

**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 SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus)**, having been assigned the debts 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 the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all known and unknown dues on **05/03/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **29/04/2023** under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF E - AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	a) Mr. Vivek Gope Sainani (Borrower) b) Mrs. Divya Vivek Sainani (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 1,33,05,922.50 (Rupees One Crore Thirty-Three Lakhs Five Thousand Nine Hundred Twenty-Two and Paise Fifty Only) as on 10/09/2021 as per notice under section 13 (2) of SARFAESI Act [Rs. 1,90,72,576.88/- (Rupees One Crore Ninety Lakhs Seventy Two Thousand Five Hundred and Seventy Six and Paise Eighty Eight Only) as on 13/02/2024] plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mr. Vivek Gope Sainani All that piece and parcel of immovable property being Flat no. 401 (4th Floor & 5th Floor), admeasuring 3498 sq.ft., Elysium, Plot No- 30, Suvevapuri Society, Chikowadi, Mouje Jetapur, Alkapuri, Vadodara, Pin - 390007. Boundaries are as follows:- On or Towards North: Margin than society's 30 ft. Road On or Towards East: Margin than sub plot no. 29 On or Towards West: Pent House flat no. 402 On or Towards South: Margin than sub plot no. 35
CERSAI ID:	Security ID- 400021347599 Asset ID- 200021301760
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 97,20,000/- (Rupees Ninety Seven Lakhs Twenty Thousand Only)
Earnest Money Deposit (EMD):	Rs. 9,72,000/- (Rupees Nine Lakhs Seventy Two Thousand Only)
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 Properties:	20/02/2024 Between 11.00 a.m. to 01.00 p.m.
Contact Person and Phone No:	Contact person: Mr. Yogesh Palaskar - 7506342256
Last date for submission of Bid:	29/02/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 01/03/2024 from 11.00 A.M. to 12.00 P.M.

This publication is also a fifteen (15) days' notice to the aforementioned Borrower/Co-Borrower/Guarantor under Rule 8 & 9 (1) of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Place: Vadodara

Pegasus Assets Reconstruction Private Limited

Date: 14.02.2024

(Trustee of Pegasus Group Thirty Nine Trust 1)



પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ

૫૫-૫૬, પાંચમા માળે, ફી પ્રેસ હાઉસ, નરીમાન પોઇન્ટ, મુંબઈ-૪૦૦૦૨૧, ફોન: -૨૨-૬૧૮૮૪૭૦૦
ઈમેલ: sya@pegasus-arc.com પુનરાવેબ: www.pegasus-arc.com

ઈ-હરાજ માટે જાહેર નોટિસ

૫ સિક્યુરિટી ઈન્વેસ્ટમેન્ટ એન્ડ રિકન્સ્ટ્રક્શન ઓફ કાપનાન્શિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્વેસ્ટમેન્ટ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઈન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ના નિયમ ૮ અને ૯ ની જોગવાઈ સાથે વેચાણે લીધા બાદ સ્થાવર મિલકતોના વેચાણ માટેની નોટિસ

આથી અને જાહેર જનતાને તથા નીચે જણાવેલ દેવાદાર (રો), સહ-દેવાદાર (રો) અને ગિરવેદાર(રો)ને ખાસ નોટિસ આપવામાં આવે છે કે નીચે જણાવેલી સિક્યોર્ટી એસેટ્સ સિક્યોર્ટી લેણદાર, પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ જે પેગાસસ ગ્રુપ થર્ટી નાઈન ટ્રસ્ટ-૨ (પેગાસસ)ના ટ્રસ્ટી તરીકે કામ કરે છે તેની પાસે ગિરવે/ગારંતીમાં મુકેલ છે, જેમણે રત્નાકર બેંક લિમિટેડ(આરબીએલ લિ.)ના નીચે જણાવેલ દેણદારના અંદરલાઈંગ સિક્યોર્ટીટીઝ, હિતો સહિત સરકૈસી એક્ટ ૨૦૦૨ની અને તેની હેઠળના નિયમોની જોગવાઈ મુજબના દેણા અધિકારો સહિત તા. ૩૧/૦૩/૨૦૨૧ના રોજ થયેલા એસાઈનમેન્ટ એઝીમેન્ટ દ્વારા મેળવી લીધા હતા તે મિલકતનું વેચાણ જેમ છે ત્યાં છે, 'જે છે તેમ છે' અને 'જે છે તે છે'ના ધોરણે તમામ જાણીતા અને અજાણ્યા બોજ સાથે તા. ૫/૦૩/૨૦૨૪ના રોજ થશે.

