

**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 and 9 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) 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 Thirty Nine Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Limited vide Assignment Agreement dated 31.03.2021 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 31.07.2024. The Authorized Officer of RBL Bank Ltd. has taken **Physical Possession** of the below described secured assets being immovable property on 19.08.2021 and handed over the possession to Authorised Officer of Pegasus on 24.08.2021 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) and Guarantor(s):	a) Prayosha Footwear (Borrower) b) Ghanshyam bhai Laljibhai Sondagar (Co-borrower) c) Mansukh Bhai Sondagar (Co-borrower) d) Laljibhai Shamjibhai Sondagar (Co-borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 2,97,81,746.47/- (Rupees Two Crore Ninety-Seven Lakhs Eighty-One Thousand Seven Hundred Forty Six & Paise Forty Seven Only) as on 16.01.2020 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 17.01.2020 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Ghanshyam bhai Laljibhai Sondagar All that piece and parcel of Shop No 122 & 123 on 1st Floor, "Gateway Business Street" revenue survey No. 110, block No. 112, T.P Scheme No.21 (Sarhana-Simada) Final Plot No.72/1 adm. area: 51.29 sq. mtrs (956 sq. ft.) (each shop) of Mouje Village, Sarhana, Sub-District- Puna (Surat City), District- Surat having boundaries as under: Towards East- Margin & T. P. Road, Towards South- Margin & Boundaries, Towards West- Land of Final Plot and Towards North- Margin & T. P. Road.
CERSAI ID:	Asset ID- 200020928510 Security ID- 400020973889
Reserve Price below which the Secured Asset will not be sold(in Rs.):	Rs. 1,04,43,000/- (Rupees One Crore Four Lakh and Forty Three Thousand Only)
Earnest Money Deposit (EMD):	Rs. 10,44,300/- (Rupees Ten Lakhs Forty Four Thousand and 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:	19.07.2024 from 11:00 a.m. to 01:00 p.m.
Contact Person and Phone No:	Nilesh More (Contact No. 9004722468) Heena Vichare (Contact No. 9004103652)
Last date for submission of Bid:	30.07.2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 31.07.2024 from 11.00 AM to 01.00 PM
This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors under Rule 8 & 9 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.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: SURAT****Pegasus Assets Reconstruction Private Limited****Date: 12.07.2024****(Trustee of Pegasus Group Thirty Nine Trust 1)**



પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમીટેડ

પપ ૫૬, પાંચમા માળે, સી પ્રેસ ટાઉસ, નવીમન મોર્બેન્ડ, મુંબઈ ૪૦૦૦૨૧
ફોન નં. (૦૨૨)૬૧૮૮૪૭૦૦

ઈમેઈલ : sys@pegasus-arc.com URL: www.pegasus-arc.com

ઈ ઓક્શન માટે જાહેર નોટીસ

સિક્યુરિટાઈઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્વેસ્ટમેન્ટ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઈન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ ૨૦૦૨ (રૂલ્સ) ના રૂલ ૮ અને ૯ વંચાણે લીધા બાદ ગીરો મુકવામાં આવેલી સ્થાવર મિલકતોના ઈ ઓક્શન-વેબ-માટેની નોટીસ આથી જાહેર જનતાને તથા નીચે જણાવેલા દેવાદાર સહદેવાદાર (રો) અને જામીનદારોને ખાસ નોટીસ આપવામાં આવે છે કે નીચે જણાવેલી સ્થાવર મિલકત સલામત ધિરાણકર્તા પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઈવેટ લિમીટેડ જે પેગાસસ ગ્રુપ ૩૯ ટ્રસ્ટ ૧ (પેગાસસ)ના ટ્રસ્ટી તરીકે કામ કરે છે તેમની પાસે આરબીએલ બેંકલિ. ના દેવાદારોની ગીરો મિલકત અને તેમની પાસેથી લેણી રકમ વસુલવાના સરફાઈસી એક્ટ, ૨૦૦૨ની જોગવાઈ મુજબનું તા.૩૧.૦૩.૨૦૨૧ ના રોજ થયેલા એસાઈએન્ટ એગ્રીમેન્ટ છે. જે મુજબ સરફાઈસી એક્ટ , ૨૦૦૨ની જોગવાઈ હેઠળ નીચે જણાવેલી ગીરો મિલકતનું વેચાણ 'જે મ છે જ્યાં છે ', 'જે છે તેમ છે' અને 'ગમે તે ત્યાં છે 'ના ધોરણે તા.૩૧.૦૭.૨૦૨૪ ના રોજ થનાર છે.

