

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor Free Press House Nariman Point,
Mumbai - 400021 Tel: -022-61884700

Email: 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 – 2 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Ratnakar Bank Limited (RBL Bank Ltd.)** vide Assignment Agreement dated 30/09/2021 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 **22/02/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **22/07/2023** under the provisions of the SARFAESI Act and Rules thereunder.

The details of the E-Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):	a) Mukesh Muljibhai Parmar (Borrower) b) Nayna Mukeshbhai Parmar (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 92,29,497.01/- (Rupees Ninety-Two Lakhs Twenty-Nine Thousand Four Hundred Ninety-Seven and Paise One) as of 03/09/2021 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 04/09/2021 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mukesh Muljibhai Parmar & Nayna Mukeshbhai Parmar Residential property bearing Plot No. 84, admeasuring 104.91 sq. mtrs., along with 95.69 sq. mtrs. in the society known as “Diwali Baugh Society” situated at Revenue Survey No. 444, 452, 453 and 454 in the Town Planning Scheme no. 11, Final Plot No. 59, 81 and 45, paiki Final Plot No. 81, Mouje, Village: Adajan, City- Surat- 395 009 Bounded as under:- East- Plot No. 85, West- F. P. No. 75, North- Plot No. 83 and South- Society Road.
CERSAI ID:	Security Interest ID 400034948303 Asset ID 200034889769
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 80,19,000/- (Rupees Eighty Lakhs Nineteen Thousand Only)
Earnest Money Deposit (EMD):	Rs. 8,01,900/- (Rupees Eight Lakhs One Thousand Nine Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Electricity Bill as on 17/07/2023 Rs.25,662/- Society Dues as on Nov-23, Rs. 60,000/-
Inspection of Properties:	16/02/2024 between 3.00 pm to 5 p.m.
Contact Person and Phone No:	Mr. Nilesh More - 9004722468 & Mr. Dhimant Shah - 9320317744
Last date for submission of Bid:	21/02/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 22/02/2024 from 2.00 p.m. – 4 p.m.

This publication is also a thirty (30) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors 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.auctiontiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Place: Surat Pegasus Assets Reconstruction Private Limited
Date: 06.02.2024 (Trustee of Pegasus Group Thirty-Nine Trust – 2)

TATA CAPITAL HOUSING FINANCE LTD.
 Regd. Office : 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013. CIN No. U67190MH2008PLC187552.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
 (As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the **TATA Capital Housing Finance Limited**, 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 as below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken 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.

The borrower, 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 **TATA Capital Housing Finance Limited**, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.

The borrower's 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.

Loan A/c No.	Name of Obligor(s)/Legal Heir(s)/ Legal Representative(s)	Amount as per Demand Notice	Demand Notice Date of Possession	Possession Type
TCHHL02 16000100 084535	RAGHUNATH DASHRATHA PAGAR (Borrower), SUNANDA RAGHUNATH PAGAR (Co-Borrower)	Rs. 19,25,338/-	09-09-2023 02-02-2024	Symbolic Possession

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:
 All the piece & parcel of Immovable property bearing Plot No. 138 As Per K.J.P. admeasuring 40.18 sq. mts., & As Per Site admeasuring 40.13 sq. mts. i.e. 48 sq. yard., & Plot No. 139 As Per K.J.P. admeasuring 40.18 sq. mts., & As Per Site admeasuring 40.13 sq. mts. i.e. 48 sq. yard., Along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "GOKULDHAM LAKECITY", constructed on non-agricultural land for residential use bearing Block No. 149, Revenue Survey No. 81 Totally admeasuring 18312 sq. mts., Akar Rs. 26-62 Paisa, of Moje Village Sanki, Ta. Palsana, Dist. Surat.

Bounded as Follows:- East: Plot No. 168, 169, West: Adj. Society Road, North: Plot No. A138, 138, South: Plot No. 139, 140.

9991762	BHAGWANSINGH RAJPUT MANISHABEN RAJPUT (Co-Borrower)	Rs. 11,58,473/-	13-11-2023 02-02-2024	Symbolic Possession
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Description of the Secured Assets/Immovable Properties/Mortgaged Properties:
 All the rights, piece & parcel of Immovable property bearing Plot No. 205, area Admeasuring 54.66 Sq. Yard i.e. 45.70 Sq. Meters (after K.J.P. Block No. 155/B/205 And area Admeasuring 44.92 Sq. Meters) Along with 27.87 Sq. Meters undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHRIDDHAM ROW HOUSE", constructed on non-agricultural land for residential use bearing Revenue Survey No. 145, 146/2, 358/2, Block No. 155/B, Admeasuring He. 3-21-15 Sq. Meters Situate at Moje Village: Kareli, Taluka: Palsana, District: Surat of Gujarat.

