. That I am not related/associated with _____ or with its directors in any manner whatsoever.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-6 of this affidavit to be true and correct.

Deponent