




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(1) 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) and Co-Borrower(s) that the below described secured assets being immovable property(ies) mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Twenty-Eight Trust – 4** (Pegasus), having been assigned the debts of the below mentioned Borrower/Co-Borrowers/Guarantors along with underlying security interests by The Shamrao Vitthal Co-operative Bank Ltd. (SVC Bank) vide Assignment Agreement dated 27/02/2020 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 on 02/04/2025. The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable and movable both properties on the dates mentioned hereinunder 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):	1) M/s. Shree Ramdev Oil Industries (a partnership firm) (Borrower), 2) Mr. Amitkumar Dineshchandra Thakkar, (Partner & Guarantor), 3) Mr. Chirag Dineshchandra Thakkar, (Partner & Guarantor), 4) Mr. Dilip Shantilal Sachde, (Partner & Guarantor), & 5) Mr. Virchandbhai Manilal Rami, (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 8,23,86,683.85 (Rupees Eight-Crore Twenty-Three Lakhs Eighty-Six Thousand Six Hundred Eighty-Three and Paise Eighty-Five Only) as on 28/02/2019 plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. 01/03/2019. (Rs. 20,82,00,535 (Rupees Twenty Crores Eighty-Two Lakhs Five Hundred and Thirty-Five Only) as on 29/01/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 30/01/2025 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Lot No. 1: Property Mortgage by: - M/s. Shree Ramdev Oil Industries, Industrial Land along with construction thereon, Survey No. 342/P/2, land Admeasuring about 4756 Sq. Mtrs., Opp. Reliance Petrol Pump, Village & Taluka – Harij, District – Patan, Gujarat 384240, and Bounded as follows:- Towards North:- Road towards Harij-Datarwada Village, Towards South:- State Highway towards Harij-Mehsana, Towards East:- Open plot belongs to M/s Ambica Industries, Towards West:- Open Plot belongs to Patel Kushalbhai morarbhai jointly with Thakkar Bhogilal Babulal. Lot No. 2: Plant & Machinery at Village & Taluka – Harij, District – Patan. Lot No. 3: Property Mortgage by: Mr. Virchandbhai Manilal Rami, Residential House situated at Plot No.4, Gayatri Tenements, Municipal No.E/9/95/14/8/3 of Revenue Survey No. 356/4/A/2, admeasuring about 78.71 sq.mtrs., situated at Mouje Village Radhanpur, Taluka Radhanpur in the Registration District Banaskantha & Sub Registration District Radhanpur, Kandla Highway Road, Beside Rahat Hotel, Radhanpur City-2. Bounded as under; North:- Open space and after that property of revenue survey No. 256/4/A/1 belongs to Ismailbhai Hasanbhai Ghanchi. South:- Common Road of 6.00 mtr towards the said plot and road towards agriculture land belongs to Raghuram Ranchodlal Thakkar, East :- Plot No. 3 belongs to House of Gadhvi Shivdan Sambhudan, West:- Plot No. 5 belongs to House of hansaben Jaswantlal Panchal. Lot No. 4: Property Mortgage by: Amit Kumar Dinesh Chandra Thakkar Flat No. F/503, Fifth Floor, (As per Plan Fourth Floor) admeasuring 67.29 Sq.Mtr. together with undivided share in the land admeasuring about 35.64 Sq.Mtr. in scheme known as “Prarthana Residency”, Forming part of the land bearing Revenue Survey No. 260/1, Final Plot No. 94 of Town Planning Scheme no. 33, situated, lying and being at Mouje Gota within the registration sub district Ahmedabad-382481(Sola) and District Ahmedabad, Gujarat and bounded as under: North: Final Plot No. 132, South: 18.00-meter Road, East: Final Plot No. 132, West: Final Plot No. 74
Date of Physical Possession	Lot No.1 & Lot No.2 :- 03/09/2021 Lot No.3 :- 15/11/2021 Lot No.4:- 01/10/2023
CERSAI ID:	Lot No.1 Security ID : 200035038649 Asset ID : 400035097486 Lot No.3 Security ID : 200035039502 Asset ID : 400035098341 Lot No.4 Security ID : 200035040011 Asset ID : 400035098850
Reserve Price below which the Secured Asset will not be sold. (in Rs.):	Lot No. 1 :-Rs.1,15,97,000/- (Rupees One Crore Fifteen Lakhs and Ninety-Seven Thousand Only) Lot No. 2:- Rs.9,00,000/- (Rupees Nine Lakhs Only) Lot No. 3:- Rs.8,97,000/- (Rupees Eight Lakhs and Ninety-Seven Thousand Only) Lot No. 4:- Rs.38,15,000/- (Rupees Thirty-Eight Lakhs and Fifteen Thousand Only)
Earnest Money Deposit (EMD):	Lot No. 1 :- Rs.11,59,700/- (Rupees Eleven Lakhs Fifty-Nine Thousand Seven Hundred Only) Lot No. 2:- Rs.90,000/- (Rupees Ninety Thousand Only) Lot No. 3:- Rs.89,700/- (Rupees Eighty-Nine Thousand and Seven Hundred Only) Lot No. 4:- Rs.3,81,500/- (Rupees Three Lakhs Eighty-One Thousand and Five 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:	Lot No. 1 & 2 :- 04/03/2025 between 11:30 a.m. to 1:30 p.m. Lot No. 3:- 04/03/2025 between 2:30 p.m. to 3:30 p.m. Lot No. 4:- 05/03/2025 between 11:00 a.m. to 1:00 p.m.
Contact Person and Phone No:	Mr. Nilesh More – 9004722468 Mr. Gautam Bhalerao- 8999569572
Last date for submission of Bid:	01/04/2025 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 02/04/2025 form 2:30 p.m. to 04:30 p.m.
This publication is also a Thirty days (30) notice to the aforementioned Borrowers / Co-Borrowers/ Mortgagor under Rule 8 and 9 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: support@auctiontiger.net before submitting any bid.	
AUTHORISED OFFICER	
Place: Mumbai Date: 26/02/2025	Pegasus Assets Reconstruction Private Limited (Pegasus Group Twenty-Eight Trust – 4)