Bounded as follows:- East: By Adj. Plot No. 206, West: By Adj. Plot No. 204, North: by Adj. Society Internal Road, South: by Adj. Plot No. 152

10334317 & TCHIN021600010 0123705 & TCHIN021600010 0117406 & 10332853	CHAMPAKUNWAR KALUSINGH DEVDA (Borrower), KALUSINGH MANOHAR-SINGH DEVDA & KALUSINGH M DEVDA (Co-Borrowers)	Rs.9,34,721/- & Rs.4,16,585/- & Rs.3,76,187/- & Rs.18,02,018/-	14-11-2023 02-02-2024	Symbolic Possession
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Description of the Secured Assets/Immovable Properties/Mortgaged Properties:
Property 1:- All the piece & parcel of Immovable property bearing Plot No. 58 As Per Site admeasuring 48 sq. yard. i.e., 40.19 sq. mts., Along with 23.64 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SHREE GANESH RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 114/2, Block No. 126 admeasuring He. 2-09 Aare 29 sq. mts. i.e., 20929 sq. mts., of Moje Village Kareli, Ta: Palsana, Dist: Surat. **Bounded As Follows:-** East: Society Road, West: Plot No. 53, North: Plot No. 57, South: Plot No. 59.

Property 2:- All the piece & parcel of Immovable property bearing Plot No. 59 As Per Site admeasuring 48 sq. yard. i.e., 40.19 sq. mts., Along with 23.64 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SHREE GANESH RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 114/2, Block No. 126 admeasuring He. 2-09 Aare 29 sq. mts. i.e., 20929 sq. mts., of Moje Village Kareli, Ta: Palsana, Dist: Surat. **Bounded As Follows:-** East: Society Road, West: Plot No. 52, North: Plot No. 58, South: Plot No. 60.

Property 3:- All the piece & parcel of Immovable property bearing Plot No. 60 As Per Site admeasuring 48 sq. yard. i.e., 40.19 sq. mts., Along with 23.64 sq. mts. Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SHREE GANESH RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 114/2, Block No. 126 admeasuring He. 2-09 Aare 29 sq. mts. i.e., 20929 sq. mts., of Moje Village Kareli, Ta: Palsana, Dist: Surat. **Bounded As Follows:-** East: Society Road, West: Plot No. 51, North: Plot No. 59, South: Plot No. 61.

TCHIN021600 00100117144 & 10143877	GHANSHYAM VORARAM SOLANKI (Borrower), GITA GHANSHYAM SOLANKI (Co-Borrower)	Rs.2,47,303/- & Rs.8,34,164/-	14-11-2023 02-02-2024	Symbolic Possession
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Description of the Secured Assets/Immovable Properties/Mortgaged Properties:
 All the piece & parcel of Immovable property Flat No. K/403 on the 4th floor admeasuring 368.99 sq. feet i.e. 34.28 sq. mts. i.e. 40.99 sq. yard as per Built up area, along with 7.59.30 sq. mts. undivided share in the land & 1.74.95 sq. mts. undivided share in the land of C.O.P. & 8.30.17 sq. mts. undivided share in the land of Parking & 1.83.34 sq. mts. Undivided share in the Road of "DHIRAJ RESIDENCY", As per Passing Plan Building- A/3 Type (As Per Site Building -D) K-Block, constructed on non-agricultural land for residential use bearing Revenue Survey No. 65/1, Block No. 61, T.P. Scheme No. 69 (Godadara-Dindoli), Final Plot No. 2, of Moje Godadara, City of Surat. **Bounded As Follows:-** East: Adj. Block No. 63, West: Adj. Road, North: Adj. B Type Building, South: Adj. Block No. 68.