પેગાસસના અધિકૃત અધિકારીએ નીચે જણાવેલી સિક્યોર્ટી મિલકતનો ફિઝિકલ કબજો સરકૈસી કાયદો અને તેની હેઠળના નિયમોની જોગવાઈઓ મુજબ તા. ૨૮/૦૪/૨૦૨૩ના રોજ લીધો છે.

હરાજની વિગતો નીચે મુજબ છે:

દેવાદાર (રો), સહ-દેવાદાર (રો) અને ગિરવેદાર(રો)નાં નામ	૧) શ્રી વિવેક ગોપે સાંઈનાની (દેવાદાર) ૨) શ્રીમતી દિવ્યા વિવેક સાંઈનાની (સહદેવાદાર)
જેના માટે સિક્યોર્ટી અસ્ત્યામત વેચાણે તે બાકી નીકળતી લેણી રકમ:	તા. ૧૦/૦૮/૨૦૨૧ મુજબ રૂ. ૧,૩૩,૦૫,૮૨૨.૫૦/- (અંકે રૂપિયા એક કરોડ ત્રેસ લાખ પાંચ હજાર નવસો બાવીસ અને પચાસ પૈસા પૂરા) વત્તા ૧૩/૦૨/૨૦૨૪થી રૂ. ૧,૮૦,૭૨,૫૭૬.૮૮ (અંકે રૂપિયા એક કરોડ નેત્રુ લાખ, બોતેર હજાર, પાંચસો છોતેર અને અઠવાસી પૈસા) તે કથિત વેચાણ અગાઉ કોઈ પણ સમયે પૂરેપૂરી ચૂકવણી સુધીની તારીખ સુધી થતી તેના પર કરાર મુજબનું ચક્ર વ્યાજ, કિંમત, ગારંતી અને ખર્ચ સહિતની રકમ.
જેનું વેચાણ કરવાનું છે તે સ્થાવર મિલકત એવી સિક્યોર્ટી અસ્ત્યામતની વિગતો:	શ્રી વિવેક ગોપે સાંઈનાની દ્વારા ગિરવે - મિલકત ફ્લેટ નં. ૪૦૧ (૪થો માળ અને પાંચમો માળ), લેન્ડકન ૩૪૮૮ સ્ટે.ફીટ આશરે, પ્લોટ નં. ૩૦, શિવમપુરી સોસાયટી, ચીકુવાડી, મોજે જેતલપુર, અલકાપુરી, વડોદરા પીન-૩૬૦૦૦૭. સીમાઓ આ મુજબ છે. ઉત્તર બાજુએ સોસાયટીના માર્જનથી ૩૦ ફૂટ રોડ, પૂર્વ બાજુ: માર્જન સબ પ્લોટ નં. ૨૮, પશ્ચિમ બાજુએ: પેન્ટ હાઉસ ફ્લેટ નં. ૪૦૨, દક્ષિણ બાજુએ: પ્લોટ નં. ૩૫નો એરિયા
સેરસાઈ આઈડી	સિક્યુરિટી આઈડી- ૪૦૦૦૨૧૩૪૭૫૮૮ એસેટ આઈડી- ૨૦૦૦૨૧૩૦૧૭૬૦
અનામત કિંમત (રૂ.માં) જેનાથી ઓછી કિંમતે સિક્યોર્ટી અસ્ત્યામત નહીં વેચાય	રૂ. ૮૭,૨૦,૦૦૦/- (અંકે રૂપિયા સત્તાણું લાખ વીસ હજાર પૂરા)
અરનેસ્ટ મની ડીપોઝીટ (ઈએમડી)	રૂ. ૮,૭૨,૦૦૦/- (અંકે રૂપિયા નવ લાખ બોતેર હજાર પૂરા)
સિક્યોર્ટી લેણદારની જાણમાં હોય એવા મિલકત સામેના કોઈ બાકી રકમના દાવા	ખબર નથી.
મિલકતનું નિરીક્ષણ	તા. ૨૦/૦૨/૨૦૨૪ ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૦૧.૦૦ વચ્ચે
સંપર્ક વ્યક્તિ અને ફોન નંબર:	કોન્ટેક્ટ પર્સન: શ્રી ધોરેશ પલાસકર - ૭૫૦૬૩૪૨૨૫૬
બીડ રજૂ કરવાની છેલ્લી તારીખ	૦૪/૦૩/૨૦૨૩ - ૪ વાગ્યા સુધી
બીડ જાહેરાતો સમય અને સ્થળ	૦૫-૦૩-૨૦૨૪ના રોજ સવારે ૧૧.૦૦ થી સવારે ૧૨.૦૦ માં વેબસાઈટ (https://sartaes.auctiontiger.net) દ્વારા ઈ-હરાજ/બીડિંગ
આ નોટિસ ઉપર જણાવેલ દેવાદાર (રો)/સહ-દેવાદાર (રો)/ગિરવેદાર(રો)માટેની સિક્યુરિટી ઈન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ના નિયમ ૮ અને ૯ હેઠળ પંદર (૧૫) દિવસીય નોટિસ પણ છે. વેચાણના નિયમો અને શરતોની વધુ વિગતવાર જાણકારી માટે મહેરબાની કરી સિક્યોર્ટી લેણદારની વેબસાઈટ એટલે કે http://www.pegasus-arc.com/assets-to-auction.html પર આપેલ લિંકનો ઉપયોગ કરવો. બીડરો ઈ-હરાજમાં ભાગ લેવા માટે બીડ જમા કરાવતા પહેલા સંબંધિત મિલકતોની ઈ-હરાજ/વેચાણ અને અન્ય વિગતો માટે વેબસાઈટ https://sartaes.auctiontiger.net ની મુલાકાત પણ લઈ શકે છે અથવા સર્વિસ પ્રોવાઈડરનો સંપર્ક કરવો: મે. ઈ-મોક્યોરમેન્ટ ટેકનોલોજીસ લિ. ઓફિસ ટાઈગર બીડર સપોર્ટ નં. ૮૨૬૫૫૬૨૮૨૧ અને ૮૩૭૪૫૧૮૭૫૪, ઈમેલ: vijay.shetty@auctiontiger.net , ramprasad@auctiontiger.net , Mr. Ramprasad Mobile No. +91 800023297, email: support@auctiontiger.net .	
સ્થળ: વડોદરા તા. ૧૪-૦૨-૨૦૨૪	અધિકૃત અધિકારી પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રા. લિ. (પેગાસસ ગ્રુપ થર્ટી નાઈન ટ્રસ્ટ-૨ના ટ્રસ્ટી)