<div>  <div> <p>પેગાસસ એસેટ રિફાઈનિંગ પ્રાઇવેટ લિમિટેડ</p> <p>પાપનાદ, પાંચમા માળે, કી પ્રેસ બાઉસ, નરીયાન પોર્ટ-૨, મુંબઈ-૪૦૦૦૨૧, ફોન: ૮૦૨૨૨૧૮૪૭૦૦ ઈમેઇલ: sys@pegasus-arc.com બુઆરએલ: www.pegasus-arc.com</p> </div> </div>	
<div> <p>ઈન્ડરાજીથી વેચાણ માટે જાહેર નોટિસ</p> <p>૫ સિક્યુરિટાઇઝેશન એન્ડ રિફાઈનિંગ ઓફ ફાઇનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્ટરેસ્ટ એક્ટ ૨૦૦૨ ને સિક્યુરિટી ઈન્ટરેસ્ટ(એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ના નિયમ ૮ અને ૮(૧) સાથે વંચાણે લીધા બાદ સ્થાવર મિલકતોના વેચાણ</p> <p>આથી અને જાહેર જનતાને તથા નીચે જણાવેલ દેવાદાર(રો) અને સહ-દેવાદાર(રો)ને ખાસ નોટિસ આપવામાં આવે છે કે નીચે જણાવેલી સિક્યોર્ડ એસેટ સ્થાવર મિલકત હોઈને સિક્યોર્ડ લેણદાર, પેગાસસ એસેટ્સ રિફાઈનિંગ પ્રાઇવેટ લિમિટેડ જે પેગાસસ ગ્રુપ ટ્રવેન્ટી-ઓર્થ ટ્રસ્ટ -૪(પેગાસસ)ના ટ્રસ્ટી તરીકે કામ કરે છે તેની પાસે ગિરવે/બાજેમાં મુકેલ છે, તેને શામરાવ વિક્કરાવ કો-ઓપરેટિવ બેંક લિમિટેડ(એસવીસી બેંક) દ્વારા તેના નીચે જણાવેલ દેવાદાર/ સહ-દેવાદારો/ જામીનદારોના અંદરલાઈંગ સિક્યોરિટીઝ, હિતો સહિત સરકેસી એક્ટ, ૨૦૦૨ ની જોગવાઈ મુજબના દેણા અધિકારોસહિત તા. ૨૭/૦૨/૨૦૨૦ના રોજ થયેલા એસાઈનમેન્ટ એગ્રીમેન્ટ દ્વારા એસાઈન કરેલ છે એ સિક્યોર્ડ એસેટ્સનું વેચાણ જાણીતા અને અજાણ્યા બોજા સાથે 'જેમ છે જ્યાં છે', 'જે છે તેમ છે' અને 'જે છે તે છે'ના પોરસે તા.૦૨/૦૪/૨૦૨૫ના રોજ થશે. પેગાસસના અધિકૃત અધિકારીએ નીચે જણાવેલી સિક્યોર્ડ એસેટ્સનો સ્થાવર અને જંગમ સંપત્તિ તરીકે ફિઝિકલ કબજો સરકેસી કાયદો અને સિક્યોરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨(સરકેસી નિયમો)ની જોગવાઈઓ મુજબ નીચે જણાવેલ તારીખોએ લીધો છે.</p> <p>હરાજની વિગતો નીચે દર્શાવેલ છે:</p> </div>	
<div> <p>દેવાદાર(રો), સહ-દેવાદાર(રો) અને જામીનદાર(રો)નું નામ:</p> </div>	<div> <p>૧) શ્રી રામદેવ ઓર્થલ ઈન્ડસ્ટ્રીઝ (ભાગીદારી પેટી), (દિવાદાર),</p> <p>૨) શ્રી અમિતકુમાર દિનેશચંદ્ર ઠક્કર, (ભાગીદાર અને જામીનદાર)</p> <p>૩) શ્રી વિરાગ દિનેશચંદ્ર ઠક્કર, (ભાગીદાર અને જામીનદાર)</p> <p>૪) શ્રી દિલીપ શાંતિલાલ સગદ (ભાગીદાર અને જામીનદાર)અને</p> <p>૫) શ્રી વિરચંદભાઈ મણિલાલ રામી(જામીનદાર)</p> </div>
<div> <p>જેના માટે સિક્યોર્ડ એસેટ્સનું વેચાણ થશે તે બાકી રકમો</p> </div>	<div> <p>૨૮/૦૨/૨૦૧૯ મુજબ રૂ. ૮,૨૩,૮૬,૬૮૩.૮૫ (અંકે રૂપિયા આઠ કરોડ ત્રેવીસ લાખ છત્તાસ હજાર છસો ત્રાસી અને પંચા પંચાસી પૂરા) ૦૧/૦૩/૨૦૧૯ થી કરાર અધારિત દરે થનાર વ્યાજ અને કોસ્ટ્સ, ચાર્જેસ અને ખર્ચાઓ (રૂ. ૨૦,૮૨,૦૦,૫૩૫/- (અંકે રૂપિયા વીસ કરોડ બ્યાસી લાખ પાંચસો પાંત્રીસ પૂરા) ૨૯/૦૧/૨૦૨૫ સુધી થયેલા વ્યાજસહિત અને ૩૦/૦૧/૨૦૨૫ થી વસુલાતની તારીખ સુધી થનાર વ્યાજ, કોસ્ટ્સ, ચાર્જેસ અને ખર્ચાઓ)</p> </div>
<div> <p>સ્થાવર મિલકતો હોઈને સિક્યોર્ડ મિલકતનું વર્ણન:</p> </div>	<div> <p>લોટ નં. ૧: મિલકત ગિરવે મુકનાર- મે. શ્રી રામદેવ ઓર્થલ ઈન્ડસ્ટ્રીઝ, ઈન્ડસ્ટ્રીયલ જમીન એની પરના બાંધકામ સાથે, સર્વે નં. ૩૪૨/પી/૨, જમીન માપણી લગભગ ૪૭૫૬ ચો.મી., રિલાયન્સ પેટ્રોલ પંપ સામે, ગામ અને તાલુકો-ન્હારીજ, જિ. પાટણ, ગુજરાત ૩૮૪૨૪૦ અને સીમાઓ: પૂર્વ: મે. અંબિકા ઈન્ડસ્ટ્રીઝની માલિકીનો ખુલ્લો પ્લોટ, પશ્ચિમે: પટેલ ખુશાલભાઈ મોરારભાઈનો ઠક્કર ભોગીલાલ બાબુલાલ સાથે સંયુક્ત માલિકીનો ખુલ્લો પ્લોટ.</p> <p>લોટ નં. ૨: ગામ અને તાલુકો-ન્હારીજ, જિ. પાટણ ખાતે પ્લાન્ટ અને મશીનરી</p> <p>લોટ નં. ૩: મિલકત ગિરવે મુકનાર: શ્રી વીરચંદભાઈ મણીલાલ રામી, રહેણાંક ઘર આવેલ છે: પ્લોટ નં. ૪, ગાયત્રી ટાનામેન્ટ્સ, મ્યુનિ. નં. ૭/૯/૯૫/૧૪/૮/૩ રેવન્યુ સર્વે નં. ૩૫૬/૪/એ/૨, માપણી ૭૮.૭૧ ચો.મી. મોજે ગામ રાપનપુર, તાલુકો રાપનપુર રજિસ્ટ્રેશન જિલ્લો બનાસકાંઠા અને પેટા રજિસ્ટ્રેશન જિલ્લો રાપનપુર, કંડલા હાઈવે રોડ, રાહત હોટેલની બાજુમાં, રાપનપુર સીચિ-૨. સીમાઓ નીચે મુજબ છે: ઉત્તરે: ખુલ્લી જગ્યા અને તે પછી રેવન્યુ સર્વે નં. ૨૫૬/૪/એ/૧ની મિલકત, દક્ષિણે: સદર પ્લોટ તરફ જતો ૬.૦૦મી. પહોળો રોડ અને રઘુરામ રણછોડલાલ ઠક્કરની માલિકીની ખેતજમીન તરફ જતો કોમન રસ્તો, પૂર્વે: ગઢવી શિવદાન સંયુદ્ધાનના મકાનની માલિકીનો પ્લોટ નં. ૩, પશ્ચિમે: હંસાબેન જસવંતલાલ પંચાલના મકાનની માલિકીનો પ્લોટ નં. ૫</p> <p>લોટ નં. ૪: મિલકત ગિરવે મુકનાર: અમિતકુમાર દિનેશચંદ્ર ઠક્કર, મોજે ગોતા, રજિસ્ટ્રેશન પેટા જિલ્લો અમદાવાદ-૩૮૨૪૮૧ (સોલા) અને જિલ્લો અમદાવાદ, ગુજરાત ખાતે પ્રાર્થના રેસિડન્સી નામની સ્કિમમાં જે ટાઉનપ્લાનિંગ સ્કિમ નં. ૩૩માં રેવન્યુ સર્વે નં. ૨૬૦/૧ ધારક જમીન પર ફાઈનલ પ્લોટ નં. ૯૪ પર આવેલ ફલેટ નં. એફ/૫૦૩, પાંચમે માળે(પ્લાન પ્રમાણે ૪થે માળે) માપણી ૬૭.૨૯ ચો.મી.તે માપણી લગભગ ૩૫.૬૪ ચો.મી. સાથે જમીનમાં અવિભાજિત હિસ્સા સાથે. સીમાઓ: ઉત્તરે: ફાઈનલ પ્લોટ નં. ૧૩૨, દક્ષિણે: ૧૮.૦૦ મીટર રોડ, પૂર્વે: ફાઈનલ પ્લોટ નં. ૧૩૨, , પશ્ચિમે: ફાઈનલ પ્લોટ નં. ૭૪.</p> </div>
<div> <p>ફિઝિકલ પડેશનની તારીખ</p> </div>	<div> <p>લોટ નં. ૧ અને લોટ નં. ૨:- તા. ૦૩-૦૯-૨૦૨૧</p> <p>લોટ નં. ૩:- ૧૫-૧૧-૨૦૨૧</p> <p>લોટ નં. ૪:- ૦૧-૧૦-૨૦૨૩</p> </div>
<div> <p>સેરસાઈ આઈડી</p> </div>	<div> <p>લોટ નં. ૧ સિક્યુરિટી આઈડી: ૨૦૦૦૩૫૦૩૮૬૪૯ એસેટ આઈડી: ૪૦૦૦૩૫૦૯૭૪૮૬</p> <p>લોટ નં. ૩ સિક્યુરિટી આઈડી: ૨૦૦૦૩૫૦૩૯૫૦૨ એસેટ આઈડી: ૪૦૦૦૩૫૦૯૮૩૪૧</p> <p>લોટ નં. ૪ સિક્યુરિટી આઈડી: ૨૦૦૦૩૫૦૪૦૦૧૧ એસેટ આઈડી: ૪૦૦૦૩૫૦૯૮૮૫૦</p> </div>
<div> <p>અનામત કિંમત (રૂ.માં) જેનાથી ઓછો નહીં વેચાય</p> </div>	<div> <p>લોટ નં. ૧:- રૂ. ૧,૧૫,૯૭,૦૦૦/- (રૂપિયા એક કરોડ પંદર લાખ સત્તાણ હજાર પૂરા)</p> <p>લોટ નં. ૨:- રૂ. ૮,૦૦,૦૦૦/- (રૂપિયા નવ લાખ પૂરા)</p> <p>લોટ નં. ૩:- રૂ. ૮,૯૭,૦૦૦/- (રૂપિયા આઠ લાખ સત્તાણ હજાર પૂરા)</p> <p>લોટ નં. ૪:- રૂ. ૩૮,૧૫,૦૦૦/- (રૂપિયા આડવીસ લાખ પંદર હજાર પૂરા)</p> </div>
<div> <p>અર્નેસ્ટમની ડિપોઝીટ (ઈએમડી)</p> </div>	<div> <p>લોટ નં. ૧:- રૂ. ૧૧,૫૯,૭૦૦/- (રૂપિયા અગિયાર લાખ ઓગણસાંઠ હજાર સાતસો પૂરા)</p> <p>લોટ નં. ૨:- રૂ. ૮૦,૦૦૦/- (રૂપિયા નેવુ હજાર પૂરા)</p> <p>લોટ નં. ૩:- રૂ. ૮૯,૭૦૦/- (રૂપિયા નેવ્યાસી હજાર સાતસો પૂરા)</p> <p>લોટ નં. ૪:- રૂ. ૩,૮૧,૫૦૦/- (રૂપિયા ત્રણ લાખ એકચાશી હજાર પાંચસો પૂરા)</p> </div>
<div> <p>સિક્યોર્ડ લેણદારની જાણમાં હોય એવા મિલકત સામેના કોઈ બાકી રકમના દાવા</p> </div>	<div> <p>ખબર નથી</p> </div>
<div> <p>મિલકતનું નિરીક્ષણ</p> </div>	<div> <p>લોટ નં. ૧ અને ૨: ૦૪-૦૩-૨૦૨૫ સવારે ૧૧-૦૦ થી બપોરે ૧-૩૦ વચ્ચે</p> <p>લોટ નં. ૩: ૦૪-૦૩-૨૦૨૫ બપોરે ૨-૩૦ થી બપોરે ૩-૩૦ વચ્ચે</p> <p>લોટ નં. ૪: ૦૫-૦૩-૨૦૨૫ સવારે ૧૧-૦૦ થી બપોરે ૧-૦૦ વચ્ચે</p> </div>
<div> <p>સંપર્ક વ્યક્તિ અને ફોન નંબર :</p> </div>	<div> <p>શ્રી નીલેશ મોરે - ૯૦૦૪૭૨૨૪૬૮</p> <p>સુશ્રી જોતમ ભાલેરાવ ૯૮૯૮૫૬૮૮૭૨</p> </div>
<div> <p>બીડ રજૂ કરવાની છેલ્લી તારીખ</p> </div>	<div> <p>૦૧-૦૪-૨૦૨૫ સાંજે ૦૪.૦૦ સુધી</p> </div>
<div> <p>બીડ ખોલવાનો સમય અને સ્થળ</p> </div>	<div> <p>૦૨-૦૪-૨૦૨૫ના રોજ સવારે ૧૧.૦૦ થી સવારે ૦૧.૦૦માં વેબસાઈટ (https:// sarfaesi.auctiontiger.net) દ્વારા ઈ-ઇરાજી ખાતે</p> </div>
<div> <p>આ નોટીસ ઉપર જણાવેલ દેવાદાર/સહ-દેવાદારો/ગિરવેદાર માટેની ૫ સિક્યુરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ)નિયમો, ૨૦૦૨ના નિયમ ૮ અને ૮ હેઠળ ૩૦(ત્રીસ) દિવસીય નોટીસ પણ છે.</p> <p>બીડ જમા કરતા અગાઉ વેચાણના નિયમો અને શરતોની વધુ વિગતવાર જાણકારી માટે મહેરબાની કરી સિક્યોર્ડ લેણદારની વેબસાઈટ એટલે કે http://www.pegasus-arc.com/assets-to-auction.html પર આપેલ લિંકનો ઉપયોગ કરવો અથવા વેબસાઈટ https://sarfaesi.auctiontiger.net ની મુલાકાત લેવી અથવા સર્વિસ પ્રોવાઈડરનો સંપર્ક કરવો: મે. ઈન્ફોર્સમેન્ટ ટેનાલોજીસ લિ. ઓફિસ સર્કિલર બોર્ડર સપોર્ટ નં. ૧૮૧ ૯૨૬૫૫૬૮૨૧ અને ૯૩૭૪૫૧૯૭૫૪, ઈમેઇલ: support@auctiontiger.net.</p> </div>	
<div> <p>સ્થળ: મુંબઈ તા. ૨૬/૦૨/૨૦૨૫</p> </div>	<div> <p>અધિકૃત અધિકારી પેગાસસ એસેટ્સ રિફાઈનિંગ પ્રા. લિ. (પેગાસસ ગ્રુપ ટ્રવેન્ટી એઈડ ટ્રસ્ટ ૪)</p> </div>



