**PUBLIC NOTICE FOR E-AUCTION**

**Sale of Immovable Property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower, Co-borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust-2 (Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated 30.09.2021 under the provisions of SARFAESI Act,2002.

In view of the aforesaid Assignment Agreement, the possession of the below mentioned mortgaged property has been taken on 30.09.2022 by Authorised Officer of Pegasus ARC being the Secured Creditor and will be sold on “As is where is”, “As is what is” and “Whatever there is basis” on **22.03.2023**, for recovery of **Rs. 1,13,99,876.02/- as on 12.05.2021 as per notice issued u/s 13(2) [As on** **28.02.2023, Rs. 1,47,08,132.66/- (Rupees One Crore Forty Seven Lacs Eight Thousand One Hundred Thirty Two and Sixty Six Paisa Only)** plus interest w.e.f. **01.03.2023** at the contractual rate and costs, charges and expenses thereon till realization, due to Pegasus Assets Reconstruction Pvt Ltd. from M/S John Bakeries Pvt. Ltd. through its director/Authorised Signatory, Mr. Abhishek Kumar, Mr. Sameer Sohni and Mrs. Sumitra Sohni. If the borrower/co-borrower/mortgagors pay the dues amount of the Pegasus in full with all costs, charges and expenses incurred, to Pegasus anytime before sale of the secured asset, no sale will be conducted. The Reserve Price will be **Rs. ­­­­1,35,10,000/- (Rupees One Crore Thirty-Five Lacs and Ten Thousand Only)** andthe earnest money deposit will be **Rs. 13,51,000/-** (Rupees Thirteen Lacs Fifty-One Thousand Only)**.**

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| **Name of the Borrower/co-borrower/Guarantor:** | **1. M/s John Bakeries Pvt. Ltd.**  **Through its director/Authorised Signatory**  **2. Mr. Abhishek Kumar**  **3. Mr. Sameer Sohni**  **4. Mrs. Sumitra Sohni** |
| **Outstanding Dues** | **Rs. 1,13,99,876.02/- (Rupees One Crore Thirteen Lacs Ninety-Nine Thousand Eight Hundred Seventy-Six and Two Paisa Only) as on 12.05.2021 as per notice issued u/s 13(2).**  **[As on 28.02.2023, Rs. 1,47,08,132.66/- (Rupees One Crore Forty Seven Lacs Eight Thousand One Hundred Thirty Two and Sixty Six Paisa Only) plus interest w.e.f. 01.03.2023 at the contractual rate and costs, charges and expenses thereon till realization.** |
| **Description of Immovable Property:** | **All that piece and parcel of “Apartment No. A/1305, 13th Floor, super area measuring 200.664sq. mtrs. (2160 sq. ft.) in Tower-A, situated in the Group Housing Complex Known as Saya Z (Saya Zenith) situated at Plot No. GH-11 & PL 10, Ahinsa Khand-II, Indirapuram, Ghaziabad, U.P.”** |
| **Reserve Price** | **Rs. ­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­1,35,10,000/-** |
| **Earnest Money Deposit (10% of Reserve Price)** | **Rs. ­­­­­­­­­­­­­­­­­­13,51,000/-** |
| **Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value.** | **Not Known** |
| **CERSAI ID** | **Security Interest ID: 400017819297**  **Asset ID: 200017779939** |
| **Inspection of Property** | **On 20.03.2023 between 11.00 a.m. to 2.00 p.m. Contact officials: (1) Mrs. Priyanka Narang (Authorized Officer) @8586924085, (2) Mr. Surender Singh @ 8947960010** |
| **Last date for submission of Bid/Bid**: | **21.03.2023, 11.00 a.m. to 4:00 p.m.** |
| **Time and Venue of Bid Opening** | **E-Auction/Bidding through website (**[**https://sarfaesi.auctiontiger.net**](https://sarfaesi.auctiontiger.net)**) on 22.03.2023 from 11.00 a.m. to 1:00 p.m.** |

This publication is **15 days’** notice to the aforementioned borrowers/mortgagors under Rule 8 (6) & 9 (1) of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> before submitting their bids for taking part in the e-auction. Bidders may also visit the website [https://sarfaesi.auctiontiger.net](https://sarfaesi.auctiontiger.net/) or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support : 079-68136805/68136837 Mo.: +919978591888, Email : [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) and [support@auctiontiger.net](mailto:support@auctiontiger.net).

**AUTHORIZED OFFICER**

**Place: Ghaziabad Pegasus Assets Reconstruction Private Limited**

**Date: 03.03.2023 (Trustee of Pegasus Group Thirty-Nine Trust Two)**