Terms & Conditions
A/c: Mr. Vivek Gope Sainani
Pegasus Group Thirty Nine Trust 1

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **1/03/2024** for the above-mentioned mortgaged properties from **11.00 a.m. to 12.00 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.
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 a proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and E Procurement Technologies Ltd. Auction Tiger, Ahmedabad, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: ramprasad@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. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). The bidder cannot withdraw the EMD after submission of the bid. In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submit by the bidder).
7. **The reserve price of the auction property is Rs. 97,20,000/- (Rupees Ninety Seven Lakhs Twenty Thousand Only) and the Earnest Money Deposit will be Rs. 9,72,000/- (Rupees Nine Lakhs Seventy Two Thousand Only).**
8. The mortgaged property will be sold **on "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities/encumbrances** on **1/03/2024**.

9. The last date for submission of bid is 29/02/2024 before 4.00 PM and the date and the Auction is scheduled on 1/03/2024 from 11.00 am to 12.00 pm.

10."The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc".

11.Intending Bidders shall deposit the aforesaid Earnest Money Deposit (EMD) through RTGS / NEFT / Fund Transfer to the credit of A/c no. 409819116154 A/c. Name: - Pegasus Group Thirty Nine Trust 1, Bank name: RBL Bank Limited., Branch: Office No.1/A, Ground Floor, Mittal Court, 224 Nariman Point, Mumbai-400021, IFSC Code: RATN0000155 before submitting bids online. EMD can also be paid by way of Pay Order / Demand Draft in favour of: - Pegasus Group Thirty Nine Trust 1 payable at Mumbai and the same can be deposited/sent to Authorised Officer at the office of Pegasus mentioned hereinabove with a reference of the said E-auction notice.

12. 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).**

13. 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.

14. 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 the property shall be resold.

15. 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 the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.

16. 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.

17. 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.

18. 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.
19. 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.**
20. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.
21. **This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers under Rule 9(1) of The Security Interest (Enforcement) Rules, 2002.**
22. Further enquiries may be clarified with the Authorized Officer, Mr. Yogesh Palaskar, 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, 022-61884713 & Mob. 7506342256, email: yogeshp@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: Vadodara
Date: 14/02/2024

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Nine Trust 1)

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

/ /

[illegible][illegible][illegible][illegible]

Bid Amount Quoted

Amount In Figure	
Amount in Word	

I/We declare that I/We have read and understood all the terms and conditions of auction sale and the auction notice published in the newspaper which are also available in the website <https://.auctiontiger.net> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

Name & Signature

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:** _____