

**PEGASUS****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 Mortgagor(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 Ltd.** 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 along with all known and unknown dues on **11/07/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **29/04/2023** under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):	a) Mr. Vivek Gope Sainani b) Mrs. Divya Vivek Sainani
Outstanding Dues for which the secured assets are being sold:	Rs. 1,33,05,922.50 (Rupees One Crore Thirty-Three Lakhs Five Thousand Nine Hundred Twenty-Two and Paise Fifty Only) as on 10/09/2021 plus further interest at the contractual rate and costs, charges and expenses thereon w.e.f. 11/09/2024 till the date of payment and realization. (as per notice under section 13 (2) of SARFAESI Act) [Rs. 1,90,72,576.88/- (Rupees One Crore Ninety Lakhs Seventy-Two Thousand Five Hundred Seventy Six and Paise Eighty Eight Only) as on 13/02/2024 plus further interest at the contractual rate and costs, charges and expenses thereon w.e.f. 14/02/2024 till the date of payment and realization.]
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mr. Vivek Gope Sainani and Mrs. Divya Vivek Sainani Flat no. 401 (4th Floor & 5th Floor), admeasuring 3498 sq.ft., Elysium, Plot No- 30, Suvemapuri Society, Chikoowadi, Mouje Jetalpur, Alkapuri, Vadodara, Pin – 390007. Boundaries are as follows: - On or Towards North: Margin than society's 30 ft. Road, On or Towards East: Margin than sub plot no. 29, On or Towards West: Pent House flat no. 402, On or Towards South: Margin than sub plot no. 35.
CERSAI ID:	Security ID- 400021347599 Asset ID- 200021301760
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 97,20,000/- (Rupees Ninety Seven Lakhs Twenty Thousand Only)
Earnest Money Deposit (EMD):	Rs. 9,72,000/- (Rupees Nine Lakhs Seventy Two Thousand 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:	02/07/2024 Between 11.00 a.m. to 01.00 p.m.
Contact Person and Phone No:	Mr. Dhimant Shah- 9320317744 Mr. P. S. Ravendernath- 9821238369 Mr. Devang Khira- 9619422209
Last date for submission of Bid:	10/07/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 11/07/2024 from 03:00 p.m. to 05:00 p.m.
This publication is also a fifteen (15) days' notice to the aforementioned Borrower/Co-Borrower/Mortgagor under Rule 8 & 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.auction-tiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email:, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@actiontiger.net before submitting any bid.	

AUTHORISED OFFICER**Place: Vadodara****Pegasus Assets Reconstruction Private Limited****Date: 22/06/2024****(Trustee of Pegasus Group Thirty Nine Trust 1)**

Odhav SME Branch : Ground Floor, Siddhi Vinayak Arcade, 200 Ft Odhav Ring Road, Odhav, Ahmedabad-382415. POSSESSION NOTICE (For immovable property)

FEDERAL BANK THE FEDERAL BANK LTD., LCRD/Ahmedabad Division, G2 & G3, Ground Floor, Event, Sardar Patel Nagar, Off C Road, Ahmedabad - 380006.

POSSESSION NOTICE Whereas the undersigned being the Authorized Officer of the Federal Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002...

DESCRIPTION OF IMMOVABLE PROPERTY Residential Flat R S No. 18, 19, 20, Block No. 21, TPS No. 2, (Bhayli) FP No. 1, measuring 4958.00 Sq. meters paiki part C, measuring 2306.00 Sq.mts. of Mouje - Bhayli, Taluk - Vadodara, Flat No. 106, First Floor in the scheme title as "Empyrean Skyline", Admeasuring 118.22 Sq. Meters of build-up area along with All the piece and parcel of undivided land admeasuring 45.88 square meters. of Mouje Village: Bhayli, Taluka - Vadodara, District - Vadodara. Bounded by :- East : Common Passage and OTS, West : OTS, North :- OTS, South : Flat No. 105.