HDFC BANK
HDFC Bank Ltd. : 11-12-13th Floor, Swastik Universal B, Nr. Valentine Cinema, Piprod, Surat, Gujarat - 395 007

POSSESSION NOTICE
(FOR IMMOVABLE PROPERTY)

Whereas, The undersigned being the Authorized Officer of the HDFC Bank Ltd. having its Registered Office at Bank House, Senapati Bapat Marg, Lower Parel, Mumbai – 400 013 and having one of its office at Building-B, Wing-C, 11th Floor, Swastik Universal, Opp. Surat Central Mall, Near Valentine Cinema, Piprod, Surat, Gujarat, Pin-395007 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "said Act") and in exercise of Powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, (hereinafter referred to as the "said Rules") issued a demand notice dated **23.07.2024** under Section 13(2) of the said act, calling upon the Borrower and its guarantors V/s. (1) **M/s Shah Nitin Navnitlal** (Borrower) office at 1st Floor Shop No-C/101 Belgium Chambers, Delhi gate Surat, Gujarat, India- 395003, (2) **Mr. Nittinkumar Shah** (Proprietor, Mortgagor & Guarantor), R/o A-3/601 Swastik Milestone, Near University Road Vesu, Surat-395007 (3) **Mrs. Varsha J Bhai Shah** (Guarantor & Mortgagor), R/o A-3/601 Swastik Milestone, Near University Road Vesu, Surat-395007 (4) **Mrs. Hina Nitin Shah** (Guarantor & Mortgagor) R/o A-3/601 Swastik Milestone, Near University Road Vesu, Surat-395007 (5) **Mr. Gunjan Shah** (Guarantor) R/o A-3/601 Swastik Milestone, Near University Road Vesu, Surat-395007 to repay the amount mentioned in the notice **Rs. 1,05,24,084.26/-** (Rupees One Crore Five Lakhs Twenty Four Thousand Eighty Four and Paise Twenty Six Only) as on **24.06.2024** together with future interest thereon w.e.f., 25.06.2024, within 60 days from the date of the said notice.

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 **Physical 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 this **22nd day of feb 2025**.

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 dealings with the property will be subject to the charge of the **HDFC Bank Limited** for an amount of **Rs. 1,05,24,084.26/-** (Rupees One Crore Five Lakhs Twenty Four Thousand Eighty Four and Paise Twenty Six Only) together with interest thereon as aforesaid.

The attention of borrower, guarantor/s, mortgagor/s and legal heir in case of deceased (if any) 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 Secured Assets
Collateral Security: A. An Immovable Property Bearing Unit No. CH-101, admeasuring 642 sq. Fts., Super Built Up Area & 436 sq. Fts., ie. 40.52 sq. Mts. Carpet Area Along With 6.09 sq. Mts., Undivided Share in the land of "BELGIUM CHAMBER of Silver Plaza Complex" Situated at Nondh No. 4824/A admeasuring 13044 sq. Mts., of Ward No.7, Moje Delhigate, Ring Road, City of Surat. Owner by Mr. Nitin Navnitlal Shah. **Boundary Details:** North: O.T.S., South: O.T.S., East : Japan Market, West : Passage. **B.** An Immovable Property Bearing Flat No. 601, on the 6th Floor admeasuring 1020 sq. Fts. i.e. 94.80 sq. Mts., Carpet area and 1112 sq. feet i.e. 103.35 sq. Meters Built Up area Along With 41.18 sq. Meters Undivided Share in the land of Multi storied Building Known As "A3" of the project Known As "Swastik Milestone" Situated at Old Survey No. 378, New Survey No.419/-, admeasuring 12600 sq. Meters, Town Planning Scheme No. 2 (Vesu - Bhanthana - Vesu), Original Plot No. 105, Final Plot No. 97/1, 97/2 And 97/3 Paika Final Plot No. 97/2, As Per Preliminary Town Planning Scheme, Final Plot No. 31, New Final Plot No. 28, admeasuring 4727 sq. Meters (As Per Revenue Record Admeasuring 5681.85 sq. meters) Moje Vesu, New City Limit of Surat. Owner by (1) Varsha Jayeshkumar Shah and (2) Hina Nittinkumar Shah. **Boundary Details:** North: OTS, South: Passage, Stair & Lift, East: Flat No. 602, West: OTS.