TCHHF021600 00100074940	RAJARAMBHAI SITARAMBHAI RAM (Borrower), BHAGRATIDEVI RAJARAM RAM (Co-Borrower)	Rs. 15,34,095/-	15-11-2023 02-02-2024	Symbolic Possession
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Description of the Secured Assets/Immovable Properties/Mortgaged Properties:
 All the piece & parcel of Immovable property Shop No. 9 on the Ground Floor admeasuring 22.48 sq. mts. Built up area, Along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "PRAMUKH HEIGHTS, Building No. C", constructed on non-agricultural land for residential use bearing Block No. 450-3, Block No. 739 admeasuring 9106 sq. mts., T. P. Scheme No. 66 (Kosad-Variyav), Final Plot No. 201 admeasuring 6374 sq. mts., of Moje Village Kosad, Ta: Surat City, City Survey No. Gujarat. **Bounded As Follows:-** East: Adj. Building No. D, West: Adj. Building No. B, North: Adj. Road, South: Adj. Open Space.

TCHIN021600 0100086510 & 10083429	SANDIP SATYANARAYAN VISHWAKARMA (Borrower), GEETABEN SANDIPBHAI VISHWAKARMA & AMITKUMAR R VIVAKARAM (Co-Borrowers)	Rs.3,54,688/- & Rs.6,60,311/-	15-11-2023 02-02-2024	Symbolic Possession
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Description of the Secured Assets/Immovable Properties/Mortgaged Properties:
 All the piece & parcel of Immovable property bearing Open Plot No. 92 (As Per K.J.P. Block No. 370/2/92) admeasuring 48 sq. yard i.e., 40.15 sq. mts., Along with 40.46 sq. mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "RAHI TOWNSHIP PART-2", constructed on non-agricultural land for residential use bearing Khata No. 675, Revenue Survey No. 136, 138, Block No. 370 Paiki 2 admeasuring He. Are. 0-96-41 sq. mts. i.e., 9641 sq. mts., of Moje Village Kareli, Ta: Palsana, Dist: Surat. **Bounded As Follows:-** East: Plot no. 77, West: Adj. Society Road, North: Plot No. 93, South: Plot No. 91.

TCHIN021600 0100136879 & 10203373	YOGENDRA RAKHSA SAINI (Borrower), SUSHILABEN YOGENDRA SAINI (Co-Borrower)	Rs.4,80,498/- & Rs.9,17,958/-	15-11-2023 02-02-2024	Symbolic Possession
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Description of the Secured Assets/Immovable Properties/Mortgaged Properties:
 All the piece & parcel of Immovable property bearing As Per Passing Plan Plot No. 345 (As Per Site Plot No. 337/A) As Per K.J.P. admeasuring 40.18 sq. mts., & As Per Site admeasuring 40.13 sq. mts. i.e. 48 sq. yard, Along with 24.97 sq. mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "GOKULDHAM RESIDENCY", constructed on non-agricultural land for residential use bearing Block No. 284, Revenue Survey No. 359/1, 360, 360/1B, Revised No. 36 admeasuring 33059 sq. mts., of which Akar is Rs. 3300/77 Paisa, of Moje Village Talithiya, Ta: Palsana, Dist: Surat. **Bounded As Follows:-** East: Adj. Society Road, West: Plot No. 261/A, North: Plot No. 338, South: Plot No. 337.

TCHHL02160 00100074507	MEHULKUMAR JASHBHAI PATEL (Borrower), URVIBEN MEHULKUMAR PATEL (Co-Borrower)	Rs. 13,20,552/-	16-11-2023 02-02-2024	Symbolic Possession
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Description of the Secured Assets/Immovable Properties/Mortgaged Properties:
 All the piece & parcel of Immovable property bearing Flat No. E-104 on the 1st floor of Building No. "E" of which area as per Real Estate Regulation Act-2016, admeasuring is 39.56 sq. mts. As per Carpet Area, & 43.10 sq. mts. As per Built Up Area, along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SANSKRUTI RESIDENCY", constructed on non-agricultural land for Commercial cum residential use bearing Revenue, Survey No. 482-1, 482-3 & 482-4, Revenue Block No. 780 admeasuring He. 0-31-37 sq. mts. T. P. Scheme No. 66 (Kosad-Variyav), Final Plot No. 239, 240 & 241 totally admeasuring 2199 sq. mts. Paiki 1952.12 sq. mts. For residential use, & 246.88 sq. mts. For commercial use, at Moje: Kosad, City of Surat, Gujarat. **Bounded As Follows:-** East: Adj. F.P. No. 243, West: Adj. F.P. No. 242, North: Adj. T.P. Road, South: Adj. F.P. No. 242.

Date : 02.02.2024
 Place : Surat
 Sd/- Authorized Officer
 For Tata Capital Housing Finance Limited

PHYSICAL POSSESSION NOTICE



Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No 1 Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604

Whereas

The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower 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 the below-mentioned dates. The borrower 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 ICICI Bank Limited.