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 55-56,5th Floor Free Press House Nariman Point, Mumbai -400021 Tel:- 022-61884700. PUBLIC NOTICE FOR SALE BY E-AUCTION

IDFC FIRST Bank Limited (erstwhile IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) (erstwhile IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) POSSESSION NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Region Office Surat Dist. Region : 6th Floor, Baroda Sun Complex, Ghod Dod Road, Baroda-395007 Ph. No. : 0261-2294631. E-Auction Sale Notice for Sale of movable Assets/Vehicles

Table with columns: Sr. No., Name of the branch & name of the owner of the Property/vehicle, Details Of Property/Vehicle, Balance Outstanding (Rupees), Reserve Price /EMD Minimum / Bid increase Amount In Rs.

E - AUCTION DATE : 23/07/2024, AT 2:00 pm to 6:00 pm, Inspection Date : 17/07/2024 to 19/07/2024. TERMS & CONDITIONS: 1. The E-Auction is being held on "AS IS WHERE IS AND AS IS WHATEVERS BASIS". 2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.

Date : 22/06/2024 Authorised Officer, Bank Of Baroda

Bank of India Mundra Branch, Bhuj, Dist. Kutch. By Courier / Registered Post A/D Date: 18.05.2024. NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

Aadhar Housing Finance Ltd. Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069. Rajkot Branch: Office Number 204 to 208, 2nd Floor, The Imperia, off. Shubhas road, CWS No 14, CS No 3085, Opp: Shashtri Maidan, Panchnath Plot, Rajkot, Gujarat - 360001. APPENDIX IV POSSESSION NOTICE (for immovable property)

Bank of Baroda Bharuch Region Office : Sky Line Building, College Road, Bharuch Phone No. 02642 205034, 205035. Gold Auction Sale NOTICE Auction Date : 23.07.2024

Table with columns: Sr. Branch & Auction Place, Date of Loan & Loan A/c Number, Name and Address of the borrower

The Auction shall be subject to the terms and conditions of the sale stipulated by the Bank, a copy of which shall be displayed in the notice board of above mentioned Branch from 21.06.2024 to 22.07.2024 and interested parties may refer the same. A bidder participating in the auctioned shall be deemed to have knowledge of the aforesaid terms and conditions of sale.

Date : 22.06.2024 Place : Bharuch Authorised Officer, Bank of Baroda

AUCTION SALE NOTICE EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED. Regd. Office : Edelweiss House, 1st Floor Off CST Road, Kalina, Mumbai 400098. E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Table with columns: Loan A/c No./ Selling Institution, Name of Borrower/ Co-Borrower, Trust Name, Name of Bank & Branch, Account Number & IFSC Code, Total Outstanding Dues as on 20.06.2024, Reserve Price, EMD (Earnest Money Deposit), Date & Time of Auction, Status of Property

Table with columns: Loan A/c No./ Selling Institution, Name of Borrower/ Co-Borrower, Trust Name, Name of Bank & Branch, Account Number & IFSC Code, Total Outstanding Dues as on 20.06.2024, Reserve Price, EMD (INR), Date & Time of Auction, Type of Possession



PEGASUS

પેગાસસ એસેટ રિકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ

૫૫-૫૬, ૫ મે માળે, ફી પ્રેસ હાઉસ, નરીમાન પોઇન્ટ, મુંબઈ-૪૦૦ ૦૨ ૧, ફોન-૨૨-૬૧૮૮૪૭૦૦
ઈમેઇલ: sys@pegasus-arc.com યુઆરએલ: www.pegasus-arc.com

ઈ-હરાજીથી વેચાણ માટે જાહેર નોટિસ

૫ સિક્ક્યોરિટી ઈન્વેસ્ટમેન્ટ એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્ક્યોરિટી ઈન્વેસ્ટમેન્ટ એક્ટ ૨૦૦૨ ને ૫ સિક્ક્યોરિટી ઈન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ ના નિયમ ૮ અને ૯ની જોગવાઈ સાથે વંચાણે લેવા હેઠળ સ્થાવર મિલકતનું વેચાણ

