



Pegasus Assets Reconstruction Pvt. Ltd.
Unit No.106, Best Business Park,
Plot No.P-2, Netaji Subhash Place,
Opp.,Fun Cinema,
Pitampura-New Delhi-110034
Telephone: 011 - 45793246
email : sys@pegasus-arc.com
Url : www.pegasus-arc.com

Ref: Peg/IBL/L Sons/247/2024-25

Date: 07/05/2024

To,

1. M/s L Sons 19-20, Nakoda Textile Tower Gandhi Nagar Bhilwara-Rajasthan -311001	2.Mr. Kumar Dadlani S/o Mr Parmanand Dadlani 102/611, Kamla Vihar Aatun Road, Bhilwara-311001
3.Mr.Mahesh Dadlani S/o Mr Parmanand Dadlani Flat No-203, Shahjanand Apartment Plot No-11,Palsikar Colony Indore -452001 Also at: 7-K-23,R.C Vyas Colony Bhilwara, Rajasthan-311001	4.Mrs Rekha DadlaniW/o Mr Mahesh Dadlani Flat No-203, Shahjanand Apartment Plot No-11,Palsikar Colony Indore -452001 Also at: 7-K-23,R.C Vyas Colony Bhilwara Rajasthan -311001
5. Mrs Bharati Dadlani W/o Mr Kumar Dadlani 6 C3,RC Vyas Colony Bhilwara Rajasthan-311001 Also At: Shop No-18,19,20 1 st Floor Nakoda Tower, Gandhi Nagar Bhilwara Rajasthan-311001	

Dear Sir/Madam,

(Reg:E-Auction of mortgaged property in respect of outstanding dues of M/s L Sons

Please take Notice that we intend to sell through public auction the mortgaged security to realize the outstanding dues in respect of **M/s L Sons** (borrower) under the provisions of Rule 8 & 9 of The Security Interest (Enforcement) Rules, 2002 read with SARFAESI Act by public e-auction to be held on **13/06/2024**. The public e-auction notice stands published in Seema Sandesh and Indian Express on **07/05/2024**. The details of e-auction are as follows:

- 1. Name of the Borrower/Guarantors:** M/s L.Sons, Mr. Kumar Dadlani, Mr. Mahesh Dadlani, Mr. Rekha Dadlani Mrs Bharati Dadlani
- 2. Outstanding Dues for which the secured asset is being sold:**
Rs. 1,06,48,110/- (Rupees One Crore Six Lakhs Forty-Eight Thousand One Hundred Ten Only) as on 31/10/2018 as per notice issued u/s 13(2) and
Rs.1,91,63,332.61/- (Rupees One Crore Ninety-One Lakhs Sixty-Three Thousand



Corporate Office : 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Ph : 022-61884700

Regd. Office : 507, Dalamal House, Jamnalal Bajaj Road. Nariman Point. Mumbai - 400 021.

CIN No. : U65999MH2004PTC144113

Three Hundred Thirty-Two and Sixty-One Paise Only) as on 26/03/2024, plus interest w.e.f. 27/03/2024 at the contractual rate and costs, charges and expenses thereon till realization

3. Reserve Price below which property will not be sold:

- a) The Reserve Price for shop no.18 will be **Rs. 10,39,000/-** (Rupees Ten Lakhs and Thirty-Nine Thousand Only)
- b) The Reserve Price for shop No.19 will be **Rs. 10,39,000/-** (Rupees Ten Lakhs and Thirty-Nine Thousand Only)
- c) The Reserve Price for shop No 20 will be **Rs. 10,89,000/-** (Rupees Ten Lakhs and Eighty-Nine Thousand Only)

4. Details of properties under auction:

- a) **Shop No.18**-All that piece and parcel of Commercial property situated at , 1st Floor Nakoda Tower, Gandhi Nagar Bhilwara Rajasthan admeasuring 220 Sq. Ft. Owned by Mrs. Bharati Dadlani.
- b) **Shop No.19**-All that piece and parcel of Commercial property situated at 1st Floor Nakoda Tower, Gandhi Nagar Bhilwara Rajasthan Area: 220 Sq. Ft. Owned by Mrs. Bharati Dadlani.
- c) **Shop No-20** -All that piece and parcel of Commercial property situated at , 1st Floor Nakoda Tower, Gandhi Nagar Bhilwara Rajasthan Area: 220 Sq. Ft. Owned by Mrs. Bharati Dadlani.

