

**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 E-AUCTION****E-auction Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 8 (6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor that the below described secured asset mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having being assigned the dues 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 SARFAESI Act, 2002.

The Authorized Officer of Pegasus had taken over the physical possession of the below mentioned property on 17/08/2021 under the provisions of the SARFAESI Act and SARFAESI Rules. In view of the aforesaid the below mentioned mortgaged property will be sold on "As is where is", "As is what is", and "Whatever there is" basis with all known & unknown liabilities on 26/04/2023, for recovery of **Rs. 2,79,81,746.47/- (Rupees Two Crore Seventy-Nine Lakhs Eighty-One Thousand Seven Hundred Forty-Six & Paise Forty Seven Only)** being the dues of Prayosa Footwear (Borrower), Mansukh bhai Sondagar (Co-Borrower), Ghanshyam bhai Laljibhai Sondagar (Co-Borrower), Laljibhai Shamjibhai Sondagar (Co-Borrower), as on 16/01/2020 with further interest at the contractual rate and charges, costs and expenses incurred/to be incurred from the date of 17/01/2020 thereon due to the Pegasus Assets Reconstruction Pvt. Ltd., from Prayosa Footwear (Borrower), Ghanshyam bhai Laljibhai Sondagar (Co-Borrower), Mansukh bhai Sondagar (Co-Borrower), Laljibhai Shamjibhai Sondagar (Co-Borrower).

The reserve price will be **1,76,88,000 /- (Rupees One Crore Seventy Six Lakhs And Eighty-Eight Thousand Only)**, and the Earnest Money Deposit will be **17,68,800/- (Seventeen Lakhs Sixty-eight Thousand eight hundred Only)**.

Name of the Borrower/ Co-borrower/ Guarantor/Mortgagor:	Prayosa Footwear (Borrower), Ghanshyam bhai Laljibhai Sondagar (Co-Borrower), Mansukh bhai Sondagar (Co-Borrower) Laljibhai Shamjibhai Sondagar (Co-Borrower)
Description of Immovable Property:	Shop No 122 & 123 on 1st Floor, "Gateway Business Street" revenue survey No. 110, block No. 112, Sarthana, City Surat Area: 51.29 sq. mtrs (956 sq. ft.) (each) T.P Scheme No.21 (Sarthana-Simada) Final Plot No.72/1 Of Mouje Village, Sarthana District- Surat. East: -Margin And T.P. Road South: - Margin And Boundaries West: - Land Of Final Plot North: - Margin And T.P. Road
Reserve Price	1,76.88,000/-
Earnest Money Deposit (10% of Reserve Price)	17,68,800/-
Claims, if any, which have been put forward against the property and any other dues known to the Secured creditor and value	Not Known
CERSAI ID	200020928510
Inspection of Property	05/04/2023 between 11.00 a.m. to 01.00 p.m. Contact Person: Mr. Nilesh More (Authorized Officer) 9004722468
Last date for submission of Bid/Bid:	25/04/2023 till 05.00 P.M.
Time and Venue of Bid Opening	E-Auction/Bidding through the website (https://sarfaesi.auction-tiger.net) on 26/04/2023 from 11.00 P.M. to 01.00 P.M.

This publication is also a Thirty days' notice to the aforementioned borrowers/guarantors under Rule 6 (2) and 8 (6) of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos.: Mo.: +91 9265562821 & 9374519754, Email: support@auctiontiger.net

AUTHORISED OFFICER**Place: SURAT****Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Nine Trust 1)****Date: 21.03.2023**

યુનિયન બેંક
Union Bank of India

CHHIRI BRANCH
Shop no.17 to 20, Mahor complex, chhiri, vapi-396191
Mobile no. :- 9653629981, Email :- ubin0829986@unionbankofindia.com

POSSESSION NOTICE [Rule-8(1)]

Where As, The Undersigned Being The Authorized Officer Of Union Bank Of India Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 And In Exercise Of The Powers Conferred To Him Under Section 13(12) Read With Rule 3 Of The Security Interest (Enforcement) Rules, 2002 Issued A Demand Notice Dated **18.06.2022** Calling Upon The Borrower/Guarantor 1. **Mr. Devasi Neembaram Modaram (BORROWER & MORTGAGOR)** To Repay The Amount Mentioned In The Notice Being **Rs. 4,17,098.36 (Rs. Four lac seventeen thousand ninety eight rupees and Paise Thirty-six only)** with interest Within 60 Days From The Date Of Receipt Of The Said Notice.

