

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700Email: 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 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), Guarantor(s) and Mortgagor(s) that the below described secured assets being immovable properties mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group One Trust 32 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **IndusInd Bank Limited** vide Assignment Agreement dated 14.03.2019 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 with all known and unknown liabilities as on **19.07.2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **19.01.2022** under the provisions of the SARFAESI Act and Rules thereunder.

The sale / auction details are as follows:-

Name of the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s):	1. M/s.Lajo Fashions Pvt Ltd. 2. Mr.Rajesh Mangilal Jain 3. Ms. Kokila Ganeshlal Jain
Outstanding Dues for which the secured assets are being sold:	Rs. 53,87,393.23/- (Rupees Fifty Three Lakhs Eighty Seven Thousand Three Hundred Ninety Three And Paise Twenty Three Only) as on 06/07/2018 as per notice under section 13(2) of SARFAESI Act. (Rs. 84,46,810.32/- (Rupees Eighty Four Lakhs Forty Six Thousand Eight Hundred Ten And Paise Thirty Two Only) as on 30.03.2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 31/03/2024 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by:- Mr. Rajesh Mangilal Jain. Shop Nos. L/9 & L/10 (internally merged) on Lower Ground Floor together with undivided proportionate share in underneath land of "Heera Panna Shopping Mall", constructed on the land bearing Plot Nos. 2, 3 and 6 of F. P. No. 173, T. P. Scheme No. 4 (Umra-South), Revenue Survey No. 144/1 part of Village Umra, City Surat. Area (Shop No. L/9): 394.00 sq. fts. Equivalent to 36.60 sq. mts. Area (Shop No. L/10): 394.00 sq. fts. Equivalent to 36.60 sq. mts.
CERSAI ID:	Shop No L/9 Security ID- 400006628804 Asset ID- 200006619936 Shop No L/10 Security ID- 400006628831 Asset ID- 200006619963
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.50,43,000 (Rupees Fifty Lakhs Forty Three Thousand Only)
Earnest Money Deposit (EMD):	Rs. 5,04,300 (Rupees Five Lakhs Four Thousand Three Hundred 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:	21.06.2024 from 04:00 p.m. to 05:00 p.m.
Contact Person and Phone No:	Nilesh More (Contact No. 9004722468) Navin Sharma (Contact No. 7045303744) Devang Khira (Contact No. 9619422209) P.S. Ravendernath (Contact No. 9821238369)
Last date for submission of Bid:	18.07.2024 till 04:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 19.07.2024 from 11.00 am to 12.30 pm

This publication is also a thirty (30) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors under Rules 8 of the Security Interest (Enforcement) Rules,

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.auction-tiger.net> or contact service provider **E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: support@auctiontiger.net before submitting any bid.**

AUTHORISED OFFICERPlace: Thane
Date: 14/06/2024Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus Group One Trust 32)

PUBLIC NOTICE

NOTICE is hereby given to public at large for immovable properties being 1) Plot No.23 admeasuring 196.87 Sq. Mtrs. i.e. 235.50 Sq. Yards (Open Plot),situate, lying and being at non agricultural land of Survey No.176 Paiki being City Survey No.4234/23 of Mouje Botad, Taluka Botad, in Registration District Botad and Sub District Botad belonging to Laxmiben Ishwarbhai Kalthiya; and 2) Plot No.21 admeasuring 367.50 Sq. Mtrs. (As per City Survey Records admeasuring 329.98 Sq. Mtrs.) togetherwith Construction erected/to be erected thereon, situate, lying and being at non agricultural land of Survey No.179/1 Paiki, being City Survey No.4191 of Mouje Botad, Taluka Botad, in Registration District Botad and Sub District Botad belonging to Patel Ganeshyambhai Dharanishibhai. It is noteworthy that 1) original Sale Deed for Plot No.23 executed on dated 14/02/2007 between Nikhilbhai Rahemattulabhai Panjwani on one part as Seller; and Dipakbhai Rahemattulabhai Panjwani on other part as Purchaser and registered in the Office of Sub Registrar, Botad vide Sr. No.687; and 2) original Sale Deed for Plot No.21 registered on dated 30/03/1977 between Shamji Gopalji and Others on one part as Sellers; and Patel Karamshibhai Zaverbhai on other part as Purchaser and registered in the Office of Sub Registrar, Botad vide Sr. No.179 are lost and not traceable or available at present for which complaints were made in Botad Town Police Station and Police Inspector, Botad Town Police Station issued two separate Certificates on dated 02/03/2024 for the same. The said properties are mortgaged with SBICAP Trustee Company Limited.