આર.બી.એલ.બેંકના અધિકૃતઅધિકારીએ નીચે જણાવેલી ગીરો મિલકતનો વાસ્તવિક કબજો સરફાઈસી એક્ટની જોગવાઈ મુજબ તા.૧૯.૦૮.૨૦૨૧ના રોજ લીધો હતો અને પેગાસસના અધિકૃત અધિકારીને ૨૪.૦૮.૨૦૨૧ ના રોજ સોંપ્યો હતો.

વેચાણ માટેની સ્થાવર અને જંગમ મિલકતો નીચે મુજબ છે:

દેવાદાર/સહદેવાદાર/ જામીનદાર/ ગીરોદારના નામ :	એ) પ્રાયોશા ફૂટવેર(દેવાદાર), બી) ઘનશ્યામભાઈ લાલજીભાઈ સોદાગર (સહદેવાદાર), સી) મનસુખભાઈ સોદાગર(સહદેવાદાર), ડી) લાલજીભાઈ શામજીભાઈસોદાગર(સહદેવાદાર)
જે ગિરોમિલકત વેચાણ માટે મુકાનાર છે તેની કુલ બાકી રકમ :	રકમ રૂ. ૨,૯૭,૮૧,૭૪૬.૪૭/- (રૂપિયા બે કરોડ સતાયું લાખ એકચાંસી હજાર સાતસો છેતાલીસ અને સુડતાલીસ પૈસા પુરા) તા.૧૬.૦૧.૨૦૨૦ સુધી વતતેના પર કરાર મુજબનું ચડત વ્યાજ, કિંમત, ખર્ચ સહિતની રકમ તથા તા.૧૭.૦૧.૨૦૨૦ થી ચડત વ્યાજ, ખર્ચ અને કિંમત .
જે ગિરો સ્થાવર મિલકતનું વેચાણ	ઘનશ્યામભાઈ લાલજીભાઈ સોદાગરનીગીરો મિલકતનું વર્ણન : દુકાન નં. ૧૨૨ અને ૧૨૩, પહેલા માળે, ગેટવે બિઝનેસ સ્ટ્રીટ, ટે.સ.નં.૧૧૦, બ્લોક નં.૧૧૨, સરથાણા, સુરત સીટી, ક્ષેત્રફળ ૫૧.૨૯ ચો.મી. (૯૫૬ ચો.ફૂટ) (દરેકનું) ટીપી સ્કીમ નં.૨૧ (સરથાણા સીમડા), ફા.વોટ નં.૭૨/૧-મોજે ગામ સરથાણા, જિ.સુરત ચતુ:સીમા : પૂવ : માર્જિન અને ટીપી રોડ, દક્ષિણે: માર્જિન અને બાઉન્ડ્રી, પશ્ચિમે: ફા.વોટ ની જમીન, ઉત્તરે : માર્જિન અને ટીપી રોડ

સીઈઆરએસએ આઈ આઈડી : એસેટ આઈડી ૨૦૦૦૨૦૨૨૫૧૦
સિક્યુરીટી આઈડી : ૪૦૦૦૨૦૯૩૮૮૯

અનામત કિંમત જનાથી ઓછામાં વેચાણ નહીં થાય : રૂ. ૧,૦૪,૪૩,૦૦૦ (રૂપિયા એક કરોડ ચાર લાખ ચૈત્રવીસ હજાર પુરા)

અનરસ્ટ મની ડીપોઝીટ : રૂ. ૧૦,૪૪,૩૦૦ (રૂપિયા દસ લાખ ચૈત્રવીસ હજાર ત્રણસો પુરા)

સલામત ધિરાણકારની જાણમાં હોય એવા મિલકત સામેના જો કોઈ બાકી રકમના દાવાઓ : જાણમાં નથી

મિલકતનું નિરીક્ષણ : તા.૧૯.૦૭.૨૦૨૪ સવારે ૧૧.૦૦ થી બપોરે ૧.૦૦ સુધી

સંપર્ક વ્યક્તિ અને ફોન નં. : નિલેશ મોરે (સંપર્ક નં. ૯૦૦૪૭૨૪૬૮) હિના વિચારે (સંપર્ક નં. ૯૦૦૪૧૦૩૬૫૨)

