**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) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower 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 I (Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 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 30.11.2022 by Authorised Officer of Pegasus ARC being the Secured Creditors and will be sold on “As is where is”, “As is what is” and “Whatever there is basis” on **31.03.2023**, for recovery of Rs. **41,51,328.80/-** **(Rupees Forty-One Lakhs Fifty-One Thousand Three Hundred Twenty-Eight Paisa Eighty Only) as on 10/09/2021 as per notice issued u/s 13(2) [As on** **15/02/2023, Rs. 57,35,431.55/- (Rupees Fifty Seven Lakhs Thirty Five Thousand Four Hundred Thirty One and Fifty Five Paisa Only)** plus interest w.e.f. **16/02/2023** at the contractual rate and costs, charges and expenses thereon till realization, due to Pegasus Assets Reconstruction Pvt Ltd., from M/s Shree Balajee Logistics, Late Sh. Ratanlal Aggarwal (through Legal Heirs), Mrs. Krishna Garg W/o Late Ratanlal Aggarwal and Mr. Sachin Kumar Aggarwal S/o Late Ratanlal Aggarwal. If the borrower/guarantors 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. 56,91,000/-** (Rupees Fifty Six Lakhs and Ninety One Thousand Only)andthe earnest money deposit will be **Rs. 5,69,100/-** (Rupees Five Lakhs Sixty-Nine Thousand and One Hundred Only)**.**

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| **Name of the Borrower/Guarantor:** | 1. **M/s Shree Balajee Logistics,** 2. **Legal Heirs of late Ratanlal Aggarwal** 3. **Mrs. Krishna Garg W/o Late Ratanlal Aggarwal** 4. **Mr. Sachin Kumar Aggarwal S/o Late Ratanlal Aggarwal** |
| **Outstanding Dues** | **Rs. 41,51,328.80/- as on 10/09/2021 as per notice issued u/s 13(2)**  **[As on 15/02/2023, Rs. 57,35,431.55/- (Rupees Fifty-Seven Lakhs Thirty-Five Thousand Four Hundred Thirty-One and Fifty-Five Paisa Only) plus interest w.e.f. 16/02/2023 at the contractual rate and costs, charges and expenses thereon till realization** |
| **Description of Immovable Property:** | **All that piece and parcel of residential property situated at Plot No. A- 241/25, 1ST Floor, without roof rights THA, Sector -7, Surya Nagar Ghaziabad-U.P.-201011, admeasuring 85.94 Sq.Mtrs owned by, Mr. Ratanlal Aggarwal & Mrs. Krishna Garg registered Vide Sale Deed No- 24870 dated 17/10/2011** |
| **Reserve Price** | **Rs. 56,91,000/-** |
| **Earnest Money Deposit (10% of Reserve Price)** | **Rs. 5,69,100/-** |
| **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** |
| **CERSAI ID** | **200016106176** |
| **Inspection of Property** | **On 28/03/2023 between 11.00 a.m. to 2.00 p.m. Contact Person: Priyanka Narang (Authorized Officer) @8586924085 & Mr. Surender Singh (8947960010)** |
| **Last date for submission of Bid/Bid**: | **30/03/2023 between 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)n) **on 31/03/2023 from 11.00 a.m. to 1:00 p.m.** |

This publication is Thirty **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](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: Delhi Pegasus Assets Reconstruction Private Limited**

**Date: 24.02.2023 (Trustee of Pegasus Group Thirty Nine Trust I)**