All persons having or claiming any right, title, claim, demand or estate interest in respect of the said property or to any part thereof by way of sale, exchange, mortgage, let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are hereby requested to intimate to the undersigned in writing (Enforcement) Rules, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 11/06/2024 calling upon the Borrower/s / Mortgagor/s to repay the amount mentioned in the notice being Rs. 7,67,26,104.84/- (Rupees Seven Crore Sixty-Seven Lakhs Twenty-Six Thousand One Hundred Four and Paise Eighty-Four Only) as on 31.01.2019 together with interest thereon till date.

The borrower, guarantor/s, mortgagor/s and legal heir in case of deceased (if any) having failed to repay the amount, notice is hereby given to the borrower, guarantor/s, mortgagor/s and legal heir in case of deceased (if any) in particular and public in general that the undersigned being the Authorised officer of **HDFC Bank Ltd.**, 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 **8th day of June 2024, Time 10.00 AM onwards.**

The borrower, guarantor/s, mortgagor/s and legal heir in case of deceased (if any) in particular, and the public, in general, are hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the HDFC Bank Ltd., for an amount of **Rs. 7,67,26,104.84/- (Rupees Seven Crore Sixty-Seven Lakhs Twenty-Six Thousand One Hundred Four and Paise Eighty-Four Only) as on 31.01.2019** together with interest thereon as aforesaid.

The borrower, guarantor/s, mortgagor/s and legal heir in case of deceased (if any) attention is invited to provisions of Sub section(8) of Section 13 of the Act, in respect of time available, to redeem the secured asset.

DESCRIPTION OF PROPERTY

A. Hypothecation by way of first and exclusive charge on all present and future stocks & book debts - B. Residential Open Land Plot No. 13/B 2-3-4/B, Survey No. 1113-B/Paiki, Nambhawadi, Near Takhteshwar Temple, Dist: Bhavnagar, Gujarat-364001 owned by Ketan Chinubhai Shah. C. Residential Open Land Godown at 14, Survey No. 339/Paiki, Ward No. 14, Survey No.339/Paiki, Near Ganeshbhai Pr. Shihor, Dist: Bhavnagar, Gujarat-364001 owned by Maun-Sat Ferro Alloy Pvt. Ltd. D. Residential Open Land Plot No. 13/B 2-3-4/C admeasuring 311.176 sq. mt. with construction thereon admeasuring 228.26 sq. mt. bearing city survey No. 1113/B, Ward No. 7, Sheet No. 207, situated at Nambhawadi, Takhteshwar Taleti, Kalandia, Bhavnagar 364001 owned by Ketan Chinubhai Shah and Gaurangi Ketan Shah.

(All of them herein after collectively referred to as "secured asset")

Date: 08.06.2024
Place: Bhavnagar

Sd/-, Pathik Dave, Authorised Officer,
Department For Special Operations,
HDFC BANK LTD.

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Stressed Assets Targeted Resolution Action (SASTRA) Circle Vadodra (833000)
APPENDIX-N(Rule8(1))
POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the **Punjab National Bank, Circle SASTRA, Vadodra** Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with (Rule-3) the Security Interest (Enforcement) Rules 2002, issued a demand notice dated **05.01.2024** calling upon the Borrowers / Guarantor/Mortgagor **Nehaben Chandrakantbhai Solanki** to repay the amount mentioned in the notice being **Rs.15,34,688.86 (Rupees Fifteen Lakh Thirty Four Thousand Six Hundred Eighty Eight And Eighty Six Paise Only)** on 31-12-2023 with further interest and expenses within 60 days from the date of notice/date of receipt of the said notice.