(All of them herein after Collectively referred to as "Secured Asset")

Date : 22.02.2025, Sd/- Ashok Mehmia, Authorised Officer, Place: Surat, HDFC Bank Ltd.

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, BENCH AT AHMEDABAD
C.P. (CAA) No.9(AHM) 2025
CONNECTED WITH
C.A. (CAA) No. 53(AHM) 2024
IN THE MATTER OF SECTIONS 230 TO 232
AND OTHER APPLICABLE PROVISIONS OF THE COMPANIES ACT, 2013
AND

IN THE MATTER OF SCHEME OF AMALGAMATION AMONGST GUJARAT FOILS LIMITED, KOELEMAN INDIA PRIVATE LIMITED, NOBLE TECH INDUSTRIES PRIVATE LIMITED, OAGRI FARM PRIVATE LIMITED, OFG MANUFACTURING BUSINESSES PRIVATE LIMITED, OMAT BUSINESS PRIVATE LIMITED, OMAT WEST LIMITED, SAVANA GARMENTS PRIVATE LIMITED, SRI MUKHA ROAD PRODUCTS & CIVIL LABS PRIVATE LIMITED, TANGERINE SKIES PRIVATE LIMITED, WONDERBLUES APPARELS PRIVATE LIMITED AND OFB TECH PRIVATE LIMITED AND THEIR RESPECTIVE SHAREHOLDERS AND CREDITORS

Gujarat Foils Limited ... Petitioner Company 1 / Transferor Company 1
Koelman India Private Limited ... Petitioner Company 2 / Transferor Company 2
Noble Tech Industries Private Limited ... Petitioner Company 3 / Transferor Company 3
OAGRI Farm Private Limited ... Petitioner Company 4 / Transferor Company 4
OFG Manufacturing Businesses Private Limited ... Petitioner Company 5 / Transferor Company 5
OMAT Business Private Limited ... Petitioner Company 6 / Transferor Company 6
OMAT West Limited ... Petitioner Company 7 / Transferor Company 7
Saivana Garments Private Limited ... Petitioner Company 8 / Transferor Company 8
Sri Mukha Road Products & Civil Labs Private Limited ... Petitioner Company 9 / Transferor Company 9
Tangerine Skies Private Limited ... Petitioner Company 10 / Transferor Company 10
Wonderblues Apparels Private Limited ... Petitioner Company 11 / Transferor Company 11
OFB Tech Private Limited ... Petitioner Company 12 / Transferee Company


(hereinafter collectively referred to as the **Petitioner Companies**)

NOTICE OF HEARING OF PETITION

The captioned Company Petition is filed on February 06, 2025, by the Petitioner Companies under Sections 230 to 232 and other applicable provisions of the Companies Act, 2013 read with Rules made thereunder, for the sanctioning of the Scheme of Amalgamation amongst Gujarat Foils Limited, Koelman India Private Limited, Noble Tech Industries Private Limited, OAGRI Farm Private Limited, OFG Manufacturing Businesses Private Limited, OMAT Business Private Limited, OMAT West Limited, Savana Garments Private Limited, Sri Mukha Road Products & Civil Labs Private Limited, Tangerine Skies Private Limited, Wonderblues Apparels Private Limited with OFB Tech Private Limited and their respective shareholders and creditors ("Scheme"). The said Company Petition is fixed for hearing before the Hon'ble National Company Law Tribunal, Ahmedabad Bench on March 27, 2025.

Any person desirous of supporting or opposing the said Company Petition should send a notice of such intentions, signed by him/ her or his/ her advocate, with his/ her full name and address to the advocate of the Petitioner Companies not later than 02 (Two) days before the date fixed for hearing of the said Company Petition. Where he/she seeks to oppose the Company Petition, the grounds of opposition and a copy of his/her affidavit shall be furnished with such notice. A copy of the Company Petition will be furnished to the undersigned to any person requiring the same upon payment of the prescribed charges for the same.

Sd/-
Ravi Pawha
Thakkar and Pawha Advocates
Place: Ahmedabad
Date: 25th February 2025
Advocate for the Petitioner Companies
Address: 71, New Tower-A, S.G Highway, Thaltej, Nr. Muktidham Derasar, Ahmedabad - 380054



Muthoot Homefin (India) Ltd.
Corporate Office: Unit No. 19-NE, 19th Floor, The Ruby, Senapati Bapat Marg, Near Ruparel College, Dadar (West), Mumbai, Maharashtra- 400 028