Sr. No.	Name of the Borrower/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	M/s. Blue Aqua/ Mr. Himashu Zaverbhai Patel/ Mr. Zaverbhai Maganbhai Patel/ Mr. Mayur Zaverbhai Patel/ Mr. Jenish Himanshu Patel/ Mrs. Bhanuben Zaverlal Patel/ Mr. Himashu Zaverbhai Patel/ 4272050000126 & 427250000002	Flat No. E-1001, 10th Floor, Celestial Dreams, Building No. E, Behind South Gujarat University, Canal Road Area, Final Plot No. 3Paiki Sub-Plot-"A", T. P. Scheme No. 5(Vesu-Bhimrad), Revision Revenue Survey No. 140/Paiki 1, 140/Paiki 2, 140/Paiki 3, 140/Paiki 4, 140/Paiki 5, 140/Paiki 6, 140/Paiki 7 & 140/Paiki 8, (Old Survey No. 151), Moje Village Vesu, Taluka Surat City (Majura), Registration Sub-District Surat City-1(Athwa), District Surat, Gujarat/ February 04, 2024	July 20, 2023 Rs. 1,02,10,494.00/-	Surat

The above-mentioned borrower(s)'s guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date : February 06, 2024
 Place : Surat

Authorized Officer
 ICICI Bank Limited

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
 55-56, 5th Floor Free Press House Nariman Point, Mumbai - 400021 Tel: 022-61884700
 Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitisation 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 – 2 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank Limited (RBL Bank Ltd.) vide Assignment Agreement dated 30/09/2021 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 22/02/2024.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 22/07/2023 under the provisions of the SARFAESI Act and Rules thereunder.

The details of the E-Auction are as follows:	
Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):	a) Mukesh Muljibhai Parmar (Borrower) b) Nayna Mukeshbhai Parmar (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 92,29,497.01/- (Rupees Ninety-Two Lakhs Twenty-Nine Thousand Four Hundred Ninety-Seven and Paise One) as of 03/09/2021 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 04/09/2021 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mukesh Muljibhai Parmar & Nayna Mukeshbhai Parmar Residential property bearing Plot No. 84, admeasuring 104.91 sq. mtrs., along with 95.69 sq. mtrs. in the society known as "Divali Baugh Scheme" situated at Revenue Survey No. 444, 452, 453 and 45 in the Town Planning Scheme no. 11, Final Plot No. 59, 81 and 45, paiki Final Plot No. 81, Moje, Village: Adajan, City: Surat- 395 009 Bounded as under- East: Plot No. 85, West: F. P. No. 75, North- Plot No. 83 and South- Society Road.
CERSAI ID:	Security Interest ID 400034948303 Asset ID 200034898769
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 80,19,000/- (Rupees Eighty Lakhs Nineteen Thousand Only)
Earnest Money Deposit (EMD):	Rs. 8,01,900/- (Rupees Eight Lakhs One Thousand Nine Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Electricity Bill as on 17/07/2023 Rs.25,662/- Society Dues as on Nov/23, Rs. 60,000/-
Inspection of Properties:	16/02/2024 between 3.00 pm to 5 p.m.
Contact Person and Phone No:	Mr. Nilesh More - 9004722468 & Mr. Dhimant Shah - 9320317744
Last date for submission of Bid:	21/02/2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 22/02/2024 from 2.00 p.m. – 4 p.m.

This publication is also a thirty (30) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors 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.auctiontiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetye@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER

Place: Surat
 Date: 06.02.2024
 Pegasus Assets Reconstruction Private Limited
 (Trustee of Pegasus Group Thirty-Nine Trust – 2)

Banco Products (India) Limited
 Bil, Near Bhaili Railway Station, Padra Road, Vadodara - 391 410.
 Phone No. (0265) 2318226
 E-Mail: investor@bancoindia.com • Website: www.bancoindia.com
 CIN : L51100GJ1961PLC001039

NOTICE

Notice is hereby given that in terms of applicable provisions of the Companies Act, 2013 and the Listing Regulations, the Company has fixed Friday, 16th February, 2024 as the Record Date to determine shareholders entitled to receive the Interim Dividend, for the financial year ending on 31.03.2024 declared by the Board of Directors at their meeting held on 05.02.2024.