The Borrowers / Guarantor / Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers / Guarantor / Mortgagor and the public in general that the undersigned has taken **physical Possession** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this **8th day of June of the year 2024.**

The Borrowers / Guarantor / Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Punjab National Bank for an amount **Rs.15,91,432.86(Rupees Lakh NinetyOne Thousand Four Hundred Thirty Two And Eighty Six Paise Only) as on 31-05-2024** and interest plus other charges thereon.

The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immovable Property

Property Bearing R.S.No.296/A, Paiki house No.B-46, Village-Jolva area adm., 51.97 sq.mtr. With Construction thereon standing in the name of Nehaben C Solanki bounded as Under: East- Internal Road, West-Plot No.B/45, North-Internal Road, South- Plot No.B/47.

Date : 08/06/2024 | Place : Bharuch **Authorized Officer, Punjab National Bank**

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Parvat Patiya Branch, GF-9 & 10, Times Square, Nr,Vakil Wadi, Surat - Kadodara Road, Parvat Patiya Surat - 395010, Off No. 0261 2644055 Mobile : 99799 81152

Possession Notice (For Immovable Properties)
(Under Rule-8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas, The undersigned being the authorized officer of **Indian Bank** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers Conferred to him under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **15/03/2024** calling upon **Mr. Natkar Ganesh Shrikrishna (Borrower and Mortgagor) & Mrs. Natkar Sharda Ganeshbhai (Co-Borrower and Mortgagor)** to repay the amount mentioned in the notice being **Rs. 17,99,80,60.70 (Rupees Seventeen Lakhs Ninety-Nine Thousand Eight Hundred and Paise Seventy Only)** as on 14/03/2024 + further interest and other expenses 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 Borrowers and the guarantors and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of the powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on **10th Day of June of the year Two Thousand Twenty Four.**

The Borrower/Guarantor in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Indian Bank, Parvat Patiya Branch** for an amount **Rs. 18,55,140.00/- (Rupees Eighteen Lakhs Fifty Five Thousand One Hundred Forty Only) as on 10/06/2024** + further interest and other expenses thereon.

The borrower's attention is invited to the provision of 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 Piece and Parcel of Residential Property situated at Plot No. 9 adm 81.28 sq mt. of Nilkanth Residency bearing Revenue Survey/Block No. 273/A/s situated at Tanthiathiya-Saki Road, Near Railway Track, Moje, Tanthiathiya, Taluka.Palsana, Dist. Surat, Gujarat - 394305. The boundaries of the Property are : North: Adj. Plot No. 10, East: Adj. Plot No. 24, South: Adj. Plot No. 08, West: Adj. Society Internal Road.

Place : Parvat Patiya
Date : 10/06/2024

Authorized Officer, Indian Bank,
Parvat Patiya Branch

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Possession Notice (For Immovable Properties)
(Under Rule-8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas, The undersigned being the authorized officer of **Indian Bank** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers Conferred to him under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **05/03/2024** calling upon **Mr. Brijmohan Nanhelal Lodhi (Borrower & Mortgagor) & Mrs. Geetabai Brijmohan Lodhi (Co-Borrower)** to repay the amount mentioned in the notice being **Rs. 10,81,273.60 (Rupees Ten Lakhs Eighty-One Thousand Two Hundred Seventy-Three and Paise Sixty Only)** as on **04 /03/2024** + further interest and other expenses 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 Borrowers and the guarantors and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of the powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on **10th Day of June of the year Two Thousand Twenty Four.**

The Borrower/Guarantor in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Indian Bank, Parvat Patiya Branch** for an amount **Rs. 11,16,954.00/- (Rupees Eleven Lakhs Sixteen Thousand Nine Hundred Fifty Four Only) as on 10/06/2024** + further interest and other expenses thereon.

