



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point,
Mumbai - 400 021. Phone No : 022 - 6188 4700
Email : sys@pegasusarc.com URL : www.pegasus-arc.com

PUBLIC NOTICE FOR E-AUCTION

Sale of Immovable Properties 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 Borrowers and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group One Trust XXVI (Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities, interest by IndusInd Bank Limited vide Assignment Agreement dated 29/09/2017 under the provisions of SARFAESI Act, 2002

In view of the aforesaid Assignment Agreement possession of the below mentioned mortgaged properties has been taken on 27/11/2019 by the Authorised officer of Pegasus being Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities on 19/03/2021, for recovery of **Rs. 86,49,588.21/- (Rupees Eighty Six Lakhs Forty-Nine Thousand Five Hundred Eighty Eight Paise Twenty One Only) as on 26/09/2017** plus further interest at the contractual rate plus costs, charges and expenses thereon, till payment realization, any time before the said sale due to Pegasus Assets Reconstruction Pvt. Ltd., from M/s Heer Enterprise, Mr. Jayesh Kishor Shah, M/s Raj Enterprises, Mrs. Meena Jayesh Shah, M/s Pooja Enterprises, Mr. Raj Jayesh Shah and M/s Royal Impex. The reserve price will be Rs.40,62,960/- (Rupees Forty Lakhs Sixty-Two Thousand Nine Hundred and Sixty Rupees Only) for **Lot 1** and Rs.40,62,960/- (Rupees Forty Lakhs Sixty-Two Thousand Nine Hundred and Sixty Rupees Only) for **Lot 2**. The earnest money deposit (EMD) for Lot 1 Rs.4,06,296/- (Rupees Four Lakhs Six Thousand Two Hundred and Ninety-Six Rupees Only) for Lot 1 and Rs.4,06,296/- (Rupees Four Lakhs Six Thousand Two Hundred and Ninety-Six Rupees Only) for Lot 2.

Names of Co-Borrower / Guarantors:	M/s Heer Enterprise Mr. Jayesh Kishor Shah, M/s Raj Enterprises Mrs. Meena Jayesh Shah, M/s Pooja Enterprises Mr. Raj Jayesh Shah, M/s Royal Impex
Description of Immovable Property:	Lot 1: Shop No 1. admeasuring 228 sq. ft. carpet on ground floor of Ravi Prakash CHSL, situated at Rambhau Mhaligi Road, Thane-4000 603 village chendani, Tal. & Dist. Thane bearing City Sy.No.226+225, 227A, 227B & 227C Registration District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation which is bounded as follows : East -Ram Bhau mangal West: Building North- Ravi Anand Height South-Om Sai Building. Lot 2: Shop No 2. admeasuring 228 sq. ft. carpet on ground floor of Ravi Prakash CHSL, situated at Rambhau Mhaligi Road, Thane-4000 603 village chendani, Tal. & Dist. Thane bearing City Sy.No.226+225, 227A, 227B & 227C Registration District and Sub- Registrar Thane, within the limits of Thane Municipal Corporation which is bounded as follows: East -Ram Bhau mangal West: Building North- Ravi Anand Height South-Om Sai Building.
Reserve Price for Lot 1:	Rs. 40,62,960
Reserve Price for Lot 2:	Rs. 40,62,960
Earnest Money Deposit (10% of Reserve Price) Lot 1	Rs. 4,06,296
Earnest Money Deposit (10% of Reserve Price) Lot 2	Rs. 4,06,296
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	Not Known
Inspection of Property	On 5th March 2021 between 2.00 P.M. to 4.00 P.M.
Contact Person and Phone No	Ms. Lopa Joshi (Authorized Officer) 09821561422.
Last date for submission of Bid/Bid:	18/03/2021 till 4:00 pm
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 19/03/2021 at from 11.00 AM to 1:00 PM.

This publication is also a Fifteen 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 Creditor 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, Bidder Support : 079-68136805/68136837 Mo.: +91 9265562821 & 9374519754, Email :

viijay.shetty@auctiontiger.net, chintan.bhatt@auctiontiger.net, support@auctiontiger.net

AUTHORIZED OFFICER

Place : Mumbai
Date : 27/02/2021
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group One Trust XXVI)

PUBLIC NOTICE

Notice is hereby given that **M/S. AMISHA VINYLs PVT LTD.** being the owner of the immovable property mentioned in **SCHEDULE-I**. And that now the said company intends to create mortgage for the same in favour of **HDFC BANK LTD., VAPI BRANCH** and has informed/reported that the documents mentioned in **SCHEDULE-II** hereunder are lost/misplaced/not found and therefore this notice is issued.

Schedule-II (List

1. Original Sale Deed bearing dated 10.08.1993.
2. Original Registration Receipt for Registered Sale Deed dated 10.08.1993.
3. Construction Permission dated 15.02.1996.

said property will be pr
my client will get expec

Office No. 07, "Garnet",
Seven Jewels, Vapi (E) 396191.

Road

APPENDIX-IV
[See rule-8(1)]
POSSESSION NOTICE

Guarantor to repay the:

2,87,60,538.08 (Rupees Two Crore Eighty Seven Lakhs Sixty Thousands Five Hundreds Thirty Eight and paisa Eight only) 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/guarantor and the public in general that

The borrower's/qua

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 part and parcel of the property consisting Flat No. 705, 7th

Date : 25.02.2021
Place : Mumbai

FEDERAL BANK

POSS
Whereas the undersigner

Bank Ltd. under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) and in exercise of powers conferred under section 13(12) of the said Act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a

The borrowers having failed to give to the borrower an

given to the Comptroller and the public in general that the undersigned has taken 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 **25th day of February of the year 2021.**

liability. Bank reserves the
involved in said Bank o

a. All the piece and parcel of the residential Flat No. 202, admeasuring 53.43 sq. meter, built up area on 2nd Floor, Sri Garden CHS Ltd.

North by 15 mtr. wide

For The Federal Bank Limited
Sd/-
Assistant Vice President

1000

Place : Kharghar, Date : 25/02/2021

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **19/03/2021 from 11.00 am to 1:00 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.
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> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support : 079-68136805/68136837 Mo.: +91 9265562821 & 9374519754, Email :vijay.shetty@auctiontiger.net, chintan.bhatt@auctiontiger.net @ 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 ONE Trust XXVI payable at Mumbai or EMD can also be paid by way of RTGS / NEFT/Fund Transfer to the credit of A/c no. 201001730082, A/c name: - Pegasus Group One Trust :- XXVI, Bank Name :- IndusInd Bank 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.2,00,000 (Rupees Two Lakhs) LOT-1 & LOT 2 Rs.2,00,000 (Rupees Two Lakhs).**
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 and without any notice 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 outstanding dues 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, the conditions mentioned above and the conditions mentioned in the public notice dated 27/02/2021.
17. Further enquiries may be clarified with the Authorized Officer, Mr. Devang Khira/Miss. Lopa Joshi, Mobile No. 9619422209/9821561422 Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400 021, Ph.No.022-61884700/022-61884722, Mobile No. 9820391047/9821561422, email: lopa@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.

Place: Mumbai
Date: 27/02/2021

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group One Trust – XXVI)