TDS on Dividend:

In accordance with the prevailing provisions of the Income Tax Act, 1961, the Company would be required to deduct tax at source ("TDS") at the prescribed rates on the dividend paid to its shareholders after 1st April, 2020. The TDS rate would vary depending on the residential status of the shareholder and the documents submitted by them and accepted by the Company. Therefore, the members are requested to update their PAN and upload applicable documents, to avoid deduction of tax at higher rate by complying with the process mentioned hereunder or by way of email to the Company or its Registrar and Transfer Agents as per the Email Ids provided.

Members are requested to email the applicable documents such as Form 15G/15H, documents u/s. 196, 197A, FPI Registration Certificate, Tax Residency Certificate, Lower Tax Certificate and upload applicable documents such as Form 15G/15H, documents u/s. 196, 197A, FPI Registration Certificate, Tax Residency Certificate, Lower Tax Certificate at bandcodivtax@linkintime.co.in, taxation@bancoindia.com, tds@bancoindia.com latest by 15th February, 2024, in order to enable the Company to determine the appropriate TDS / withholding tax rate applicable. Form 15G/15H are also available at - http://mail.bancoradiator.com/upload/form_15g.pdf
http://mail.bancoradiator.com/upload/form_15h.pdf

Non Resident Indians (NRI) are requested to download and open in Acrobat Reader the form of Indian Withholding Tax declaration for F.Y. 2023-24 from the link at - http://mail.bancoradiator.com/upload/form-indian_withholding_tax_declaration.pdf and shall submit the same to the Company by way of email to the Company at bandcodivtax@linkintime.co.in, taxation@bancoindia.com, tds@bancoindia.com in addition to their Tax Residency Certificate latest by 15th February, 2024.

Further this notice is available on website of the Company i.e. www.bancoindia.com and website of stock exchanges i.e. www.bseindia.com and www.nseindia.com

For Banco Products (India) Limited

Place : Bil
 Date : 05.02.2024
 Sd/-
 Company Secretary

PUBLIC NOTICE

NOTICE is hereby given to the public at large and all those concerned that, Vish Wind Infrastructure LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 having its LLPIN: AAA-1760 and having its Business Office at 1102-2, 11th floor, Fortune Terrace, New Link road, Andheri West, Mumbai 400 053 ("LLP") has represented to our client that all those pieces or parcels of leasehold lands of Govt. of Gujarat in various villages of Taluka Nakhatrana of the Registration District Kutch and Sub-District of Nakhatrana in the State of Gujarat and more particularly described herein below in the Schedule I & II ("said Lands") are presently occupied and possessed by the LLP, in its capacity of "the Lessee" or "the Sub-Lessee". The title deeds and other documents as mentioned in the Schedule I & II in respect of the said Lands are lost/ misplaced and are not traceable despite of sincere efforts. At the request of YES Bank Limited ("Client") we are issuing this public notice. The LLP has further represented that the said Lands occupied by the LLP are free from all encumbrances and charges (save and except mortgage of YES Bank Limited which is mortgaged / to be mortgaged) and has demanded Certificate pertaining to any claim or otherwise on its said Lands from us. If any person/s finds or has found the Title Deeds is requested to kindly return the same to the undersigned at the office address mentioned below.

Any person other than the owner/Lessor, Lessee or Sub-Lessee of the said Lands having any right, claim, share, power, authority, right as mortgagee, easements of water and/or road or right of sale, inheritance, mortgage, as developers, project consultants, organizers, builders, financiers or trust or right or share or interest of any other nature should notify their right, claim, interest in respect of the said Lands to us in writing at the office address mentioned below along with all supporting documents to substantiate the claim, within a period of 7 (Seven) days from the date of issue of this public notice, failing which in doing so within the stipulated time, Certificate pertaining to any claim will be issued considering that no one else has any right, claim, interest, share in the said Lands and if there be any, the same are willingly and intentionally waived and thereafter no one's claim or dispute in respect of the said Lands will be considered.

