



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  
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**AUCTION CUM SALE NOTICE UNDER RULE 8 (6) OF THE SECURITY  
INTEREST (ENFORCEMENT) RULES, 2002**

Ref: SK ENTERPRISES/CSB/ 1612 / 2023-24

Date: 16 02.2024

<b>1. Mr. Nasruddin Khan (Proprietor)</b> M/s S.K. Enterprises Plot No. E-796, Dabua Colony Faridabad, Haryana -121001	<b>2. Mr. Nasruddin Khan</b> E-1069, Dabua Colony NIT Faridabad, Haryana-121001
<b>3. Mrs. Farjana (Guarantor)</b> <b>W/o Mr. Nasruddin Khan</b> E-1069, Dabua Colony NIT Faridabad, Haryana- 121001	

Dear Sir/Madam,

**Sub: M/s S. K. Enterprises: 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 you addressees being the 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 **Trustee of Pegasus Group Twenty Four Trust I** ("Pegasus"), having been assigned the financial asset pertaining to the below mentioned Borrower along with underlying security interest by **Catholic Syrian Bank Ltd** vide Assignment Agreement dated **26-03-2014** 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 .





The Authorized Officer of Pegasus Assets Reconstruction Pvt Ltd Ltd has taken possession of the below described secured assets being immovable property on 27/07/2023 under Rule 8(1) of the Security Interest (Enforcement) Rules, 2002.

The notice of public e-auction has also been published in **Financial Express (English)** and **Jansatta (Hindi)** on **15-Feb-2024**.

The details of Auction are as follows:

**1. Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):**

- a) M/s S. K. Enterprises (*Borrower*)
- b) Mr. Nasruddin Khan (*Co- Borrower*)
- c) Mrs. Farzana (*Guarantor*)

**2. Outstanding Dues for which the secured assets are being sold:**

**Rs. 1,48,86,369.10/- (Rupees One Crore Forty-Eight Lakhs Eighty-Six Thousand Three Hundred Sixty-Nine and Ten Paisa Only)** as on **05-10-2023** plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. **06-10-2023** till the date of payment and realization.

**3. Details of Secured Asset being Immovable Property, which is being sold, Reserve Price and Earnest Money Deposit (EMD):**

S. No.	Description of property	Reserve Price * (In Rs.)	EMD (in Rs.)
1.	<b>Mortgaged by: Mr. Nasruddin Khan</b> All that piece and parcel of residencial property situated at Plot no. 80, forming part of khasra no. 30/13, situated in Mauza Saran, Tehsil & District Faridabad, now known as House No. E-1069, Dabua Colony, Faridabad, Haryana <b>CERSAI ID:</b>	<b>26,33,000/-</b>  Security ID- 400002955980 Asset ID- 200002953575	<b>2,63,300/-</b>
	<b>TOTAL</b>	<b>26,33,000 /-</b>	<b>2,63,300/-</b>

\* Secured Asset shall not be sold below the Reserve Price.



**4. Dates for inspection, submission of bid, auction:**

<b>Inspection of Properties:</b>	<b>13.03.2024 Between 11.00 AM to 4.00 PM</b>
<b>Contact Person and Phone No:</b>	<b>Ramakant Pandey (Authorized Officer)</b> <b>Contact No.- 9087788888</b> <b>Himansu Singh</b> <b>Contact No. -7376358678</b>
<b>Last date for submission of Bid:</b>	<b>20-03-2024 till 4:00 PM</b>
<b>Time and Venue of Bid Opening:</b>	E-Auction/Bidding through website ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) on <b>21-03-2024 from 11:00 AM to 01:00 PM.</b>

5. 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>.
6. Please be informed that as per Section 13(8) of the SARFAESI Act, you may close your loan account and redeem the secured asset by making payment of the total outstanding dues of Rs. **Rs. 1,48,86,369.10/- (Rupees One Crore Forty-Eight Lakhs Eighty-Six Thousand Three Hundred Sixty-Nine and Ten Paise Only)** as on **05-10-2023** plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. **06-10-2023** till the date of payment and realization.

Thanking You.

Yours faithfully,



**Authorized Officer**  
**Pegasus Assets Reconstruction Pvt. Ltd.**  
**(Pegasus Group Twenty- Four Trust - I)**