CORRIGENDUM

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2.	Dilip Damodar-prasad Pandey	059-05900104	Rs. 12,20,487/- (Rupees Twelve Lakh Twenty Thousand Four Hundred Eighty Seven Only.)	Rs. 13,89,999/- (Rupees Thirteen Lakh Eighty Nine Thousand Nine Hundred Ninety Nine Only.)
3.	Ranjit Abhay-narayan Dubey	004-00404578	Rs. 5,44,027/- (Rupees Five Lakh Forty Four Thousand Twenty Seven Only.)	Rs. 6,48,336/- (Rupees Six Lakh Forty Eight Thousand Three Hundred Thirty Six Only.)
4.	Dilip Tulsiaram Prajapati	004-00404316	Rs. 10,45,766/- (Rupees Ten Lakh Forty Five Thousand Seven Hundred Sixty Six Only.)	Rs. 10,70,620/- (Rupees Ten Lakh Seventy Thousand Six Hundred Twenty Only.)
5.	Sunita Prakash-bhai Sahoo	004-00404262	Rs. 12,62,474/- (Rupees Twelve Lakh Sixty Two Thousand Four Hundred Seventy Four Only.)	Rs. 30,23,895/- (Rupees Thirty Lakh Twenty Three Thousand Eight Hundred Ninety Five Only.)
6.	Jayesh Ghughabhaji Katiyariya	004-00401445	Rs. 12,44,078/- (Rupees Twelve Lakh Forty Four Thousand Seventy Eight Only.)	Rs. 30,97,959/- (Rupees Thirty Lakh Ninety Seven Thousand Nine Hundred Fifty Nine Only.)
7.	Vipin Dharm-narayan Pandey	004-00000484	Rs. 7,82,038/- (Rupees Seven Lakh Eighty Two Thousand Thirty Eight Only.)	Rs. 13,30,500/- (Rupees Thirteen Lakh Thirty Thousand Five Hundred Only.)
8.	Rupesh Lalay Pandey	004-00402336	Rs. 5,21,933/- (Rupees Five Lakh Twenty One Thousand Nine Hundred Thirty Three Only.)	Rs. 12,67,618/- (Rupees Twelve Lakh Sixty Seven Thousand Six Hundred Eighteen Only.)
9.	Anurag Mukut-bihari Nigam	004-00403572	Rs. 4,58,811/- (Rupees Four Lakh Fifty Eight Thousand Eight Hundred Eleven Only.)	Rs. 5,78,850/- (Rupees Five Lakh Seventy Eight Thousand Eight Hundred Fifty Only.)
10.	Radheshyam Nanku Kanojiya	004-00402559	Rs. 5,81,147/- (Rupees Five Lakh Eighty One Thousand One Hundred Forty Seven Only.)	Rs. 7,21,899/- (Rupees Seven Lakh Twenty One Thousand Eight Hundred Nine Only.)
11.	Vipul Dhirubhai Marakana	004-00402843	Rs. 10,45,893/- (Rupees Ten Lakh Forty Five Thousand Eight Hundred Ninety Three Only.)	Rs. 16,49,235/- (Rupees Sixteen Lakh Forty Nine Thousand Two Hundred Thirty Five Only.)
12.	Minaben Suresh-kumari Chaudhan	004-00000492	Rs. 11,53,742/- (Rupees Eleven Lakh Fifty Three Thousand Seven Hundred Forty Two Only.)	Rs. 21,73,931/- (Rupees Twenty One Lakh Seventy Three Thousand Nine Hundred Thirty One Only.)
13.	Gorelal Maityadin Yadav	004-00402196	Rs. 16,75,400/- (Rupees Sixteen Lakh Seventy Five Thousand Four Hundred Only.)	Rs. 33,99,512/- (Rupees Thirty Three Lakh Ninety Nine Thousand Five Hundred Twelve Only.)
14.	Brijend-ramani G Mishra	004-00000094	Rs. 11,07,962/- (Rupees Eleven Lakh Seven Thousand Nine Hundred Sixty Two Only.)	Rs. 10,51,541/- (Rupees Ten Lakh Fifty One Thousand Five Hundred Forty One Only.)
15.	Jitendra Prakash Adhav	004-00000813	Rs. 9,41,056/- (Rupees Nine Lakh Forty One Thousand Fifty Six Only.)	Rs. 7,53,506/- (Rupees Seven Lakh Fifty Three Thousand Five Hundred Six Only.)
16.	Devendra Shamraoji Khavale	004-00401481	Rs. 11,55,665/- (Rupees Eleven Lakh Fifty Five Thousand Six Hundred Sixty Five Only.)	Rs. 9,21,985/- (Rupees Nine Lakh Twenty One Thousand Eight Hundred Eighty Five Only.)
17.	Dharmesh Kumar Sukhabhai Mer	004-00401804	Rs. 5,85,752/- (Rupees Five Lakh Eighty Five Thousand Seven Hundred Fifty Two Only.)	Rs. 4,50,147/- (Rupees Four Lakh Fifty Thousand One Hundred Forty Seven Only.)
18.	Santosh Suresh Boga	004-00401913	Rs. 15,07,433/- (Rupees Fifteen Lakh Seven Thousand Four Hundred Thirty Three Only.)	Rs. 13,00,633/- (Rupees Thirteen Lakh Six Hundred Thirty Three Only.)
19.	Jitendra Rajendra Singh	004-00401962	Rs. 5,22,882/- (Rupees Five Lakh Twenty Two Thousand Eight Hundred Eighty Two Only.)	Rs. 3,22,787/- (Rupees Three Lakh Twenty Two Thousand Seven Hundred Eighty Seven Only.)
20.	Manish Manoram-bhai Gupta	004-00402153	Rs. 9,34,681/- (Rupees Nine Lakh Thirty Four Thousand Six Hundred Eighty One Only.)	Rs. 6,12,482/- (Rupees Six Lakh Twelve Thousand Four Hundred Eighty Two Only.)
21.	Motikumar Yogendra Prasad Singh	004-00402738	Rs. 7,33,553/- (Rupees Seven Lakh Thirty Three Thousand Five Hundred Fifty Three Only.)	Rs. 4,82,309/- (Rupees Four Lakh Eighty Two Thousand Three Hundred Nine Only.)
22.	Shivmangal Jeet-narayan Bined	004-00403021	Rs. 6,25,011/- (Rupees Six Lakh Twenty Five Thousand Eleven Only.)	Rs. 3,62,159/- (Rupees Three Lakh Sixty Two Thousand One Hundred Fifty Nine Only.)
23.	Suraj Randra Prasad	004-00403588	Rs. 7,54,512/- (Rupees Seven Lakh Fifty Four Thousand Five Hundred Twelve Only.)	Rs. 5,33,774/- (Rupees Five Lakh Thirty Three Thousand Seven Hundred Seventy Four Only.)
24.	Dudhnath Rajmangal Thakur	004-00403649	Rs. 6,13,905/- (Rupees Six Lakh Thirteen Thousand Nine Hundred Five Only.)	Rs. 3,99,126/- (Rupees Three Lakh Ninety Nine Thousand One Hundred Twenty Six Only.)
25.	Ramesh Deva Nath	004-00403919	Rs. 3,12,692/- (Rupees Three Lakh Twelve Thousand Six Hundred Ninety Two Only.)	Rs. 2,50,223/- (Rupees Two Lakh Fifty Thousand Two Hundred Twenty Three Only.)
26.	Roshan Laxman Kothekar	004-00405411	Rs. 8,33,847/- (Rupees Eight Lakh Thirty Three Thousand Eight Hundred Forty Seven Only.)	Rs. 5,65,100/- (Rupees Five Lakh Sixty Five Thousand One Hundred Only.)
27.	Narayan Pradhan	004-00406081	Rs. 5,36,312/- (Rupees Five Lakh Thirty Six Thousand Three Hundred Twelve Only.)	Rs. 3,27,191/- (Rupees Three Lakh Twenty Seven Thousand One Hundred Ninety One Only.)
28.	Sanjaykumar Chandri-kapandit Kumbhar	004-00402876	Rs. 8,67,508/- (Rupees Eight Lakh Sixty Seven Thousand Five Hundred Eight Only.)	Rs. 5,86,704/- (Rupees Five Lakh Eighty Six Thousand Seven Hundred Four Only.)
29.	Nikunj Jaysukh-bhai Gajera	004-00404770	Rs. 14,52,614/- (Rupees Fourteen Lakh Fifty Two Thousand Eight Hundred Fourteen Only.)	Rs. 17,15,776/- (Rupees Seventeen Lakh Fifteen Thousand Seven Hundred Seventy Six Only.)
30.	Mani Joghabhai Bhavard	004-00401884	Rs. 16,17,706/- (Rupees Sixteen Lakh Seventeen Thousand Seven Hundred Six Only.)	Rs. 13,99,043/- (Rupees Thirteen Lakh Ninety Nine Thousand Fourty Three Only.)
31.	Sivram Yadav	004-00406114	Rs. 4,95,647/- (Rupees Four Lakh Ninety Five Thousand Six Hundred Forty Seven Only.)	Rs. 2,56,072/- (Rupees Two Lakh Fifty Six Thousand Seventy Two Only.)
32.	Inder Badailu Pandey	004-00405095	Rs. 9,14,660/- (Rupees Nine Lakh Fourteen Thousand Six Hundred Sixty Only.)	Rs. 12,62,057/- (Rupees Twelve Lakh Sixty Two Thousand Fifty Seven Only.)



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2.	Dilip Damodar-prasad Pandey	059-05900104	Rs. 12,20,487/- (Rupees Twelve Lakh Twenty Thousand Four Hundred Eighty Seven Only.)	Rs. 13,89,999/- (Rupees Thirteen Lakh Eighty Nine Thousand Nine Hundred Ninety Nine Only.)
3.	Ranjit Abhay-narayan Dubey	004-00404578	Rs. 5,44,027/- (Rupees Five Lakh Forty Four Thousand Twenty Seven Only.)	Rs. 6,48,336/- (Rupees Six Lakh Forty Eight Thousand Three Hundred Thirty Six Only.)
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9.	Anurag Mukut-bihari Nigam	004-00403572	Rs. 4,58,811/- (Rupees Four Lakh Fifty Eight Thousand Eight Hundred Eleven Only.)	Rs. 5,78,850/- (Rupees Five Lakh Seventy Eight Thousand Eight Hundred Fifty Only.)
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અદાણી જૂથ આસામમાં ૫૦ હજાર કરોડનું રોકાણ કરશે

અદાણી ગ્રુપે મંગળવારે આસામમાં ૫૦,૦૦૦ કરોડ રૂપિયાના વિક્રમી રોકાણની જાહેરાત કરી છે, જે કોઈ પણ બિઝનેસ ગ્રુપ દ્વારા



રાજ્યમાં અત્યાર સુધીની સૌથી વધુ રોકાણની પ્રતિબદ્ધતા છે. સુવાલામાં એવાન્સન્સ આસામ ૨.૦ ઈન્વેસ્ટમેન્ટ એન્ડ ઈન્ફ્રાસ્ટ્રક્ચર સમિટ ૨૦૨૧ને સંબોધતા અઢાણી શ્રુપના ચેરમેન ગોપાલ અઢાણીએ જણાવ્યું હતું કે આ રોકાણ અરણપટ્ટ, એસિસિટી, સિડી ગેસ વિતરણ, પાવર ટ્રાન્સમિશન, સિમેન્ટ અને રોડ પ્રોજેક્ટ્સમાં ફેલાવેલું હશે. તે રાજ્યમાં માળખાગત વિકાસ અને રોજગારી સર્જનને નોંધપાત્ર રીતે વેગ આપશે.

માગેન પહોંચી વળવા માટે આસામમાં પરમાણુ ઉર્જા પ્રાજેક્ટના વિકાસ માટે સક્રિયપણે વિચાર કરી રહ્યું છે, જે ટકાઉ ઉર્જા ઉકેલો પ્રત્યેન તેમની લાંબા ગાળાની પ્રતિબદ્ધતા દર્શાવે છે”.