The borrower's attention is invited to the provision of 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 piece & parcel of property bearing "B TYPE Plot No 138 (as per Village form No 7 /12 Block Survey No 365/138 adm 40.18 sq. mtrs) admeasuring 40.18 sq. mtrs along with undivided COP land and road margin of the society known and name as "SHREE KRISHNA VALLEY" situated on the land bearing Block No365/138, Village- Kareli, Taluka -Palsana, District -Surat. The boundaries of the Property are : North: Plot No. -137 East: Plot No. - 83, South: Plot No. -139, West: Road

Place : Parvat Patiya
Date : 10/06/2024

Authorized Officer, Indian Bank,
Parvat Patiya Branch

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Circle SASTRA, 6th Floor, Gujarat Bhavan, Nr. M.J. Library, Ellisbridge, Ahmedabad - 380 006.

Appendix-IV [Under Rule 8(1)]
POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of **Punjab National Bank**, under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules/2002, issued **Demand Notice dated 09.10.2023** calling upon the **Borrowers / Co-Borrower Bhakaji Chamanji Thakor and Hansaben Jayantibhai Thakor (Guarantor), Ishwarbhai Anupbhai Thakor (Guarantor)** to repay the amount mentioned in the notice issued under section 13(2) being **Rs. 11,24,551.25 (Rs. Eleven Lakhs Twenty Four Thousand Five Hundred Fifty One and Paise Twenty Five Only)** as on **09.10.2023**, together with further interest, incidental expenses, costs, charges etc. till date of payment and /or realization.

The Borrowers/Guarantors having failed to repay the amount, notice is hereby given to the Borrowers/Guarantors/Mortgagor and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of Act read with **Rule 8 of the Security Interest Enforcement Rules, 2002** on this **11th day of June of the Year 2024.**

The Borrower / Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Punjab National Bank**, for an amount of **Rs. 11,24,551.25 (Rs. Eleven Lakhs Twenty Four Thousand Five Hundred Fifty One and Paise Twenty Five Only)** as on **09.10.2023** and further interest and expenses thereon until full payment.

The **Borrower's/Guarantor's/Mortgagor's** attention is invited to provision of 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 piece and parcel of immovable property lying and situate at Gunagadipti, R.S. No. 988/1, CS Sheet No. 60 & 61 & City Survey No. 2688/B/26 M.S. No. 8/3/95/125, Bholenath Park Society, Plot No. 39-B, Total Sq. Mtrs. 51.80 at Gunagadipti, Taluka Patan, Dist. Pincode 384265. Bounded by: East: Plot No. 38 Assets Come, West: Plot No. 39 Paikie West Side Land Come for understanding given sub Plot No. 39-1A/Asset Come, North: After Margin Plot No. 41 Asset Come, South: 6.00 Mtrs Society Wide Internal Road Come.

Date: 11.06.2024 | Place: Patan **Sd/- Authorised Officer, Punjab National Bank**

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Parvat Patiya Branch, GF-9 & 10, Times Square, Nr,Vakil Wadi, Surat - Kadodara Road, Parvat Patiya Surat - 395010, Off No. 0261 2644055 Mobile : 99799 81152

Possession Notice (For Immovable Properties)
(Under Rule-8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas, The undersigned being the authorized officer of **Indian Bank** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers Conferred to him under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **15/03/2024** calling upon **Mr. Naresh N. Giri (Borrower and Mortgagor) & Mrs. Giri Anita Naresh (Co-Borrower and Mortgagor)** to repay the amount mentioned in the notice being **Rs.13,57,262.35 (Rupees Thirteen Lakhs Fifty-Seven Thousand Two Hundred Sixty-Two and Paise Thirty Five Only)** as on **14/03/2024** + further interest and other expenses 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 Borrowers and the guarantors and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of the powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on **10th Day of June of the year Two Thousand Twenty Four.**

The Borrower/Guarantor in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Indian Bank, Parvat Patiya Branch** for an amount **Rs. Rs.13,59,850.00/- (Rupees Thirteen Lakhs Fifty Nine Thousand Eight Hundred Fifty Only) as on 10/06/2024** + further interest and other expenses thereon.