Schedule I – (Description of the said Land along with list of Title Deeds):

All that piece and parcel of leasehold land situated at Village Kadiyanana, Village Moray, Village Ratadiya, Village Ugedi & Village Netra Taluka Nakhatrana, Registration District Kutch and Sub-District Nakhatrana being:
 (i) Old Survey No. 115 Paiki (Promulgated New Survey Nos. 213, 123, 131, 169, 173, 193 and 205) adm. 03-50-00 Hectare, situate at Village Kadiyanana

Title Deeds: a. Original Order No. JMN /2 /Vashi /1391 /2012 dated 01.05.2012 passed by the District Collector, Kutch;
 b. Copy of Possession Receipt dated 07.05.2012 signed by the Circle Officer and the Company in the presence of Mamlatdar, Nakhatrana;

Title Deeds: a. Original Order No. JMN /2 /Vashi /1393/ 2012 dated 01.05.2012 passed by the District Collector, Kutch;
 b. Copy of Possession Receipt dated 07.05.2012 signed by the Circle Officer and the Company in the presence of Mamlatdar, Nakhatrana;

Title Deeds: a. Original Order No. JMN /2 /Vashi /1107/2012 dated 16.03.2012 passed by the District Collector, Kutch;
 b. Original Possession Receipt dated 17.03.2012 signed by the Circle Officer and the Company in the presence of Mamlatdar, Nakhatrana;

Title Deeds: a. Original Order No. JMN /2 /Vashi /1107/2012 dated 16.03.2012 passed by the District Collector, Kutch;
 b. Original Possession Receipt dated 17.03.2012 signed by the Circle Officer and the Company in the presence of Mamlatdar, Nakhatrana;

Title Deeds: a. Original Order No. JMN /2 /Vashi /1107/2012 dated 16.03.2012 passed by the District Collector, Kutch;
 b. Original Possession Receipt dated 17.03.2012 signed by the Circle Officer and the Company in the presence of Mamlatdar, Nakhatrana;

Title Deeds: a. Original Order No. JMN /2 /Vashi /1107/2012 dated 16.03.2012 passed by the District Collector, Kutch;
 b. Original Possession Receipt dated 17.03.2012 signed by the Circle Officer and the Company in the presence of Mamlatdar, Nakhatrana;


Title Deeds: a. Original Order No. JMN /2 /Vashi /1107/2012 dated 16.03.2012 passed by the District Collector, Kutch;
 b. Original Possession Receipt dated 17.03.2012 signed by the Circle Officer and the Company in the presence of Mamlatdar, Nakhatrana;

Title Deeds: a. Original Order No. JMN /2 /Vashi /1107/2012 dated 16.03.2012 passed by the District Collector, Kutch;
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 b. Original Possession Receipt dated 17.03.2012 signed by the Circle Officer and the Company in the presence of Mamlatdar, Nakhatrana;