ગૌતમ અદાણીએ આસામની
પરિવર્તન ગાથાના વખાણ કર્યા

ગૌતમ અદાપ્રીએ પ્રધાનમંત્રી નરેન્દ્ર મોદી અને મુખ્યમંત્રી ડો. હિમંત બિસ્વા શર્માના નેતૃત્વમાં આસામની પરિવર્તન ગાથાના વખાણ કર્યા હતા. તેમણે કહ્યું હતું કે “આસામ મહાનતાના માર્ગે છે, અને અદાપ્રી યુગે પેની સાથે આ માર્ગે ચાલવાનો અંગે અનુભવે છે. તે અમારી પ્રતિબદ્ધતા, અમારું વિજ્ઞાન છે. આપણે આસામના ભવિષ્યને આપણે સાથે મળીને બનાવીશું.”

અદ્યપી મુખ્યમંત્રી રોકાણ ભારતનાં એન્ટરપ્રાઇસીસના મુખ્ય મંત્રી તરીકે આસામનાં વર્ષથી ભૂમિકા સાથે સુસજ્જ છે. તે દક્ષિણપૂર્વ એશિયાઈ દેશો સાથે જોડાણ અને વેપારમાં કંદે છે. અદ્યપીએ પશ્ચિમ, સામાર્કી ક્ષેત્રમાં અને માળખાના સુવિધાઓમાં મુખ્યમંત્રીની પહેલથી સ્વીકારી તેને પ્રગતિની જીવનરેખા અને સમૃદ્ધિના વૃક્ષાલાય હતા. ગુવાહાટીમાં એવાન્ટેજ આસામ ૨.૦ ઈન્વેસ્ટમેન્ટ સેન્ટર ૨૦૨૧માં વિકસે રોકાણકારો, નીતિ નિર્માતાઓ અને ઉદ્યોગગતિઓને હાજરી આપી હતી. આ ઈન્વેસ્ટમેન્ટ સેન્ટર પ્રધાનમંત્રી મોદીએ ગુવાહાટીમાં લોકપ્રિયા ગોપીનાથ બારડોલી અને તંત્રસરપ્રદીય એસોસિએટ નવા સંકલિત ટર્મિનલ બિલ્ડિંગની 'બામ્બો ઓર્કિડ' ઈજાઝનરના અવરજી કર્યું હતું.

કોલકાતામાં વહેલી સવારે પ. ૧ ની
તીવ્રતાનો જોરદાર ભકંપ આવ્યો

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બિલ્ડિંગની છત પરથી કૂદી પડ્યો હેદરાબાદના વિદ્યાર્થીએ IIT પટણામાં આત્મહત્યા કરી

विद्यार्थीनी आर्जुनी पटनाया
विद्यार्थ्याना अमरपुरा स्थित
आर्जुनाष्टाष्टी पटनाया उपमंडलांत
आंध्र प्रदेशना अनेक विद्यार्थ्यां
मिळिजो जेना उत्तरी इंडीन
आलायचना कडी लीपी छे. यवना
बाधरी आर्जुनाष्टाष्टी कम्पसना
छात्राणीनी अगरी.

लांकेन जेचो-तस्वीरां
उज्जैनस्थ विद्यार्थीनी छेवांवीन
विद्यार्थ्याना अनेकनेअनेकमांयेन
छोसियेद्वयनां द्यावप पण कायना.
जेन्ना आचार्य पटनाया विद्यार्थीनां

अग्रजरीनी अनुपना उज्जैनस्थ
विद्यार्थीनीने अंगुप आर्जुनाष्टाष्टी
घटनांवी अग्रजरीनी माथ्या बाई
स्थानिक पोलीसीटीम अने
आर्जुनाष्टाष्टी उपसेक्टर सलित
समस्त कंडरी इवना स्वर्णे पडली

अनेकने मेथेमेडिसिअनने श्रुमध्तर
सायन्स-पाठ यचना विद्यार्थीनी
लावेरी नरील धरलें.

विद्यार्थी रावुल अनेक प्रदेशना

[illegible]

Date	Time
March 01, 2025	06:45

MIRAE ASSET
Mutual Fund

market, Mirae Asset Mutual Fund undertakes numerous events across the country and in number of ways such as conducting (IAPs) / seminars, contents on investor awareness in print (magazines etc.) and programs on Mutual Funds in electronic media.

Know schedule of upcoming Women IAP:

	Address
1. M.M.	The Fern - An Ecotel Hotel, Off Dinesh Mills Road, Near Urmi Char Rasta, Purbhothan, Nasar, Akota, Vadodra - 390 020.

રેલવે સ્ટેશનોમાં મેટ્રો જેવી વ્યવસ્થા થઈ જશે

દેલવે સ્ટેશનોમાં મેટ્રો જેવી વ્યવસ્થા થઈ જશે. ભીડ ઓછી થશે. આ માટે રેલવે ખાસ પ્લાન બનાવી રહ્યું છે. ટૂંક સમયમાં જ આ દિશામાં કામ પછર શરૂ થઈ જશે.

મધ્યોગ તરીકે અમુક સ્ટેશનો પર આ વ્યવસ્થા લાગુ થઈ ગઈ, જે ખુબ સફળ સાબિત થઈ રહી છે. આ કારણે નવી વ્યવસ્થાને સ્થાયી રીતે લાગુ કરવામાં આવી શકે છે. દેલવે, વ્યવસ્થા લાગુ કર્યા પહેલા અન્ય પાસા પર મેનુઅલ પછર કરી રહ્યું છે.

<p>जिह्वाजिनी उत्तरी घटा पडला घड्या पोतावा घड्या नख कोटी बीपीसी लो, भगद छत पर घड्या नेने नीरी कुटी घड्या. विद्याथीनी नीने कुटीनां छ घटना स्मरण नकासतानी मणी गड.</p> <p>स्मार्तन लोको नेने ताकाविक सारार मात जिह्वाजिनी नख प्राडुटिने दोहोडपडना लड ग्या नेने धाव्य लो.</p> <p>विद्याथीनी सारार दारमिना नैतिम धाव्य लीया. आ घटनेने लगेन आरुमडुतीने लोड छड को पडने पोलावणी उत्तरीक उत्तर</p>		<p>मोडीको लोको नेने जिह्वाजिनी (नैतिम जिह्वाजिनी) लोको नेने जिह्वाजिनी (नैतिम जिह्वाजिनी) लोको नेने जिह्वाजिनी (नैतिम जिह्वाजिनी)</p>	
<p>वडावारी (१)</p> <p>नका-वडावारी (१) नेने मणीवना (१) नेने मण</p>	<p>१) आ लोको नेने २) आ लोको नेने ३) आ लोको नेने ४) आ लोको नेने</p>	<p>१) आ लोको नेने २) आ लोको नेने ३) आ लोको नेने ४) आ लोको नेने</p>	<p>१) आ लोको नेने २) आ लोको नेने ३) आ लोको नेने ४) आ लोको नेने</p>
<p>नेने मात जिह्वाजिनी नैतिम धाव्य लोको नेने लोको नेने नैतिम धाव्य</p>	<p>१) आ लोको नेने २) आ लोको नेने ३) आ लोको नेने ४) आ लोको नेने</p>	<p>१) आ लोको नेने २) आ लोको नेने ३) आ लोको नेने ४) आ लोको नेने</p>	<p>१) आ लोको नेने २) आ लोको नेने ३) आ लोको नेने ४) आ लोको नेने</p>
<p>मणार जिह्वाजिनी नैतिम धाव्य लोको नेने लोको नेने नैतिम धाव्य</p>	<p>१) आ लोको नेने २) आ लोको नेने ३) आ लोको नेने ४) आ लोको नेने</p>	<p>१) आ लोको नेने २) आ लोको नेने ३) आ लोको नेने ४) आ लोको नेने</p>	<p>१) आ लोको नेने २) आ लोको नेने ३) आ लोको नेने ४) आ लोको नेने</p>

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રહેલે સ્ત્રીઓનો મેટ્રો જેવી વ્યવસ્થા થઈ જશે. બી. બોહરી કાર્યાલયમાં સારકારે માટે બિલ્ડિંગના પાટા પર માઈટ સીસ્ટમમાં લઈ જાય તે એ સલાહ રાખી.

વિચારણી સારકાર દરમિયાન લંડનના મુક્તિ લાખી. આ યજમાન-વર્તન આઈનાઈનનાં તંત્રને એક જુલુ કુલ પાસ રાખે છે બેલગમી ઈનામ આપે છે.