The borrower's attention is invited to the provision of 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 Piece and Parcel of Residential Property situated at Plot No. 94 adm area 63.58 sq mt. i.e. equivalent to 76.00 Sq. Yards (As per K.J.P Block No. 351/94 admeasuring 93.76 sq. mtrs.) of "Aradhana Sky Park, Vibhag-3" along with undivided proportionate share admeasuring 57.66 sq. mtrs. In the common roads and COP of the said society of the land bearing Block No. 351, Revenue Survey no. 339 situated at Village -Kareli, TALUKA- Palsana, Dist- Surat." The boundaries of the Property are :- North: Plot No. 95, South : Internal Road, East : Internal Road, West : Adj. Plot.

Place : Parvat Patiya
Date : 10/06/2024

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Parvat Patiya Branch

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Possession Notice (For Immovable Properties)
(Under Rule-8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas, The undersigned being the authorized officer of **Indian Bank** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers Conferred to him under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **15/03/2024** calling upon **Mr. Naresh N. Giri (Borrower and Mortgagor) & Mrs. Giri Anita Naresh (Co-Borrower and Mortgagor)** to repay the amount mentioned in the notice being **Rs.13,57,262.35 (Rupees Thirteen Lakhs Fifty-Seven Thousand Two Hundred Sixty-Two and Paise Thirty Five Only)** as on **14/03/2024** + further interest and other expenses 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 Borrowers and the guarantors and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of the powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on **10th Day of June of the year Two Thousand Twenty Four.**

The Borrower/Guarantor in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Indian Bank, Parvat Patiya Branch** for an amount **Rs. Rs.13,59,850.00/- (Rupees Thirteen Lakhs Fifty Nine Thousand Eight Hundred Fifty Only) as on 10/06/2024** + further interest and other expenses thereon.

The borrower's attention is invited to the provision of 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 Piece and Parcel of Residential Property situated at Plot No. 94 adm area 63.58 sq mt. i.e. equivalent to 76.00 Sq. Yards (As per K.J.P Block No. 351/94 admeasuring 93.76 sq. mtrs.) of "Aradhana Sky Park, Vibhag-3" along with undivided proportionate share admeasuring 57.66 sq. mtrs. In the common roads and COP of the said society of the land bearing Block No. 351, Revenue Survey no. 339 situated at Village -Kareli, TALUKA- Palsana, Dist- Surat." The boundaries of the Property are :- North: Plot No. 95, South : Internal Road, East : Internal Road, West : Adj. Plot.

Place : Parvat Patiya
Date : 10/06/2024

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The Borrower/Guarantor having failed to repay the amount, notice is hereby given to the Borrowers and the guarantors and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of the powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on **10th Day of June of the year Two Thousand Twenty Four.**

The Borrower/Guarantor in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Indian Bank, Parvat Patiya Branch** for an amount **Rs. Rs.13,59,850.00/- (Rupees Thirteen Lakhs Fifty Nine Thousand Eight Hundred Fifty Only) as on 10/06/2024** + further interest and other expenses thereon.

The borrower's attention is invited to the provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the immovable property

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(Under Rule-8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas, The undersigned being the authorized officer of **Indian Bank** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers Conferred to him under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **15/03/2024** calling upon **Mr. Naresh N. Giri (Borrower and Mortgagor) & Mrs. Giri Anita Naresh (Co-Borrower and Mortgagor)** to repay the amount mentioned in the notice being **Rs.13,57,262.35 (Rupees Thirteen Lakhs Fifty-Seven Thousand Two Hundred Sixty-Two and Paise Thirty Five Only)** as on **14/03/2024** + further interest and other expenses 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 Borrowers and the guarantors and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of the powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on **10th Day of June of the year Two Thousand Twenty Four.**

The Borrower/Guarantor in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Indian Bank, Parvat Patiya Branch** for an amount **Rs. Rs.13,59,850.00/- (Rupees Thirteen Lakhs Fifty Nine Thousand Eight Hundred Fifty Only) as on 10/06/2024** + further interest and other expenses thereon.