બિડ રજુ કરવાની છેલ્લી તારીખ : ૩૦.૦૭.૨૦૨૪ના રોજ સાંજે ૦૪.૦૦ વાગ્યા સુધી

બિડ પોલવાની સમય અને સ્થળ : ઈ ઓક્શન/ વેબસાઇટ-સાઇટ ડાસ (<https://sarfaesi.auctiontiger.net>) તારીખ અને સમય : ૩૧.૦૭.૨૦૨૪ ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૦૧.૦૦

આ નોટીસ ઉપર જણાવેલા દેવાદાર/જામીનદારો માટેની સિક્યુરીટી ઈન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨ના રૂલ ૮ અને ૯ હેઠળની ૩૦ દિવસ પહેલાની વેદાનિક નોટીસ છે. વેચાણના નિયમો અને શરતોની વધુ વિગતવાર જાણકારી માટે કૃપયા સલામત ધિરાણકારની વેબસાઈટની વીકનો ઉપયોગ કરવો <http://www.pegasus-arc.com/assets-to-auction.html> રસ ધરાવનાર બીડરોએ તેમની બીડ રજુ કરવા પહેલા ગીરો મિલકતના ઈ ઓક્શનથી વેચાણની પ્રક્રિયા અને નિયમો તથા શરતોની વિગતવાર જાણકારી મેળવી લેવી. જેને માટે આ વેબસાઈટની મુલાકાત લેવી <https://sarfaesi.auctiontiger.net> અથવા સર્વિસ પ્રોવાઈડર મે.ઈ પ્રોક્યોરમેન્ટ ટેકનોલોજીસ લિ. ઓક્શન ટાઈમર, બિડર સપોર્ટ : મો.નં.+ ૯૧ ૯૨૬૫૬૨૮૨૨૧ અને ૯૩૦૪૫૧૧૯૭૫૪ અથવા ઈ મેલ આઈ ડી : support@auctiontiger.net પર સંપર્ક કરવો

સહી/- અધિકૃત અધિકારી

સ્થળ : સુરત પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ.

તારીખ : ૧૨.૦૭.૨૦૨૪ (જે પેગાસસ ગ્રુપથર્ટી નાઈન ટ્રસ્ટ ૧ના ટ્રસ્ટી તરીકે કામ કરે છે.)



Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: + 91-79-26421671-75

SYMBOLIC POSSESSION NOTICE

NOTICE is hereby given 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 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers 'mortgagors' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of borrower(s) & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice
Mr.Ranvir Pratap Singh Mr.Rambachan Singh Mrs.Nirmala Singh Mrs.Anju Singh 20003160001432	All that piece and parcel of the immovable property situated at Revenue Survey No.590,591/1, Final Plot No.6,7, Alok-Wing, Tower-B, Flat No.204, 2nd Floor, Amardeep Homes, B/h Sayaji Township, New Kareli Bag, Sayajipura, Moje & Ta:Vadodara, Dist:Vadodara, Gujarat-390022 and bounded by: North: Common Passage, East: Flat No.203, The wall towards this side is common, West: By 'Anant' wing leaving the open space, South: By Tower-C leaving the open space	19.04.2024	09.07.2024	Rs. 14,96,922
Mr.Maheshbhai Somabhai Vasava Mrs.Kailasben Maheshbhai Vasava Ms.Snehal Maheshbhai Vasava Ms.Payal Maheshbhai Vasava 20003160001522	All that piece and parcel of the immovable property situated at Revenue Survey No.72, Final Plot No.54/3, T.P.Scheme No.4, Tower-D, Flat No.5, 3rd Floor, Sakar-2, Nr.Krishna Park, B/h Bapod Police Station, Ajwa Road, Moje:Bapod, Ta & Dist:Vadodara, Gujarat-390019 and bounded by: North: Tower-B, East: Flat No.6, West: 7.5 meter Road, South: Tower-A	18.04.2024	09.07.2024	Rs. 7,91,207.86

Place: Vadodara
Date: 12/07/2024
Authorized Officer
Bandhan Bank Limited

IDBI BANK OFFICE PREMISES REQUIRED IN SIDHPUR, (GUJARAT)

Bank desires to acquire on long lease, commercially approved office premises for banking activities for various location as per details mentioned below:

Branch Location	Carpet Area required	Application to be submitted to
Sidhpur	1000-1500 Sq. ft.	Shri Nikhil Jain, DGM & Regional Head, IDBI Bank Ltd, 8th Floor, Gift One, Gift City, Gandhinagar, Pin:382355, Gujarat

Interested parties owning suitable premises may apply to the Regional Head, within 10 working day (excluding the date of advertisement). Application received by 6:00 PM on or before July 24, 2024 will only be accepted. IDBI Bank Ltd reserves the right to accept or reject any or all the offers without assigning any reason therefor. Proforma and other details can be downloaded from our website www.idbibank.in under Notice- Tenders or collected from any of our branches.

Gandhinagar, 12 July, 2024
Sd/
Zonal Head & FCGM Ahmedabad Zone

AXIS BANK LIMITED Public Notice for - Auction of Pledged assets being Gold Ornaments

The Borrowers, in specific and the public in general are here by notified that public auction of the gold ornaments pledge in the below accounts is proposed to be conducted by the Axis Bank at the below mentioned Branch.

The below mentioned Borrowers has availed the credit facility from the Axis Bank Limited against the pledge of gold ornaments ("Gold Loan Facility") in favour of the Bank towards the security. The Demand notices were issued to the Borrowers/ Guarantors calling upon the Borrowers/ Guarantors to pay their outstanding amount towards the Gold loan facility availed. As the Borrowers/Guarantors have failed to repay the outstanding loan amount, the bank is constrained to invoke the pledge and proposed to conduct an e-auction sale of pledged gold ornaments more particularly described in schedule of property hereunder on **22-07-2024 at 12.30 pm to 3.30 pm** on "As In Where Is", "As Is What Is", "Whatever There Is" and "No Recourse Basis".

Details of Borrowers and Outstanding Amount:

Customer Name	Loan A/c No.	Outstanding Amount (₹)	Date of Recall Notice	Gross Weight	Net Weight
Branch Name : ADAJAN, SURAT (GJ)					
Suman Pawankumar Trivedi	XXXXXXXXXX1262	169166	28-12-2023	48.200	45.400
Branch Name : ATUL, VALSAD (GJ)					
Bhoyra Bhargavkumar Dhirubhai	XXXXXXXXXX5352	35687	09-11-2023	9.800	9.500
Ratel Anilaben Rakeshbhai	XXXXXXXXXX2311	53265	07-06-2024	13.900	13.800
Yatinbhai Amratbhai Patel	XXXXXXXXXX4375	70016	28-12-2023	16.800	16.600
Branch Name : BARDOLI (GJ)					
Shirsat Roshni	XXXXXXXXXX8909	107203	15-02-2024	28.300	28.000
Branch Name : CHANDKEDA, AHMEDABAD (GJ)					
Bhavabhai S Panchal	XXXXXXXXXX4360	1531715	08-05-2024	429.700	412.800
Branch Name : DHAMADKA KUT (GJ)					
Shankarbhai Pachanbhai Rabari	XXXXXXXXXX0266	155326	28-12-2023	42.500	41.900
Branch Name : GHATLODIA (GJ)					
Akhilesh M V	XXXXXXXXXX4275	63497	09-11-2023	15.700	15.300
Branch Name : GORWA (GJ)					
Rabari Ashish	XXXXXXXXXX5487	68016	08-05-2024	20.170	18.970
Branch Name : HARNI AIRPORT R VAD (GJ)					
Gohil Nileshkumar	XXXXXXXXXX4291	128794	07-06-2024	31.200	30.300
Branch Name : JAMJODHPUR (GJ)					
Baraiya Karankumar Anilbhai	XXXXXXXXXX3044	45972	15-02-2024	12.600	10.900
Sagathiya Ramesh Meghabhai	XXXXXXXXXX4477	49332	15-02-2024	12.300	12.000
Branch Name : JASDAN (GJ)					
Metaliya Sureshbhai Takarshibhai	XXXXXXXXXX0349	114102	02-04-2024	36.700	34.000
Branch Name : MANDVI, KUTCH KUT (GJ)					
Gadhvi Pachan Vishram	XXXXXXXXXX4140	44248	17-01-2024	12.000	11.900
Branch Name : MODASA (GJ)					
Jamadar Rukasharbanu Tahirhusen	XXXXXXXXXX3002	158160	02-04-2024	40.870	39.800
Branch Name : MORBI (GJ)					
Ratansinh Saburbhai Damor	XXXXXXXXXX7509	162751	28-08-2023	47.780	43.680
Branch Name : MOTI KHAVDI (GJ)					
Jadeja Ravirajsinh Bhikhubhai	XXXXXXXXXX3377	57499	07-06-2024	27.900	25.820
Branch Name : NIZAMPURA, VADODARA (GJ)					
Nishant Kamalakar Kamalkar Karve	XXXXXXXXXX3875	88666	29-09-2023	23.600	22.800
Nishant Kamalakar Kamalkar Karve	XXXXXXXXXX9928	88260	29-09-2023	22.800	22.500
Branch Name : OSLO GAN (GJ)					
Aditi Rajavat	XXXXXXXXXX4464	87199	15-02-2024	23.750	22.690
Branch Name : PALANPUR (GJ)					
Rakeshkumar Dalpatji Parmar	XXXXXXXXXX2181	52058	28-12-2023	12.700	12.400
Sandipkumar Prahladi Vaghela	XXXXXXXXXX0648	66145	08-05-2024	14.700	14.600
Branch Name : RADHANPUR (GJ)					
Mukesh Joshi	XXXXXXXXXX2124	123496	15-02-2024	33.400	32.900
Branch Name : RAJKOT (GJ)					
Dinesh Gorakhnath Nishad	XXXXXXXXXX3211	120462	25-10-2023	32.300	31.700
Branch Name : RAPAR (GJ)					
Pababhai Rabari	XXXXXXXXXX5031	117133	15-02-2024	98.200	48.200
Branch Name : SHASTRI MAIDAN, RAJKOT (GJ)					
Nandani Kishan Dharamdas	XXXXXXXXXX0061	66351	15-02-2024	17.700	17.200
Branch Name : SILVASSA (DN)					
Pragnesh Shankarbhai Nayak	XXXXXXXXXX0643	72555	07-06-2024	20.700	20.300
Branch Name : THANGADH SRN (GJ)					
Algotar Devkaranbhai Dhudabhai	XXXXXXXXXX9127	86590	02-04-2024	25.900	23.800
Parghi Jitendra	XXXXXXXXXX0742	37030	07-06-2024	9.800	9.500
Branch Name : UNJHA (GJ)					
Kapurji Thakor	XXXXXXXXXX4519	47428	07-06-2024	12.500	12.200
Premilaben Ishwari Thakor	XXXXXXXXXX6420	30789	02-04-2024	9.000	9.000
Branch Name : VASTRAL, AHMEDABAD (GJ)					
Shailendrasingh Bhadoriya	XXXXXXXXXX7722	86000	02-04-2024	22.300	21.800
Suresh Devas Patil	XXXXXXXXXX9464	120588	28-02-2024	34.300	32.300
Branch Name : VEGA, DABHOI, VADODARA (GJ)					
Patel Shivaniben	XXXXXXXXXX6001	132416	20-11-2023	38.300	36.700
Branch Name : YAGNI ROAD (GJ)					
Hirpara Shobhanaben Bhimjiabhai	XXXXXXXXXX2988	145616	15-02-2024	55.450	43.500

Axis Bank Ltd. has the authority to remove account/change the action after without any prior notice. Auction will be held online <https://gold.samil.in> between 12.30 pm to 3.30pm.

For detailed Terms and conditions, please log into given website <https://gold.samil.in>
Place: Gujard
Authorized Officer - Axis Bank LTD.

PUBLIC NOTICE

That ISHWARLAL UTTAMCHANDJI DARYANI and NEVANDRAM LOKCHAND BHAGWANI karta of NEVANDRAM LOKCHAND BHAGWANI (HUF) is owners of Property of City Survey Nondh No. 4624, of Ward No. 7, situated in the Station Road, City Surat. They decided to sale said Property to TARUNABEN DILIPBHAI TAMAKUWALA & DILIP BHAGWANDAS TAMAKUWALA. He retained Legal Scrutiny Report from me for will be taken loan to the Bank. That the present owner has informed us that, (1) Sale Deed vide Registration No. 2678 on dated 13/02/2007 (Old No. 7952 on dated 07/06/2006) alongwith Original Registration Receipt; (2) Sale Deed vide Registration No. 2516 on dated 13/10/1964 alongwith Original Registration Receipt; have been lost by seller and that never ever it was used as security for obtaining any financial assistance by seller or anyone else.