મહાદુર્ભાગ કારણે સમગ્ર દેશના તમામ રેલવે સ્ટેશનો પર ખૂબ ભીડ ઓકરી થઈ રહી છે. નવી દિલ્હી સ્ટેશન પર દુર્ઘટના પછી ભીડના કારણે થઈ હતી. આ દુર્ઘટના બાદ ભારતીય રેલવે સ્ટેશનો પર ભીડને ઓછું કરવાની કવાયત ચાલુ કરી ચુક્યું છે.

ભારતીય રેલવે મેટ્રો જેવી વ્યવસ્થા સ્ટેશનો પર લાગુ કરી શકે છે. રીતે મેટ્રોના સ્ટેશનો પર ટિકિટ બાદ જ ઓન્ટ્રી થાય છે. તે રીતે સ્ટેશનો પર પડેલા ટિકિટ બાદ જ ઓન્ટ્રી થાયશે. એકે અહીં ટીટી દ્વારા ટિકિટની તપાસ કરવાની વ્યવસ્થા લાગુ કરવાની નૈયા રીત છે.

આઈઆઈટી પોલીસ સ્ટેશનના અધિકારીને જણાવ્યું કે કેમ્પસથી માહિતી મળી છે કે એક વિદ્યાર્થીને આમાલત્તા કરી લીધી છે. કુમારે વિદ્યાર્થીનું મોત થવાની પુષ્ટિ કરતાં એ પણ જણાવ્યું કે પોલીસ મામલાની તપાસ કરી રહી છે.

[illegible][illegible]

સ્ટોવેક ઈન્ડસ્ટ્રીઝ લિમિટેડ
૨૭૦, સ્ટોવેક એવન્યુ, ડિબી, શ્રીરંગ ગામ નજીક, પાંચ નહેરુ, બેંગલુરુ - ૫૬૦ ૦૦૫, ભારત

ઓફિસ: નંબર (૦) ૭૯ ૨૧૧૪૩ ૨૩૦૦, ફેક્સ: નંબર (૦) ૭૯ ૨૧૩૩૧૦૪૦, ઈ-મેલ: secretariat@stovac.com
 ટેલિગ્રાફિક: L45200GJ1973PLC050790 વેબસાઈટ: www.stovac.com
નોટિસ

[illegible]

તરફ જતો ૬.૦૦મી. પહોળો રોડ અને રેલુકામ રજાઓવાલા ૬૬૨૨ની માલિકીની ખેતજમીન તરફ જતો કોમન રસ્તો, પૂર્વે : અઢવી શિવદાન સંમુદાયના મકાનની માલિકીનો પ્લોટ નં. ૩, પશ્ચિમે : હંસલેન જસવંતલાલ

પવાલના મહાનગી માલિકાના પ્લાટ નં. ૫
પ્લાટ નં. ૪: મિલકત ચિરવે મુકાબર: અમિતકુમાર દિનેશચંદ્ર કક્કર, મોજે
ગોતા, રજિસ્ટ્રેશન પેડા જિલ્લો અમદાવાદ-૩૮૨૪૮૫ (સોલો) અને જિલ્લો
અમદાવાદ, ગુજરાત ખાતે પ્રાર્થના દેસિડન્સી નામની સ્કિમમાં જે

[illegible]

ଅବସ୍ଥା: ଖୁବ୍‌ରାଜ
 ତା. ୧୧-୦୧-୨୦୨୫

HDFC BANK એચડીએફસી બેંક લિમિટેડ

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અધિકૃત અધિકારી
આધાર હાઈસિંગ ફાઉન્ડેશન લિ.

પડોશન

[illegible]

DETAILS OF BIDDER – FILL ALL IN CAPITAL LETTER

Name(s) of Bidder (in Capital)[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

_____ / _____ / _____

[illegible]

11

11

Date of Remittance

— / —

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/____

Borrower: M/s. Shree Ramdev Oil Industries

Property Description:

Lot No. 1: Industrial Land along with construction thereon, Survey No. 342/P/2, land Admeasuring about 4756 Sq. Mtrs, Opp. Reliance Petrol Pump, Village & Taluka – Harij, District – Patan, Gujarat 384240, and Bounded as follows:-
Towards North: - Road towards Harij- Datarwada Village, Towards South:- State Highway towards Harij- Mehsana, Towards East:- Open plot belongs to M/s Ambica Industries, Towards West:- Open Plot belongs to Patel Kushalbhai morarbhai jointly with Thakkar Bhogilal Babulal.

Lot No. 2: Plant & Machinery at Village & Taluka – Harij, District – Patan

Lot No. 3: Residential House situated at Plot No.4, Gayatri Tenaments, Muncipal No.E/9/95/14/8/3 of Revenue Survey No. 356/4/A/2, admeasuring about 78.71 sq.mtrs., situated at Mouje Village Radhanpur, Taluka Radhanpur in the Registration District Banaskantha & Sub Registration District Radhanpur, Kandla Highway Road, Beside Rahat Hotel, Radhanpur City-2.

Bounded as under; North:- Open space and after that property of revenue survey No. 256/4/A/1 belongs to Ismailbhai Hasanbhai Ghanchi. South:- Common Road of 6.00 mtr towards the said plot and road towards agriculture land belongs to Raghuram Ranchodlal Thakkar, East :- Plot No. 3 belongs to House of Gadhvi Shivdan Sambhudan, West:- Plot No. 5 belongs to House of hansaben Jaswantlal Panchal.

Lot No. 4: Flat No. F/503, Fifth Floor, (As per Plan Fourth Floor) admeasuring 67.29 Sq.Mtr. together with undivided share in the land admeasuring about 35.64 Sq.Mtr. in scheme known as “Prarthana Residency”, Forming part of the land bearing Revenue Survey No. 260/1, Final Plot No. 94 of Town Planning Scheme no. 33, situated, lying and being at Mouje Gota within the registration sub district Ahmedabad-382481(Sola) and District Ahmedabad, Gujarat and bounded as under:

North: Final Plot No. 132, South: 18.00-meter Road, East: Final Plot No. 132, West: Final Plot No. 74

To,

Authorized Officer

Bank Name: Pegasus Assets Reconstruction Pvt. Ltd.

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 fulfil 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 Authorised Officer 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.

9. Source of Funds

- a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on _____ in the matter of _____ are from genuine personal/business sources.
- b. I/we hereby declare that the funds that will be remitted in future for making payment of bid amount, in event of being declared as highest/ successful bidder, shall be from genuine personal/ business sources.
- c. I/we hereby further declare that the said funds do not / shall not originate from any unlawful source and are / shall be in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.
- d. I/we hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Signature: _____

Name: _____

Address: _____

E-Mail ID: _____

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Lot No. 1: Industrial Land along with construction thereon, Survey No. 342/P/2, land Admeasuring about 4756 Sq. Mtrs, Opp. Reliance Petrol Pump, Village & Taluka – Harij, District – Patan, Gujarat 384240, and Bounded as follows:-

Towards North: - Road towards Harij- Datarwada Village, Towards South:- State Highway towards Harij- Mehsana, Towards East:- Open plot belongs to M/s Ambica Industries, Towards West:- Open Plot belongs to Patel Kushalbhai morarbhai jointly with Thakkar Bhogilal Babulal.

Lot No. 2: Plant & Machinery at Village & Taluka – Harij, District – Patan. (In property described in Lot No.1)

Lot No. 3: Residential House situated at Plot No.4, Gayatri Tenaments, Muncipal No.E/9/95/14/8/3 of Revenue Survey No. 356/4/A/2, admeasuring about 78.71 sq.mtrs., situated at Mouje Village Radhanpur, Taluka Radhanpur in the Registration District Banaskantha & Sub Registration District Radhanpur, Kandla Highway Road, Beside Rahat Hotel, Radhanpur City-2.

Bounded as under; North:- Open space and after that property of revenue survey No. 256/4/A/1 belongs to Ismailbhai Hasanbhai Ghanchi. South:- Common Road of 6.00 mtr towards the said plot and road towards agriculture land belongs to Raghuram Ranchodlal Thakkar, East :- Plot No. 3 belongs to House of Gadhvi Shivdan Sambhudan, West:- Plot No. 5 belongs to House of hansaben Jaswantlal Panchal.