આથી અને જાહેર જનતાને અને નીચે જણાવેલ દેવાદાર(રો), સહ દેવાદારો અને ગિરવેદાર(રો) નો નોટિસ આપવામાં આવે છે કે નીચે વર્ણવેલ સ્થાવર મિલકતો સિક્ક્યોર્ડ લેણદાર પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ જે પેગાસસ ગ્રુપ થર્ટી નાઈન ટ્રસ્ટ-૧ (પેગાસસ)ના ટ્રસ્ટી તરીકે કામ કરે છે તેની પાસે ગિરવેચાર્જમાં મૂકેલ છે, જેમને આરબીએલ બેંક લિ.ના નીચે જણાવેલ દેવાદારના અંડરલાઈગ સિક્ક્યોરિટીઝ, હિતો સહિત, અધિકારો સહિત સરફેસી એક્ટ ૨૦૦૨ની જોગવાઈ મુજબના તા.૩૧/૦૩/૨૦૨૧ના રોજ થયેલા એસાઈનમેન્ટ એક્ટીમેન્ટ દ્વારા મેળવી લીધા હતા તે મિલકતનું વેચાણ સરફેસી એક્ટ ૨૦૦૨ની અને તેની હેઠળના નિયમોની જોગવાઈ મુજબ જેમ છે ત્યાં છે, 'જે છે તેમ છે' અને 'જે છે તે છે'ના ધોરણે તમામ જાણીતા અને અજાણ્યા બોજા સાથે તા.૧૧-૦૭-૨૦૨૪ના રોજ થશે.

નીચે જણાવેલ મિલકતનો ફિઝિકલ કબજો પેગાસસના અધિકૃત અધિકારી દ્વારા સરફેસી એક્ટ ૨૦૦૨ની અને તેની હેઠળના નિયમોની જોગવાઈ મુજબ ૨૯-૦૪-૨૦૨૩ના રોજ લેવામાં આવ્યો છે.

હરાજીની વિગતો નીચે મુજબ છે:

દેવાદાર(રો), સહ-દેવાદાર(રો) અને ગિરવેદાર(રો)નું નામ	અ) શ્રી વિવેક ગોપે સૈનાની બ) શ્રીમતી દિવ્યા વિવેક સૈનાની
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જેના માટે બાકી નીકળતી લોન રકમ માટે જે સુરક્ષિત સંપત્તી વેચવામાં આવશે	તા.૧૦/૦૮/૨૦૨૧ મુજબ ૧,૩૩,૦૫,૯૨૨.૫૦ (અંકે રૂપિયા એક કરોડ તેંત્રીસ લાખ પાંચ હજાર નવસો બાવીસ અને પૈસા પચાસ પૂરા) વત્તા તા.૧૧/૦૮/૨૦૨૧ થી તે (સરફેસી કાયદાના સેક્શન ૧૩(૨) હેઠળની નોટિસ મુજબ) પૂરેપૂરી ચૂકવણી સુધીની તારીખ સુધી થતી તેના પર કરાર મુજબનું ચડત વ્યાજ, કિંમત, ચાર્જિસ અને ખર્ચ સહિતની રકમ [તા.૧૩-૦૨-૨૦૨૪ મુજબ રૂ.૧,૯૦,૭૨,૫૭૬.૮૮ (અંકે રૂપિયા એક કરોડ નેવું લાખ બોતેર હજાર પાંચસો છોતેર અને પૈસા અઠ્ઠઠવાસી પૂરા) વત્તા તા.૧૪-૨-૨૦૨૪થી પૂરેપૂરી ચૂકવણી અને વસૂલાતની તારીખ સુધી થનાર કરાર મુજબનું ચડત વ્યાજ, કિંમત, ચાર્જિસ અને ખર્ચ સહિતની રકમ]
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જે સ્થાવર મિલકત, વેચાણ થઈ તે માટે સિક્ક્યોર્ડ મિલકતનું વર્ણન	ગિરવે રાખનાર : શ્રી વિવેક ગોપે સૈનાની અને શ્રીમતી દિવ્યા વિવેક સૈનાની દ્વારા ફ્લેટ નં. ૪૦૧ (૪થો અને ૫મો માળ), માપણી ૩૪૮૮ ચો.ફીટ, એલિસિયમ, પ્લોટ નં. ૩૦, સુવર્ણપુરી સોસાયટી, ચીકુવાડી, મોજે જેતલપુર, અલકાપુરી, વડોદરા-૩૯૦૦૦૭. સીમાઓ આ મુજબ છે: ઉત્તર તરફ: માર્જિન પછી સોસાયટીનો ૩૦ ફીટ રોડ, પૂર્વ તરફ: માર્જિન પછી સબપ્લોટ નં. ૨૯, પશ્ચિમ તરફ: પેન્ટ હાઉસ ફ્લેટ નં. ૪૦૨, દક્ષિણ તરફ: માર્જિન પછી સબપ્લોટ નં. ૩૫
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સરસાઈ આઈડી	સિક્ક્યુરિટી આઈડી- ૪૦૦૦૨૧૩૪૭૫૯૯ એસેટ આઈડી- ૨૦૦૦૨૧૩૦૧૭૬૦
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જેનાથી ઓછી કિંમતે સિક્ક્યોર્ડ એસેટ નહીં વેચાય તે રિઝર્વ કિંમત (રૂ.માં)	રૂ.૯૭,૨૦,૦૦૦/- (અંકે રૂપિયા સત્તાણું લાખ વીસ હજાર પૂરા)
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અર્નેસ્ટ મની ડિપોઝીટ	રૂ.૯,૭૨,૦૦૦/- (અંકે રૂપિયા નવ લાખ બોતેર હજાર પૂરા)
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મિલકત પર કોઈ દાવો હોય અને કોઈ અન્ય લેણું સિક્ક્યોર્ડ લેણદારની જાણમાં હોય અને વેલ્યુ	ખબર નથી.
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મિલકતનું નિરીક્ષણ	૦૨-૦૭-૨૦૨૪ સવારે ૧૧.૦૦ થી બપોરે ૦૧.૦૦ વાગ્યા સુધી.
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સંપર્ક માટે વ્યક્તિ અને ફોન નં.	શ્રી ધીમંત શાહ-મો. ૯૩૨૦૩૧૭૭૪૪ શ્રી. પી. એસ. રવિન્દ્રનાથ-૯૮૨૧૨૩૮૩૬૯ શ્રી દેવાંગ ખીરા-૯૬૧૯૪૨૨૨૦૯
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બીડ જમા કરાવવાની છેલ્લી તારીખ	૧૦-૦૭-૨૦૨૪ બપોરે ૦૪.૦૦ સુધી
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બીડ ખોલવાનો સમય અને સ્થળ	૧૧-૦૭-૨૦૨૪ ના રોજ બપોરે ૦૩:૦૦થી ૦૫:૦૦માં વેબસાઈટ (https://sarfaesi.auctiontiger.net) દ્વારા ઈ-હરાજી બીડિંગ
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આ પ્રકાશન ઉપરોક્ત દેવાદાર/સહ-દેવાદાર/ગીરવેદાર/જામીનદાર માટે ૫ સિક્ક્યોરિટી ઈન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ના નિયમ ૮ અને ૯ હેઠળ પંદર (૧૫) દિવસની નોટિસ પણ છે.