That, Any Person or persons, society, institution, group, trust, banks etc. owing any right of ownership or possession or charge or lien or claim of whatsoever in nature in respect thereof are hereby informed to raise any such rights or claims, all within a period of 7 (Seven) days from the date of publication of this notice personally before the undersigned along with all documentary proof in original, upon expiry of which, no rights, title, interest or charge or lien or claims of whatsoever in nature shall be entertained. On expiry of notice period, if no one has approached with the same, then considering that no one has any objections and if any, has waived the same, TARUNABEN DILIPBHAI TAMAKUWALA & DILIP BHAGWANDAS TAMAKUWALA will complete of all legal formalities of sale deed of property.

Date: 12/07/2024
Address : 101, Ruchita Complex, J. T. Mithaiwala Associates Sanjay J. Mithaiwala Advocates & Notary, Opp. Kadiwala Hospital, Athugar Street, Nanpura, SURAT-395 001 (O) 0261 2476710

Station Road Branch, Navsari - 396445, Ph : 0261-250324, Mob : 9687680767. Email : stanav@bankofbaroda.com

APPENDIX IV (See Rule 8(i)) POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 20.04.2024 calling upon the Borrowers/Mortgagor Miss Priya Balwanthai Mahidadiya and Mr. Jignesh Balwanthai Mahidadiya to repay the amount mentioned in the notice being Rs. 16,19,012.00 (Rupees Sixteen Lac Nineteen Thousand Twelve Only) as on 20.04.2024 (inclusive of interest & other charges up to 09.04.2024) and further interest and charges and expenses within 60 days from the date of receipt of the said notice.

The Borrowers/Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers/Mortgagor and the public in general that the undersigned has taken 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 9th day of July of the year 2024.

The Borrowers/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 Bank of Baroda for an amount of Rs. 16,19,012.00 (Rupees Sixteen Lac Nineteen Thousand Twelve Only) as on 20.04.2024 (inclusive of interest & other charges up to 09.04.2024) and further interest and other charges & expenses thereon until full and final payment.

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

Description of the immovable property

All the right, title and interest in Flat No. 403 situated on the 4th floor of Building No. 14, Kamdhenu Park, situated on Plot No. 448 situated on land bearing Revenue Survey No. 567/Paiki 5 Paiki 1, Tika No. 8, City Survey No. 2253 (Hissa No. 2253/2) Town Planning Scheme No. 1, near Vidya Bharti School, Shantadevi Road, Navsar standing in the name of Miss Priya Balwanthai Mahidadiya and bounded as follows : North : Staircase & Common Passage, South : 12.00 m. Society Road, East : Flat No.404, West : Open Margin Land.

Date : 09.07.2024
Place : Navsari
Chief Manager & Authorized Officer
Bank of Baroda

Station Road Branch, Navsari - 396445, Ph : 0261-250324, Mob : 9687680767. Email : stanav@bankofbaroda.com

APPENDIX IV (See Rule 8(i)) POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 20.04.2024 calling upon the Borrower/Mortgagor Mr. Jignesh Balwanthai Mahidadiya to repay the amount mentioned in the notice being Rs. 16,11,050.00 (Rupees Sixteen Lac Eleven Thousand Fifty Only) as on 20.04.2024 (inclusive of interest & other charges up to 09.04.2024) and further interest and charges and expenses within 60 days from the date of receipt of the said notice.

The Borrower/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Mortgagor and the public in general that the undersigned has taken 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 9th day of July 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 the Bank of Baroda for an amount of Rs. 16,11,050.00 (Rupees Sixteen Lac Eleven Thousand Fifty Only) as on 20.04.2024 and further interest and other charges & expenses thereon until full and final payment.

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

Description of the immovable property

All the right, title and interest in Flat No. 404 situated on the 4th floor of Building No. 14, Kamdhenu Park, situated on Plot No. 448 situated on land bearing Revenue Survey No. 567/Paiki 5 Paiki 1, Tika No. 8, City Survey No. 2253 (Hissa No. 2253/2) Town Planning Scheme No. 1, near Vidya Bharti School, Shantadevi Road, Navsar standing in the name of Miss Priya Balwanthai Mahidadiya and bounded as follows : North : Common Passage & lift, South : 12.00 m. Society Road, East : Open Margin Land, West : Flat No. 403.