Title Deeds: a. Original Order No. J

	પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ ૫૫-૫૬, પાંચમા માળે, ફ્રી પ્રેસ હાઉસ, નવીમાન પોર્ટન્ટ, મુંબઈ - ૪૦૦૦૨૧ ફોન નં. (૦૨૨) ૬૧૮૮૪૭૦૦ ઈમેઇલ : sys@pegasus-arc.com યુઆરએલ: www.pegasus-arc.com
	ઈ-ઓક્શન માટે જાહેર નોટીસ
	<p>સિક્યુરિટીઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્વેસ્ટમેન્ટ્સ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઈન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ ૨૦૦૨ (રૂલ્સ)ના રૂલ ૮ અને ૯ ને વંચાણે લીધા બાદ ગીરો મુકવામાં આવેલી સ્થાવર મિલકતોના ઈ - ઓક્શન સેલ માટેની નોટીસ આથી જાહેર જનતાને તથા દેવાદાર,સહ-દેવાદાર અને ગીરોમુકનારને ખાસ નોટીસ આપવામાં આવે છે કે નીચે જણાવેલી સ્થાવર મિલકત સલામત ધિરાણકર્તા પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ જે પેગાસસ ગ્રૂપ થર્ટી નાઇન ટ્રસ્ટ ૨ (પેગાસસ)ના ટ્રસ્ટી તરીકે કામ કરે છે તેમની પાસે રત્નાકર બેંક લિમિટેડ (આરબીએલબેંક લિ.) ના દેવાદારોની ગીરો મિલકત અને તેમની પાસેથી લેણી રકમ વસુલવાના સરકારી એક્ટ, ૨૦૦૨ની જોગવાઈ મુજબનું તા.૩૦/૦૯/૨૦૨૧ના રોજ થયેલા એસાઈએમ્એન્ટ એગ્રીમેન્ટ છે. જે મુજબ સરકારેસી એક્ટ, ૨૦૦૨ની જોગવાઈ હેઠળ નીચે જણાવેલી ગીરો મિલકતનું વેચાણ ' જેમ છે જયાં છે,' ' જે છે તેમ છે' અને ' ગમે તે ત્યાં છે ' ના જાણીતા તથા અજાણ્યા બોજા તા.૨૨/૦૨/૨૦૨૪ સુધીના સાથે ધોરણે થનાર છે. પેગાસસના અધિકૃત અધિકારીએ નીચે જણાવેલી ગીરો મિલકતનો વાર્તાવિક કબજો સરકારેસી એક્ટની જોગવાઈ મુજબ તા.૨૨/૦૭/૨૦૨૩ના રોજ લીધો હતો.</p> <p>ઈ-ઓક્શનની વિગતો નીચે મુજબ છે</p>
દેવાદાર/સહદેવાદાર/ ગીરોદારના નામ :	ઓ) મુકેશ મુળજીભાઈ પરમાર (દેવાદાર) બી) નયના મુકેશભાઈ પરમાર (સહ-દેવાદાર)
જે ગિરો મિલકત વેચાણ માટે મુકનાર છે તેની કુલ બાકી રકમ :	રૂ.૬૨,૨૬,૪૯૭.૦૧ (રૂપિયા બાણું લાખ ઓગણત્રીસ હજાર ચારસો સત્તાણું અને એક પૈસા પુરા) તા.૦૩/૦૯/૨૦૨૧ સુધી વત્તા તેના પર કરાર મુજબનું ચડત વ્યાજ,કિંમત,ખર્ચ સહિતની રકમ તથા તા.૦૪/૦૯/૨૦૨૧ થી ચડત વ્યાજ,ખર્ચ અને કિંમત પુરી ચુકવણી થાય ત્યાં સુધીનું.
સુરક્ષિત ગીરો મિલકતનું વર્ણન :	મિલકત ગીરો મુકનાર: મુકેશ મુળજીભાઈ પરમાર અને નયના મુકેશભાઈ પરમાર રહેણાંક મિલકત પ્લોટ નં.૮૪,ક્ષેત્રફળ ૧૦૪.૯૧ ચો.મી.ની સાથે ૯૫.૬૯ ચો.મી. ‘‘ દિવાળી બાગ સોસાયટી’’ની અધિભાજિત જમીનનો ભાગ,રે.સ.નં.૪૪૪,૪૫૨,૪૫૩ અને ૪૫૪,ટીપી સ્કીમ નં.૧૧,ફાઇનલ પ્લોટ નં.૫૯,૮૧ અને ૪૫ પૈકી,ફાઇનલ પ્લોટ નં.૮૧,મોજે ગામ અડાજણ ,સુરત સીટી,સુરત - ૩૯૫૦૦૯ સીમા : પૂર્વ - પ્લોટ નં.૮૫, પશ્ચિમે : ફા.પ્લોટ નં.૭૫, ઉત્તરે : પ્લોટ નં.૮૩ અને દક્ષિણે: સોસાયટીનો રોડ.
સીઈઆરએસએ આઈ આઈડી :	સિક્યુરીટી ઈન્વેસ્ટમેન્ટ આઈડી : ૪૦૦૦૩૪૯૪૮૩૦૩ એસેટ આઈડી - ૨૦૦૦૩૪૮૮૯૭૬૯
અનામત કિંમત જેનથી ઓછામાં વેચાણ નહીં થાય :	રૂ.૮૦,૧૯,૦૦૦/- (રૂપિયા એસી લાખ ઓગણિસ હજાર પુરા)
અર્નેસ્ટ મની ડીપોઝીટ:	૮,૦૧,૯૦૦/- (રૂપિયા આઠ લાખ એક હજાર નવસો પુરા)
સલામત ધિરાણકારની જાણમાં હોય એવા મિલકત સામેના જો કોઈ બાકી રકમના દાવાઓ :	ઇલેક્ટ્રીસીટી બીલ ૧૭-૦૭-૨૦૨૩-રૂ. ૨૫,૬૬૨/- સોસાયટી ના લેણા નવેમ્બર ૨૦૨૩-રૂ. ૬૦,૦૦૦/-
મિલકતનું નિરીક્ષણ :	૧૬-૦૨-૨૦૨૪ બપોરે ૩.૦૦ થી સાંજે ૫.૦૦ સુધી
સંપર્ક વ્યક્તિ :	શ્રી નિલેશ મોરે - ૯૦૦૪૭૨૨૪૬૮ શ્રી ધીમંત શાહ- ૯૩૨૦૩૧૭૭૪૪
બિડ રજુ કરવાની છેલ્લી તારીખ :	૨૧/૦૨/૨૦૨૪ના રોજ સાંજે ૦૪.૦૦ વાગ્યા સુધી
બીડ ખોલવાનો સમય અને સ્થળ:	ઈ- ઓક્શન/ બીડીંગ વેબ સાઈટ દ્વારા (https://sarfaesi.auctiontiger.net) તારીખ અને સમય : ૨૨/૦૨/૨૦૨૪ ના રોજ બપોરે ૨.૦૦ થી સાંજે ૪.૦૦
	આ નોટીસ ઉપર જણાવેલા દેવાદાર,સહ-દેવાદાર માટેની સિક્યુરીટી ઈન્વેસ્ટમેન્ટ(એન્ફોર્સમેન્ટ) રૂલ્સ,૨૦૦૨ના રૂલ ૮ અને ૯ હેઠળની ૧૫ દિવસ ની નોટીસ છે. વેચાણના નિયમો અને શરતોની વધુ વિગતવાર જાણકારી માટે કૃપયા સલામત ધિરાણકારની વેબસાઈટ http://www.pegasus-arc.com/assets-to-auction.html ની લીંકનો ઉપયોગ કરવો. જેને માટે આ વેબસાઈટ https://sarfaesi.auctiontiger.net ની મુલાકાત લેવી અથવા સર્વિસ પ્રોવાઈડર મે.ઈ પ્રોક્યોરમેન્ટ ટેકનોલોજીસ લિ. ઓક્શન ટાઈમર,બિડર સપોર્ટ : મો.નં. +૯૧ ૯૨૬૫૫૬૨૮૨૧ અને ૯૩૭૪૫૧૯૭૫૪ ઈમેઇલ-vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, શ્રી રામ પ્રસાદ મો.નં. +૯૧ ૮૦૦૦૨૩૨૬૭ ઈમેલ : support@auctiontiger.netનો કોન્ટેક્ટ કરો. બીડ સબ્મીટ કરતા પહેલા.