The borrower's attention is invited to the provision of 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 Piece and Parcel of Residential Property situated at Plot No. 94 adm area 63.58 sq mt. i.e. equivalent to 76.00 Sq. Yards (As per K.J.P Block No. 351/94 admeasuring 93.76 sq. mtrs.) of "Aradhana Sky Park, Vibhag-3" along with undivided proportionate share admeasuring 57.66 sq. mtrs. In the common roads and COP of the said society of the land bearing Block No. 351, Revenue Survey no. 339 situated at Village -Kareli, TALUKA- Palsana, Dist- Surat." The boundaries of the Property are :- North: Plot No. 95, South : Internal Road, East : Internal Road, West : Adj. Plot.

Place : Parvat Patiya
Date : 10/06/2024

Authorized Officer, Indian Bank,
Parvat Patiya Branch

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...नरसो का नौकर।। ...the name you can BANK upon!

Parvat Patiya Branch, GF-9 & 10, Times Square, Nr,Vakil Wadi, Surat - Kadodara Road, Parvat Patiya Surat - 395010, Off No. 0261 2644055 Mobile : 99799 81152

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PEGASUS

પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડ

૫૫-૫૬, પાંચમા માળે, ફી પ્રેસ હાઉસ, નરીમાન પોઈન્ટ, મુંબઈ - ૪૦૦૦૨૧ ફોન નં. (૦૨૨)

૬૧૮૮૪૭૦૦ ઈમેલ : sys@pegasus-arc.com URL : www.pegasus-arc.com

ઈ-ઓક્શન સેલ માટે જાહેર નોટીસ

સિક્યુરિટાઈઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્ટરેસ્ટ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ ૨૦૦૨ (રૂલ્સ)ના રૂલ ૮૫ંચાણે લીધા બાદ ગીરો મુકવામાં આવેલી સ્થાવર મિલકતોના ઈ - ઓક્શન સેલ માટેની નોટીસ આથી જાહેર જનતાને તથા દેવાદાર અને જામીનદારોને ખાસ નોટીસ આપવામાં આવે છે કે નીચે જણાવેલી સ્થાવર મિલકત સલામત ધિરાણકર્તા પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડ જે પેગાસસ ગ્રુપ વન ટ્રસ્ટ ૩૨ (પેગાસસ) ના ટ્રસ્ટી તરીકે કામ કરે છે તેમની પાસે ઈન્ડસ્ટ્રિયલ લિ. ના દેવાદારોની ગીરો મિલકત અને તેમની પાસેથી લેણી રકમ વસુલવાના સરકારી એક્ટ, ૨૦૦૨ની જોગવાઈ મુજબનું તા.૧૪/૦૩/૨૦૧૯ના રોજ થયેલા એસાઈએન્ટ એગ્રીમેન્ટ છે. જે મુજબ સરકારી એક્ટ, ૨૦૦૨ની જોગવાઈ હેઠળ નીચે જણાવેલી ગીરો મિલકતનું વેચાણ 'જેમ છે જ્યાં છે', 'જે છે તેમ છે' અને 'ગમે તે ત્યાં છે' ના ધોરણે થનાર છે. પેગાસસના અધિકૃત અધિકારીએ નીચે જણાવેલી ગીરો મિલકતનો વાસ્તવિક કબજો સરકારી એક્ટની જોગવાઈ મુજબ તા.૧૬.૦૧.૨૦૨૨ ના રોજ લીધો હતો.