બીડ જમા કરાવતા પહેલા વેચાણનાં વિગતવાર નિયમો અને શરતો માટે મહેરબાની કરીને સિક્ક્યોર્ડ લેણદારની વેબસાઈટ એટલે કે <http://www.pegasus-arc.com/assets-to-auction.html> પર અથવા <https://sarfaesi.auctiontiger.net> અથવા સર્વિસ પ્રોવાઈડર મે. ઈ-પ્રોક્યોરમેન્ટ ટેકનોલોજિસ લિ. ઓફશન ટાઈગર. બીડર સહાય મોબાઈલ નંબર: +૯૧ ૯૨૬૫૫૬૨૨૨૧ અને ૯૩૭૭૫૧૯૭૫૪ ઈમેઇલ: ramprasad@auctiontiger.net શ્રી રામપ્રસાદ મો. +૯૧ ૯૦૦૦૨૩૨૯૭, ઈમેઇલ: support@auctiontiger.net.

સ્થળ: વડોદરા તા. ૨૨-૦૬-૨૦૨૪
અધિકૃત અધિકારી
પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ
(ટ્રસ્ટી ઓફ પેગાસસ ગ્રુપ થર્ટી નાઈન ટ્રસ્ટ-૧)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **11/07/2024** for the mortgaged properties mentioned in the e-auction sale notice from **03:00 pm to 05:00 pm**. with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard 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 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 : ramprasad@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. 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.
6. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
7. **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.

8. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
9. Bids shall be submitted through Offline/Online in the prescribed format with relevant details.
- 10. The reserve price of the auction properties are as follows:- Rs. 97,20,000/- (Rupees Ninety-Seven Lakhs Twenty Thousand Only)**
- 11. The Earnest Money Deposit of the auction properties are as follows:- Rs. 9,72,000/- (Rupees Nine Lakhs Seventy-Two Thousand Only)**
12. 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/RTGS drawn in favor of Pegasus Group Thirty Nine Trust I, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 409819116154 Account Name: - Pegasus Group Thirty Nine Trust I, Bank Name: M/s RBL Bank Ltd., Nariman Point Branch, IFSC Code: RATN0000155.**
13. 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).**
14. The successful bidder shall be deemed to purchase the property with full knowledge and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of Competent Authority if required. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (12). 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.
15. 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 without any notice and the property shall be resold.
16. The EMD of the unsuccessful bidders will be returned on 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.
17. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.

18. 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.
19. 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.
20. 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.**
21. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned in the **public notice dated 22/06/2024.**
22. **This publication is also a 15 days' notice to the borrowers/co-borrowers/mortgagors under Rules 8 and 9 of The Security Interest (Enforcement) Rules, 2002.**
23. The sale is subject to "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities.

Further enquiries may be clarified with the Authorized Officer, Mr. Dhimant Shah at the Office:-Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Email: dhimant@pegasus-arc.com, ravendernath@pegasus-arc.com, devang@pegasus-arc.com Contact Nos.: 9320317744, 9821238369 and 9619422209

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: 25/06/2024

Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Thirty Nine Trust 1)

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 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: _____

DECLARATION

Re: Source of funds

I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **11/07/2024** in the matter of **Mr. Vivek Gope Sainani** are from genuine personal/business sources.

I/we hereby further declare that the said funds do not originate from any unlawful source and are in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.

I 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.

Yours truly,

Affidavit cum Declaration

I/ We, M/s. _____ through its Authorized representative
_____ R/o _____ do hereby solemnly swear and affirm:

1. That we are not undischarged insolvent.
2. That we are not a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
3. That none of my account or account of any corporate entity under my management or control is classified as Non-Performing Asset in accordance with guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force;
4. That we have not been convicted for any offence punishable under any law for the time being in force;
5. That we are not disqualified to act as a director under the Companies Act, 2013;
6. That we are not related/associated with **Mr. Vivek Gope Sainani** or with its partners in any manner whatsoever.
7. That no insolvency under the Insolvency and Bankruptcy Code, 2016 is contemplated or pending against us before any of the NCLT.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-7 of this affidavit to be true and correct.

Deponent