સ્થળ : સુરત તારીખ : ૦૬.૦૨.૨૦૨૪	સહી/અધિકૃત અધિકારી પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ. (જે પેગાસસ ગ્રૂપ થર્ટી નાઇન ટ્રસ્ટ- રના ટ્રસ્ટી તરીકે કામ કરે છે.)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **22/02/2024** from **02.00 pm to 04.00 pm**. with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry with regard 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.
2. All persons participating in the E-Auction should submit his/her/their sufficient and acceptable proof of his/her/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 bidding.
3. Prospective bidders may avail online training from the website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support Nos.:079-68136805/68136837 Mob. : +919265562818, +919265562821, +919265562819, +919978591888 & +91 9374519754, Email: Vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, 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 and Pegasus 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.(Details of bidder form is annexed herewith as **(Annexure-I)** and Declaration by bidders **(Annexure-II)**. In addition to the above, the copy of Pan card, Aadhar card, Address proof,in case of the company, copy of board resolution passed by board of directors of company needs to submitted by the bidder).
7. **Intending Bidders shall deposit the aforesaid EMD 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 2 payable at Mumbai or EMD can also be paid by way of RTGS / NEFT/Fund Transfer to the credit of A/c no. 409819116155, A/c Name: - Pegasus Group Thirty Nine Trust 2, RBL Bank Limited, Nariman Point, Mumbai, MICR Code 400176023, 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 Five Lakhs).
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately (i.e. on the same day or not later than next working day) on closure of e-auction sale proceedings 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 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.

12. 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.
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, and the conditions mentioned in the public notice dated 06/02/2024
17. The sale is subject to "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities.
18. **This publication is also a 30 days' notice to the aforementioned borrowers/guarantors under Rule 8 of The Security Interest (Enforcement) Rules, 2002.**
19. Further enquiries may be clarified with Officer, Mr. Dhimant Shah and the Authorized

Officer, Mr. Nilesh More 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 & nilesh@pegasus-arc.com, Contact: Mr. Dhimant Shah-9320317744 and Mr. Nilesh More- 9004722468

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: Surat

Date: 06/02/2024

Pegasus Assets Reconstruction Private Limited

(Trustee of Pegasus Group Thirty Nine Trust –2)

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

eMail ID

[www.sagepub.com/journalsPermissions.nav](#)

Yes

No

/

/

Amount In Figure

Amount in Word

Name & Signature

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: _____