5. Earnest Money Deposit (EMD):

- a) earnest money deposit for shop No. 18 will be **Rs. 1,03,900/-** (Rupees One Lakhs Three Thousand and Nine Hundred Only)
- b) earnest money deposit for shop No. 19 will be **Rs. 1,03,900/-** (Rupees One Lakhs Three Thousand and Nine Hundred Only)
- c) earnest money deposit for shop No. 20 will be **Rs. 1,08,900/-** (Rupees One Lakhs Eight Thousand and Nine Hundred Only)

6. Inspection of properties: will be permitted at site on 31/05/2024 between 11 am to 2.00 pm. Contact No. 9087788888, 7730889481

7. Last date for submission of bid: 12/06/2024 till 4:00 pm.

8. Date of E-Auction: 13/06/2024 from 11.00 a.m. to 1.00 p.m.

9. Venue of Bid Opening: E-auction/Bidding through website - (<https://sarfaesi.auctiontiger.net>) on 13/06/2024 from 11.00 am to 1.00 pm.

The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and governed by the terms and conditions mentioned on the website of Pegasus ARC and sale notice dated -07/05/2024.





This is a 30 days' notice to the borrower/guarantors in the captioned account under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002.

Please also be informed that you address no- 1 to 5 may close your loan account and redeem the secured asset by making payment of the total outstanding dues of Rs.1,91,63,332.61/- (Rupees One Crore Ninety-One Lakhs Sixty-Three Thousand Three Hundred Thirty-Two and Sixty-One Paise Only) as on 26/03/2024, plus interest w.e.f. 27/03/2024 at the contractual rate and costs, charges and expenses thereon till payment / realization, any time before the said sale.

Thanking You.

Yours faithfully,

Authorized Officer

Pegasus Assets Reconstruction Pvt. Ltd.

(Trustee of Pegasus Group One Trust -32)

Encl: Copy of publications (Seema Sandesh & Indian Express dated 07/05/2024)



Pegasus Assets Reconstruction Pvt. Ltd.
Unit No.106, Best Business Park,
Plot No.P-2, Netaji Subhash Place,
Opp.,Fun Cinema,
Pitampura-New Delhi-110034
Telephone: 011 - 45793246
email : sys@pegasus-arc.com
Url : www.pegasus-arc.com

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/ Co-borrower /Mortgagor/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 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 **27/12/2018** under the provisions of SARFAESI Act,2002.