Lot No. 4: Flat No. F/503, Fifth Floor, (As per Plan Fourth Floor) admeasuring 67.29 Sq.Mtr. together with undivided share in the land admeasuring about 35.64 Sq.Mtr. in scheme known as "Prarthana Residency", Forming part of the land bearing Revenue Survey No. 260/1, Final Plot No. 94 of Town Planning Scheme no. 33, situated, lying and being at Mouje Gota within the registration sub district Ahmedabad-382481(Sola) and District Ahmedabad, Gujarat and bounded as under:

North: Final Plot No. 132, South: 18.00-meter Road, East: Final Plot No. 132, West: Final Plot No. 74

Mortgagor of the Property ("Mortgagor"): M/s. Shree Ramdev Oil Industries, Mr. Virchandbhai Manilal Rami, Mr. Amit Kumar and Mr. Dinesh Chandra Thakkar

Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"):

- 1) M/s. Shree Ramdev Oil Industries (a partnership firm) (Borrower),
- 2) Mr. Amitkumar Dineshchandra Thakkar, (Partner & Guarantor),
- 3) Mr. Chirag Dineshchandra Thakkar, (Partner & Guarantor),
- 4) Mr. Dilip Shantilal Sachde, (Partner & Guarantor), &
- 5) Mr. Virchandbhai Manilal Rami, (Guarantor)

I/We, _____, R/o _____, have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of _____ ("Pegasus").

I/We, _____, R/o _____ do hereby solemnly swear and affirm:

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):

- (1) if such person, or any other person acting jointly or in concert with such person –
- (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
 - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

Provided that the person shall be eligible to submit the bid if such person makes payment of all overdue amounts with interest thereon and charges relating to non-performing asset accounts before submission of the bid:

Provided further that nothing in this clause shall apply to a bidder where such bidder is a financial entity and is not a related party to the Mortgagor.

Explanation I. - For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid.

Explanation II. — For the purposes of this clause, where a bidder has an account, or an account of any Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under Insolvency & Bankruptcy Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC;

- (d) has been convicted for any offence punishable with imprisonment –
- (i) for two years or more under any Act specified under the Twelfth Schedule of IBC; or
 - (ii) for seven years or more under any law for the time being in force:

Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

Provided further that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*.

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):

Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;

- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of Mortgagor by the bidder as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is] subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

*Explanation*⁵[I]. — For the purposes of this clause, the expression "connected person" means—

- (i) any person who is the promoter or in the management or control of the Mortgagor; or
- (ii) any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or
- (iii) the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii):

Provided that nothing in clause (iii) of *Explanation I* shall apply to a bidder where such bidder is a financial entity and is not a related party of any of the Mortgagor:

Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of

bid;

Explanation II— For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely:

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;
- (c) any investment vehicle, registered foreign in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
- (f) such categories of persons as may be notified by the Central Government.

- 2. I/We _____ are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of _____.
- 3. That no insolvency under the IBC is contemplated or pending against me/us before any of the NCLT/NCLAT or any other court.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-3 of this affidavit to be true and correct.

Deponent

Account: M/s. Shree Ramdev Oil Industries

Trust: Pegasus Group Twenty-Eight Trust – 4

PROPERTY DESCRIPTION

Lot No. 1: Industrial Land along with construction thereon, Survey No. 342/P/2, land Admeasuring about 4756 Sq. Mtrs, Opp. Reliance Petrol Pump, Village & Taluka – Harij, District – Patan, Gujarat 384240, and Bounded as follows:-

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North: Final Plot No. 132, South: 18.00-meter Road, East: Final Plot No. 132, West: Final Plot No. 74

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 02/04/2025 for the mortgaged property/ies mentioned in the e-auction sale notice (“Schedule Property/ies”) from 2:30 p.m. to 04:30 p.m. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” and “WHATEVER THERE IS” without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ies/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property/ies are being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property/ies of / by any authority known or unknown.

4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property. Following are the known claims/dues which have been put forward against the property/ies by the Secured Creditor:-
Not Known.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property/ies, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property: Not Known
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (09) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property/ies shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property/ies or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property/ies have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **01/04/2025 till 4:00 pm**. Email address: nilesh@pegasus-arc.com to

the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.

15. The sale is subject to confirmation from Pegasus. If the borrowers/guarantors/mortgagors pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction property is as follows: -**
Lot No. 1:- Rs.1,15,97,000/- (Rupees One Crore Fifteen Lakhs and Ninety-Seven Thousand Only)
Lot No. 2:- Rs.9,00,000/- (P&M) (Rupees Nine Lakhs Only)
Lot No. 3:- Rs.8,97,000/- (Rupees Eight Lakhs and Ninety-Seven Thousand Only)
Lot No. 4:- Rs.38,15,000/- (Rupees Thirty-Eight Lakhs and Fifteen Thousand Only)
17. **The Earnest Money Deposit of the auction property is as follows: -**
Lot No. 1 :- Rs.11,59,700/- (Rupees Eleven Lakhs Fifty-Nine Thousand Seven Hundred Only)
Lot No. 2:- Rs.90,000/- (P&M) (Rupees Ninety Thousand Only)
Lot No. 3:- Rs.89,700/- (Rupees Eighty-Nine Thousand and Seven Hundred Only)
Lot No. 4:- Rs.3,81,500/- (Rupees Three Lakhs Eighty-One Thousand and Five Hundred Only)
18. Last date for submission of bid is 01/04/2025 till 4:00 pm and the Auction is scheduled on 02/04/2025 from 2:30 p.m. to 04:30 p.m. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
19. **Prospective 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/RTGS drawn in favor of Pegasus Group Thirty Five Trust 2, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 3916 7671936, Account Name: - Pegasus Group Twenty Eight Trust 4, Bank Name: State Bank of India., Ground Floor, Dalamal House, Nariman Point, Mumbai - 400021, IFSC Code: SBIN0006945.**
20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs. 50,000/-**.
21. **Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.**
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.

24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property/ies.
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
- Notarized copy on Rs. 500 stamp paper to be provided for Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
 - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.
 - Notarized copy of Annexure III – Declaration by Bidders on Rs. 500 Stamp Paper.
27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Nilesh More cell:- 9004722468 email:- nilesh@pegasus-arc.com
31. This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers/guarantors/mortgagors under Rule 8 and/or 9 of The Security Interest (Enforcement) Rules, 2002.

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 situations, 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: 25/02/2025

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Twenty-Eight Trust – 4)

To,

Pegasus Assets Reconstruction Private Limited

55-56, 5th Floor, Free Press House,

Nariman Point,

Mumbai – 400 020

Sub: Consent for KYC Verification

Dear Sir,

I / we had bid for the property put on sale by you under SARFAESI Act. At the time of bidding / purchase, I / we had submitted my / our KYC documents.

I / We understand that as per the applicable laws you are required to do KYC Verification.

1. In view of the above, for entering into any transaction:

a) I voluntarily opt to share my KYC Identifier details with Pegasus Assets Reconstruction Private Limited (“Pegasus”) as part of the customer due diligence (“CDD”) procedure, and provide my explicit consent to Pegasus to download the necessary information from the Central KYC Records Registry; OR

b) I voluntarily opt for Aadhaar based KYC due diligence, or e-KYC or offline verification, and submit to Pegasus, my Aadhaar number, Virtual ID, e-Aadhaar, XML, Masked Aadhaar, Aadhaar details, demographic information, identity information, Aadhaar registered mobile number, face authentication details and/or biometric information; OR

c) I voluntarily opt to provide my consent and furnish my Officially Valid Document (“OVD”), more specifically, my passport, driving licence, proof of possession of Aadhaar number, the Voter's Identity Card issued by the Election Commission of India, job card issued by NREGA duly signed by an officer of the State Government and letter issued by the National Population Register containing details of name and address; and where the OVD furnished by me does not have the updated address, the documents or the equivalent e-documents shall be OVDs for a limited purpose: (i) utility bill not older than two months; or (ii) property or municipal tax receipt; or (iii) applicable pension or family pension payment orders issued by government or public sector undertaking (PSU); (iv) letter of allotment of accommodation issued by government, regulatory bodies, PSUs, scheduled commercial banks financial institutions and listed companies or leave and licence agreements with such employers allotting official accommodation.

2. I am informed by Pegasus and understand that:

a) submission of Aadhaar is not mandatory, and there are alternative options for KYC due diligence and establishing identity including by way of physical KYC with OVD other than Aadhaar and all these options were given to me;

b) where the Permanent Account Number (PAN) is obtained, Pegasus shall verify the PAN using the verification facility of the Income Tax Department;

- c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;
- d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.

3. I authorise and give my consent to Pegasus (and its service providers), for following informed purposes:

- a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);
- b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;
- c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;
- d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.

4. I / We understand that the Aadhaar number will not be stored/ shared except as per law and regulations. I / We will not hold Pegasus or its officials responsible in the event this document submitted by me / us is not found to be in order or in case of any incorrect information provided by me / us.

5. In case of offline KYC, I hereby confirm that I have downloaded the e-Aadhaar myself using the OTP received on my Aadhaar registered mobile number.

The above consent and purpose of collecting Information has been explained to me in my local language.

Name: _____

Signature: _____

Date: _____