વેચાણ માટેની સ્થાવર અને જંગમ મિલકતો નીચે મુજબ છે:

દેવાદારનું નામ/ સહદેવાદાર/ જામીનદાર/ ગીરોદારના નામ:	૧. મે.લાજો ફેશન્સ પ્રા. લિ. ૨. શ્રી રાજેશ માંગીલાલ જૈન ૩.કુ. કોકિલા ગણેશલાલ જૈન
જે સુરક્ષિત મિલકત વેચાણ માટે મુકાઈ છે તેની બાકી રકમ :	રકમ રૂ.૫૩,૮૭,૩૬૩.૨૩ (રૂપિયા ત્રેપ્પન લાખ સત્યાંસી હજાર ત્રણસો ત્રાણુ અને ત્રેવીસ પૈસા પુરા) તા.૦૬/૦૭/૨૦૧૮ સરકારી એક્ટના ખંડ ૧૩(૨) હેઠળની નોટીસ મુજબ રૂ.૮૪,૪૬,૮૧૦.૩૨/- (રૂપિયા ચોર્યાસી લાખ છતાલીસ હજાર આઠસો દસ અને બત્રીસ પૈસા પુરા) તા.૩૦/૦૩/૨૦૨૪ સુધી વત્તા તેના પર કરાર મુજબનું ચડત વ્યાજ, કિંમત, ખર્ચ સહિતની રકમ તથા તા.૩૧/૦૩/૨૦૨૪ થી ચડત વ્યાજ, ખર્ચ અને કિંમત પુરી ચુકવણી થાય ત્યાં સુધી.
મિલકતનું વર્ણન :	રાજેશ માંગીલાલ જૈનની ગીરો મિલકતનું વર્ણન : દુકાન નં.એલ/૯ અને એલ/૧૦ (આંતરીક મેળવી દીધેલી) લોઅર ગ્રાઉન્ડ ફ્લોરની સાથે હિરા પજ્જા શોપિંગ મોલની અવિભાજિત જમીનનો સપ્રમાણ ભાગ પ્લોટ નં.૨,૩ અને ૬, ફા. પ્લોટ નં.૧૭૩, ટીપી સ્કીમ નં.૪(ઉમરા-સાઉથ) રે.સ.નં.૧૪૪/૧ ઉમરા ગામનો ભાગ, સુરત સીટી દોત્રફળ (દુકાન નં.એલ/૯): ૩૯૪.૦૦ ચો.ફૂટ અથવા ૩૬.૬૦ ચો.મી. દોત્રફળ (દુકાન નં.એલ/૧૦): ૩૯૪.૦૦ ચો.ફૂટ અથવા ૩૬.૬૦ ચો.મી.
સીઈઆરએસએ આઈડી :	(દુકાન નં.એલ/૯): સિક્યુરિટી આઈડી : ૪૦૦૦૦૬૬૨૮૦૪એસેટ આઈડી - ૨૦૦૦૦૬૬૧૯૬૩ (દુકાન નં.એલ/૧૦): સિક્યુરિટી આઈડી : ૪૦૦૦૦૬૬૨૮૩૧ એસેટ આઈડી - ૨૦૦૦૦૬૬૧૯૬૩
જેનાથી ઓછી કિંમતે મિલકત નહીં વેચાય એ અનામત કિંમત (રૂ.માં) :	રૂ.૫૦,૪૩,૦૦૦/- (રૂપિયા પચાસલાખ તેતાલીસ હજાર પુરા)
અર્નેસ્ટ મની ડીપોઝીટ :	રૂ.૫,૦૪,૩૦૦/- (રૂપિયા પાંચ લાખ ચાર હજાર ત્રણસો પુરા)
સલામત ધિરાણકારની જાણમાં હોય એવા મિલકત સામેના જો કોઈ બાકી રકમના દાવાઓ :	જાણમાં નથી
મિલકતનું નિરીક્ષણ :	તા.૨૧/૦૬/૨૦૨૪બપોરે ૦૪.૦૦ થી ૦૫.૦૦
સંપર્ક વ્યક્તિ :	નિલેશ મોરે(સંપર્ક નં. ૯૦૦૪૭૨૨૬૮) નવીન શર્મા (સંપર્ક નં. ૭૦૪૫૩૦૩૭૪૪) દેવાંગ ખીરા (સંપર્ક નં. ૯૬૧૯૪૨૨૦૯) પી.એસ.રવેન્દ્રનાથ(સંપર્ક નં. ૯૮૨૧૨૩૮૩૬૯)
બિડ રજુ કરવાની છેલ્લી તારીખ :	૧૮/૦૭/૨૦૨૪ના રોજ સાંજે ૦૪.૦૦ વાગ્યા સુધી
બિડ ખોલવાનું સ્થળ અને સમય:	ઈ- ઓક્શન/ બીડીંગ વેબ સાઈટ દ્વારા (https://sarfaesi.auctiontiger.net) તારીખ અને સમય : ૧૮/૦૭/૨૦૨૪ ના રોજ બપોરે ૧૧.૦૦ થી બપોરે ૧૨.૩૦

