



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

**Ref: -Peg/IBL/Devender Kuhar/1905/2023-24**

**Date-27-03-2024**

To,

<b>1)Mr. Devender Kuhar S/o Mr. Jugti Ram</b> House No.436, Ward No -25, Near Shiv Mandir, Kalupur, Behind Royal Garden Sonipat 131001(Haryana)	<b>2) Mrs Surekha W/o MR. Devender Kuhar</b> House No.436, Ward No -25, Near Shiv Mandir, Kalupur, Behind Royal Garden Sonipat 131001( Haryana)
<b>3)M/s Royal Garden</b> Proprietor: Mr. Devender Kuhar Kakori Road, Near Bharat Gas Godown Sonipat-131001 <b>Also at :</b> House No.436, Ward No -25, Near Shiv Mandir, Kalupur, Behind Royal Garden Sonipat 131001( Haryana)	

Dear Sir/Madam,

**Reg: Public E-Auction of mortgaged property in respect of outstanding dues of Mr. Devender Kuhar**

Please take Notice that we intend to sell by public E-auction the mortgaged security to realize the outstanding dues in respect of **MR Devender Kuhar** (borrower) under the provisions of Rule no. 8(6) of The Security Interest (Enforcement) Rules, 2002 read with SARFAESI Act by public e-auction to be held on **07/05/2024**. The public e-auction notice stands published in Jansatta and Financial Express edition on **27/03/2024**. The details of e-auction are as follows:

- 1. Name of the Borrower/Guarantors: Mr. Devender Kuhar, Mrs. Surekha (Co- Borrower/Mortgagor) M/s Royal Garden (Co- Borrower)**
- 2. Outstanding Dues for which the secured asset is being sold:**  
Rs. Rs. 1,35,95,117.68/- (Rupees One Crore Thirty-Five Lakhs Ninety-Five Thousand One Hundred Seventeen and Sixty-Eight Paise Only) as on 26/03/2024, plus further interest w.e.f. **27/03/2024**, costs, charges and expenses thereon till realization.



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

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

CIN No. : U65999MH2004PTC144113

**1. Details of property under auction:**

Residential property situated at House Comprised under Khewat No 154, Khata No.232, Khasra No. 934/139 min (2-14) situated in Mauja Kalupur, Inside Abadai Mayapuri Colony also known as Mayapuri Colony, Kakori Road, Sonipat Behind Royal Garden, Tehsil and District Sonipat owned by Mrs. Surekha W/o Mr. Devender Kuhar Bounded by North: Others property, South: Plot of Sh. Sobhram, East : House of Mr. Om Prakash & Gali, West : Gali.

**2. Reserve Price below which the property will not be sold: Rs.1,17,22,000/-** (Rupees One Crore Seventeen Lakhs Twenty-Two Thousand Only)

**3. Earnest Money Deposit (EMD): Rs.11,72,200/-** (Rupees Eleven Lakhs Seventy-Two Thousand Two Hundred Only)

**4. Inspection of properties** will be permitted at site on 26/04/24 between 11.00 Noon to 3.00 pm. Contact No. 9087788888/ 7376358678

**5. Last date for submission of bid:** 06/05/2024 till 4:00 pm.

**6. Date of E-Auction:** 07/05/2024 between 11.00 a.m. to 1.00 p.m.

**7. Venue of Bid Opening:** E-auction/Bidding through website - (<https://sarfaesi.auctiontiger.net>) on 07/05/24 from 11.00 am to 1.00 pm.

The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and governed by the terms and conditions mentioned on the website of Pegasus ARC and sale notice dated 27/03/2024. This is a 30 days' notice to the borrower/guarantors in the captioned account under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.

Please also be informed that 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. 1,35,95,117.68/- (Rupees One Crore Thirty-Five Lakhs Ninety-Five Thousand One Hundred Seventeen and Sixty-Eight Paise Only) as on 26/03/2024 plus further interest, costs, charges and expenses w.e.f. 27/03/2024, till payment / realization, any time before the said sale.

Thanking You.

Yours faithfully,



**Authorized Officer**  
**Pegasus Assets Reconstruction Pvt. Ltd.**  
**(Trustee of Pegasus Group One Trust-37)**

Encl: Copy of publications (Janasatta & Financial Express dated 27/03/2024)