Date : 09.07.2024
Place : Navsari
Chief Manager & Authorized Officer
Bank of Baroda

Cholamandalam Investment and Finance Company Limited

Registered office at Chola Crest C-54 & S.Super P-4, Thiru u Va Industrial Estate, Guindy, Chennai - 600032. Branch Office : 406 to 410, 4th Floor, "The One World" Opp. Synergy Hospital, Near Ayyappa Chowk, 150 Feet Ring Road, Rajkot - 360005

POSSESSION NOTICE (Immovable Property) [Rule 8(i)]

Whereas the undersigned being the Authorized Officer of M/s Cholamandalam Investment and Finance Company Limited, having its registered office at "Chola Crest", C-54 & S.S. Super P-4, Thiru u Va Industrial Estate, Guindy, Chennai 600032, and Branch Office at no. 406 to 410, The One World, 150 ft Ring Road, Opp. Synergy Hospital, Nr. Ayyappa Chowk, Rajkot-360005 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 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 03/05/2024 to 1. TUSHAR JAYPRAKASH THAKER, 2. VANKATESH JAYPRAKASH THAKER, 3. VISHAL STORES, 4. DINABEN THAKER, hereinafter referred to as borrower and Co-Borrowers in Loan A/c No. HE01JNR0000002940 to repay the amount mentioned in the notice being Rs. 24,55,251.16/- (Rupees: Twenty Four Lakh Fifty Five Thousand Two Hundred Fifty One and Sixteen Paise Only) as on 29-04-2024 with interest thereon within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers in particular 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 Security Interest (Enforcement) Rules, 2002 on this 09th day of July, 2024.

The Borrowers' attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets. The borrowers in particular and the Public in general are hereby cautioned not to deal with the property and any dealings with the said property will be subject to the charge of M/s Cholamandalam Investment and Finance Company Limited, for an amount of being Rs. 24,55,251.16/- (Rupees: Twenty Four Lakh Fifty Five Thousand Two Hundred Fifty One and Sixteen Paise Only) as on 29-04-2024 and interest and charges thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY

In Jammagar City, Within the Limits Of Jammagar Municipal Corporation On Jammagar - Khambhali Highway Originally The Land Bearing R. S. No. 34 Paiki Admeasuring 3806.98 Sq. Mtr. Included Into Town Planning Scheme No. 2 As Final Plot No. 96 - Part - D Was Divided Into Different Residential Plots By The Converter Jammagar Municipal Corporation. Then After District Collector - Jammagar Have Ordered Agricultural Land Into Non Agricultural Land. Out Of These Plots, Plot No. 1 Admeasuring 118.07 Sq. Mts. Together With Construction Bearing City Survey No. 6728 In Sheet No. 348 In Ward No. 15. Bounded As Under: North: Plot No.9 Of Part - C Is Situated South: 6.00 Mtrs Wide Road Are Situated East: 6.00 Mtrs., Wide Road Are Situated West: Plot No.2 Of Part-D Is Situated.

Date : 09-07-2024
Place : JAMNAGAR
Sd/ Authorized Officer,
Cholamandalam Investment & Finance Co. Ltd

BANK OF BARODA VEJAPUR BRANCH

FOR KIND ATTENTION OF OUR MOST VALUED CUSTOMERS

In our endeavor to consolidate and strengthen our services to our customers, Bank of Baroda, Vejalpur Branch presently functioning at Raigarh Road, Vejalpur-389340 will be shifted to BANK OF BARODA, Vejalpur Branch at Shreeji Arcade, Mahelol Char Rasta, Vejalpur- 389340 Dist- Panchmahal, Gujrat and shall function at the said address w.e.f. 12.08.2024 It shall function and cater all types of banking business from the said premises.

