



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

Speed Post

Ref: Peg/C.S.B./KUSUM DEVI/446/2024-25

Date: 20/06/2024

1. Smt. Kusum Devi W/o Shri Dharamvir Sharma House No- E-796, Dabua Colony, Faridabad, Haryana -121001	2. Mr. Dharamvir Sharma S/o Shri Kanhyalal Sharma House No- E-796, Dabua Colony, Faridabad, Haryana -121001
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Dear Sir/Madam,

Sub: Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to you addressees being the Borrower and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of **Pegasus Group Twenty Four Trust I** ("Pegasus"), having been assigned the financial asset pertaining to the below mentioned Borrower along with underlying security interest by Indian Bank (Erstwhile Allahabad Bank) 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 on 26/07/2024** .

The Authorized Officer of Pegasus has taken the physical possession of the below described secured assets being immovable property on 05/04/2024, under the provisions of the SARFAESI Act and Rules thereunder.

The notice of sale by e-auction has also been published in Jansatta (Hindi) & Financial Express (English) on 20/06/2024

The details of e-auction are as follows:

- 1. Name of the Borrower/Guarantors:** Smt. Kusum Devi W/o Mr. Dharamvir Sharam and Mr. Dharambir Sharma S/o Sh. Kanhiya Lal Sharma
- 2. Outstanding Dues for which the secured assets are being sold:** Rs.22,59,485.98/- (Rupees Twenty-Two Lakhs Fifty-Nine Thousand Four Hundred Eighty-Five and Ninety-Eight Paise Only) as on 31/05/2024, plus interest w.e.f.





01/06/2024 at the contractual rate and costs, charges and expenses thereon till realization.

3. **Details of Secured Asset being Immovable Property which is being sold**
House No. E-796 Dabua Colony Faridabad, comprising in portion of plot nos.149, 150 & 151 forming part of Khasra No- 30/16/1, situated in Mouza Saran, Tehsil & District Faridabad, admeasuring 75 Sq. Yards registered with Sub Registrar Faridabad Vide Sale Deed no-14022 dated 01-03-2005 owned by Mrs. Kusum Devi.
4. **CERSAI ID:** Security ID- 400002516473; Asset ID-200002514786
5. **Reserve Price below which the property will not be sold:** Rs,16,27,000/- (Rupees Sixteen Lakh Twenty-Seven Thousand Only)
6. **Earnest Money Deposit (EMD):** Rs,1,62,700/- (Rupees One Lakh Sixty-Two Thousand Seven Hundred Only)

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

Inspection of Properties:	19/07/24 between 11.00 Noon to 2.00 pm
Contact Person and Phone No:	Mr. Ramakant Pandey (Authorized Officer) 9087788888
Last date for submission of Bid:	25/07/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 26/07/24 from 11.00 am to 1.00 pm.

8. 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>"<https://sarfaesi.auctiontiger.net>.
9. 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.22,59,485.98/- (Rupees Twenty-Two Lakhs Fifty-Nine Thousand Four Hundred Eighty-Five and Ninety-Eight Paise Only) as on 31/05/2024, plus interest w.e.f. 01/06/2024 at the contractual rate and costs, charges and expenses thereon till realization

Thanking You.

Yours faithfully,



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

Encl: Copy of News Paper publications (Jansatta & Financial Express dated 20/06/2024)