In view of the aforesaid Assignment Agreement, the possession of the below mentioned mortgaged properties has been taken on **08.06.2023** 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 **13.06.2024**, for recovery of Rs. 1,06,48,110/- (Rupees One Crore Six Lakhs Forty Eight Thousand One Hundred Ten Only) as on 31/10/2018 as per notice issued u/s 13(2) as on 26/11/2018 and Rs.1,91,63,332.61/- (Rupees One Crore Ninety- One Lakhs Sixty Three Thousand Three Hundred Thirty Two and Sixty-One Paise Only) as on 26/03/2024, plus interest w.e.f. 27/03/2024 at the contractual rate and costs, charges and expenses thereon till realization, due to Pegasus Assets Reconstruction Pvt Ltd., from **M/s L. Sons, Mr. Kumar Dadlani, Mr. Mahesh Dadlani, Mrs. Rekha Dadlani and Mrs. Bharati Dadlani**. If the Borrower/ Co-borrower /Mortgagor/Guarantors pay the due amount in full with all costs, charges and expenses incurred, to Pegasus any time before sale of the secured asset, no sale will be conducted. The Reserve Price for shop no.18 will be **Rs. 10,39,000/-** (Rupees Ten Lakhs and Thirty-Nine Thousand Only) and the earnest money deposit will be **Rs. 1,03,900/-** (Rupees One Lakhs Three Thousand and Nine Hundred Only), Reserve Price for shop No.19 will be **Rs. 10,39,000/-** (Rupees Ten Lakhs and Thirty-Nine Thousand Only) and the earnest money deposit will be **Rs. 1,03,900/-** (Rupees One Lakhs Three Thousand and Nine Hundred Only) **The Reserve Price for shop No 20 will be Rs. 10,89,000/-** (Rupees Ten Lakhs and Eighty-Nine Thousand Only) and the earnest money deposit will be **Rs. 1,08,900/-** (Rupees One Lakhs Eight Thousand and Nine Hundred Only)

Name of the Borrower/Guarantor:	1. M/s L. Sons 2. Mr. Kumar Dadlani 3. Mr. Mahesh Dadlani, 4. Mrs. Rekha Dadlani 5. Mrs. Bharati Dadlani.
Outstanding Dues	Rs. 1,06,48,110/- (Rupees One Crore Six Lakhs Forty-Eight Thousand One Hundred Ten Only) as on 31/10/2018 as per notice issued u/s 13(2) and Rs.1,91,63,332.61/- (Rupees One Crore Ninety-One Lakhs Sixty-Three Thousand Three Hundred Thirty-Two and Sixty-One Paise Only) as on 26/03/2024, plus



Corporate Office : 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Ph : 022-61884700

Regd. Office : 507, Dalamal House, Jamnalal Bajaj Road. Nariman Point. Mumbai - 400 021.

CIN No. : U65999MH2004PTC144113

	interest w.e.f. 27/03/2024 at the contractual rate and costs, charges and expenses thereon till realization
Description of Immovable Property:	Shop No.18-All that piece and parcel of Commercial property situated at , 1st Floor Nakoda Tower, Gandhi Nagar Bhilwara Rajasthan admeasuring 220 Sq. Ft. Owned by Mrs. Bharati Dadlani. Shop No.19-All that piece and parcel of Commercial property situated at 1st Floor Nakoda Tower, Gandhi Nagar Bhilwara Rajasthan Area: 220 Sq. Ft. Owned by Mrs. Bharati Dadlani. Shop No-20 -All that piece and parcel of Commercial property situated at , 1st Floor Nakoda Tower, Gandhi Nagar Bhilwara Rajasthan Area: 220 Sq. Ft. Owned by Mrs. Bharati Dadlani.
Reserve Price	- Rs. 10,39,000/- (For Shop No 18) - Rs. 10,39,000/- (For Shop No 19) - Rs. 10,89,000/- (For Shop No 20)
Earnest Money Deposit (10% of Reserve Price)	- Rs. 1,03,900/- (For Shop No. 18) - Rs. 1,03,900/- (For Shop No. 19) - Rs. 1,08,900/- (For Shop No. 20)
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	CERSAI Id -400017472536, Asset Id -200017433970
Inspection of Property	On 31/05/2024 between 11.00 a.m. to 2.00 p.m. Contact Person: Mr. Ramakant Pandey (Authorized Officer) @9087788888 and Mr. Anirudh Verma @7730889481
Last date for submission of Bid/Bid:	12/06/2024 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) on 13/06/2024 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> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support : 079-68136805/68136837 Mo.: +919978591888,8000023297 Email : ramprasad@auctiontiger.net and support@auctiontiger.net.



AUTHORIZED OFFICER

**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group One Trust 32)**

**Place: Bhilwara, Rajasthan
Date: 06.05.2024**