We sincerely regret the inconvenience caused to you in this regard and assuring you of our best services at all times.
Date : 12.07.2024
Place : Godhra
REGIONAL HEAD
GODHRA REGION

STATE BANK OF INDIA - RACPC - SAYAJIBAUG - VADODARA

1st Floor, Rajshree Centre, B/h. Paradise Complex, Near Kalaghoda Circle, Sayajigunj, Vadodara - 390 020. Ph.: 99090 40155. Email: sbi.64166@sbi.co.in

Appendix-4 [Rule-8(i)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of State Bank of India under the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest(Act), 2002 and in exercise of powers conferred upon me under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 20-January-2024 calling upon the borrowers Mr. Divyesh Sundaril Shah to repay the amount mentioned in the notice being Rs. 10,75,098.00 (Rupees Ten lac Seventy Five Thousand Ninety Eight Only) as on 20-January-2024 with further Interest and incidental expenses, costs, charges etc. within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower, legal heirs (known - unknown), legal representatives (known - unknown), guarantor and the public in general that the under-signed has taken Symbolic Possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said [Act] read with Rule 8 of the said rules on this 6th day of Month July of the year 2024.

The borrower, legal heirs (known - unknown), legal representatives (known - unknown), guarantor 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 State Bank of India - Dabhoi Branch for an amount of Rs. 10,75,098.00 (Rupees Ten lac Seventy Five Thousand Ninety Eight Only) as on 20-January-2024 with further Interest and incidental expenses, costs, charges etc. 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 Mortgaged property

All that piece or parcel of Residential property being Immovable Property situated at Dabhoi, Ta Dabhoi, Dist. Vadodara constructed on land bearing R.S. No. 1508/2, T.P. Scheme No. 1, F.P. No. 102 paiki Plot/ House No. C-4, Prabhdudas Park Duplex-2, Nr. Sinor Chokdi, Dabhoi, admeasuring about 77.22 sq.mtr. Owned by Mr. Divyeshkumar Sundaril Shah. Bounded: East: Plot No 99, West : Society Road, North: Plot No 5/C, South: Plot No 3/C.

Date: 06.07.2024
Place: Vadodara
Sd/ Authorized Officer
State Bank of India

CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFM-ARC)

Registered Office: Block No. A/1003, West Gate, Near YMCA Club, Survey No. 835/1+3, S. G. Highway, Makarba, Ahmedabad - 380 051.
Corporate Office: 1st Floor, Wakefield House, Sport Road, Ballard Estate, Mumbai - 400 032. Contact No: 022 - 40055280/+ 91 98253 57619/+ 91 98247 67677
Email : ravi.jain@cfmarc.in/mvohra@cfmarc.in

APPENDIX - IV/A SALE NOTICE (Proviso to rule 8(i)) FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for sale of Immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(i) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor / Mortgagors that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the Symbolic possession of which

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: _____

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 31.07.2024 for the mortgaged properties mentioned in the e-auction sale notice from 11.00 a.m. to 01.00 p.m. with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regards to 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. The undersigned shall not be responsible for any claims/charges/encumbrances of whatsoever manner on the property, of/by any authority known or unknown, upon failure to carry out due diligence by the intending bidder.
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 the 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 : 079-68136805/68136837 Mo.: +91 9265562821 & 9374519754, Email : vijay.shetty@auctiontiger.net, chintan.bhatt@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 ARC and Pegasus ARC 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.
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 Thirty Nine Trust 1, payable at Mumbai or EMD can also be paid by way of RTGS / NEFT /Fund Transfer to the credit of A/c no. 409819116154, A/c name: -**

Pegasus Group Thirty Nine Trust 1, Bank Name: M/s. RBL Bank Ltd., Nariman Point Branch, IFSC Code: RATN0000155.

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 Only).
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on the same day but not later than the next working day, as the case may be, 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 revoked and the entire deposit made by the successful bidder together with the earnest money shall be forfeited and without any notice and the property shall be resold.
11. The EMD of the unsuccessful bidders will be returned within 7 days of 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 ARC. If the borrower/guarantor/(s) pay the amount due to Pegasus ARC 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.
17. The sale is subject to the “As is where is”, “As is what is”, and “Whatever there is” basis with all known & unknown liabilities.
18. **This publication is also a Fifteen (15) days’ notice to the aforementioned borrowers/guarantors under Rules 8 & 9 of The Security Interest (Enforcement) Rules, 2002.**
19. Further enquiries may be clarified with the Authorized Officer, Mr. Nilesh More, Mobile No. 9004722468, and Heena Vichare Mobile No. 9004103652, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press Houe, Nariman Point, Mumbai 400021, email id: nilesh@pegasus-arc.com and heena@pegasus-arc.com

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.

AUTHORISED OFFICER

Place: Mumbai
Date: 12/07/2024

Pegasus Assets Reconstruction Private Limited
Trustee of Pegasus Group Thirty Nine Trust 1