આ નોટીસ ઉપર જણાવેલા દેવાદાર/જામીનદારો માટેની સિક્યુરિટી ઈન્ટરેસ્ટ(એન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨ના રૂલ ૮ હેઠળની ૩૦ (ત્રીસ) દિવસ પહેલાની વૈધાનિક નોટીસ છે.

વેચાણના નિયમો અને શરતોની વધુ વિગતવાર જાણકારી માટે કૃપયા સલામત ધિરાણકારની વેબસાઈટની લીંકનો ઉપયોગ કરવો <http://www.pegasus-arc.com/assets-to-auction.html> અથવા વેબ સાઈટ <https://sarfaesi.auctiontiger.net> અથવા સર્વિસ પ્રોવાઈડર મે.ઈ પ્રોક્યોરમેન્ટ ટેકનોલોજીસ લિ. ઓક્શન ટાઈગર, બિડર સપોર્ટ : મો.નં. +૯૧ ૯૨૬૫૫૬૨૮૨૧ અને ૯૩૭૪૫૧૯૭૫૪ ઉપર અથવા ઈ-મેલ આઈ ડી : support@auctiontiger.net ઉપર બીડ રજુ કરતા પહેલા સંપર્ક કરવો

સ્થળ : થાણે
તારીખ : ૧૪/૦૬/૨૦૨૪

સહી/ અધિકૃત અધિકારી
પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ.
(જે પેગાસસ ગ્રુપ વન ટ્રસ્ટ- ૩૨ના ટ્રસ્ટી છે.)

સચિનભાંટેન્કરભાંથીકેમિકલચોરીનુંનેટવકઝડપાયું, ૨૦
લિટર કેમિકલના જથ્થા સાથે ડાઈવર સહિત બેની ધરપકડ

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **19/07/2024** from **11.00 a.m. to 12.30 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 proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support: Mob. : 9265562821/9265562818/9265562819 & Help Line Nos.: 079-68136813/68136880; Mr. Ramprasad Mobile No. +91 8000023297, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net and 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). 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 submitted by the bidder).
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 32, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c No. 201002966985, Account Name: - Pegasus Group One Trust 32, Bank Name: IndusInd Bank, Opera House Branch, Mumbai, 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.1,00,000 (Rupees One Lakh)**.
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately (i.e. on the same day or not later than next working day) 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 cancelled 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.
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 due 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 14/06/2024.
17. The sale is subject to "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities.
18. **This publication is also a thirty (30) days notice to the aforementioned borrowers/guarantors under Rule 8 of The Security Interest (Enforcement) Rules, 2002.**
19. Further enquiries may be clarified with Assistant Manager, Mr. Navin Sharma and the Authorized Officer, Mr. Nilesh More at the Office:- Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Email: navin@pegasus-arc.com & Nilesh@pegasus-arc.com, Contact: Mr. Navin Sharma 7045303744 & Mr. Nilesh More 9004722468.

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: 14/06/2024

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Pegasus Group One Trust-32)

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

[illegible]

Bank A/c No.

IFSC Code No.

Branch Name

_____ / _____ / _____

Date of Remittance

/ /

Name of Bank

Branch Name

Account No.

IFSC Code No.

Amount In Figure

Amount in Word

Name & Signature

ANNEXURE-II
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: _____