The Borrower/Guarantor/Mortgagor Having Failed To Repay The Amount, Notice Is Hereby Given To The Borrower/Guarantor/Mortgagor And The Guarantors And The Public In General That The Undersigned Has Taken **Symbolic 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 Said Rules On **20th Day of March of the Year 2023**.

The Borrower/Guarantor/Mortgagor In Particular And The Public In General Are Hereby Cautioned Not To Deal With The Properties And Any Dealings With The Properties Will Be Subject To The Charge Of **Union Bank Of India, Vapi Branch** For An Amount **Rs.4,17,098.36/- (Rs. Four lac seventeen thousand ninety eight rupees and Paise Thirty-six only)** As On **18/06/2022** in the said account together with costs and interest as aforesaid.

The Borrower's/Guarantor's/Mortgagor's Attention Is Invited To The Provision Of Sub-Section (8) Of Section 13 Of The Act, In Respect Of Time Available, To Redeem The Secured Assets.

Description of immovable property

All that piece and parcel of immovable property Flat no. 106, admeasuring about 450.00sqfts equivalent 141.80sqmtrs superbuiltup area situated on the first floor of the building Known as Anand apartment, constructed on N.A. land bearing plot no 25 survey no. 11 paiki 11 +27+9+10/2 admeasuring about 22157.00sqmtr paikae at moje viii chhrawada area 41.80 sq mtrr Flat.

Date : 20/03/2023
Place : Surat

**Authorised Officer,
Union Bank Of India**

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56 6th Floor Free Press House Nariman Point, Mumbai -400021 Tel: -022-61884700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR E-AUCTION

E-auction Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor that the below described secured asset mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having assigned the dues 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 SARFAESI Act, 2002.

The Authorized Officer of Pegasus had taken over the physical possession of the below mentioned property on 17/08/2021 under the provisions of the SARFAESI Act and SARFAESI Rules. In view of the aforesaid the below mentioned mortgaged property will be sold on "As is where is", "As is what is", and "Whatever there is" basis with all known & unknown liabilities on 26/04/2023, for recovery of **Rs. 2,79,81,746.47/- (Rupees Two Crore Seventy-Nine Lakhs Eighty-One Thousand Seven Hundred Forty-Six & Paise Forty Seven Only)** being the dues of Prayosa Footwear (Borrower), Mansukh bhai Lajlilbhai Sondagar (Co-Borrower), Mansukh bhai Sondagar (Co-Borrower), Laljilbhai Shamjilbhai Sondagar (Co-Borrower), as on 16/01/2021 with further interest at the contractual rate and charges, costs and expenses incurred to be incurred from the date of 17/01/2020 thereon due to the Pegasus Assets Reconstruction Pvt. Ltd., from Prayosa Footwear (Borrower), Ghanshyam bhai Laljilbhai Sondagar (Co-Borrower), Mansukh bhai Sondagar (Co-Borrower), Laljilbhai Shamjilbhai Sondagar (Co-Borrower).

The reserve price will be **1,76,88,000/- (Rupees One Crore Seventy Six Lakhs And Eighty-Eight Thousand Only)**, and the Earnest Money Deposit will be **17,68,800/- (Seventeen Lakhs Sixty-eight Thousand eight hundred Only)**.

Name of the Borrower/ Co-borrower/ Guarantor/Mortgagor:	Prayosa Footwear (Borrower), Ghanshyam bhai Laljilbhai Sondagar (Co-Borrower), Mansukh bhai Sondagar (Co-Borrower), Laljilbhai Shamjilbhai Sondagar (Co-Borrower)
Description of Immoveable Property:	Shop No 122 & 123 on 1st Floor, "Gateway Business Street" revenue survey No. 110, block No. 112, Sarthana, City Surat Area: 51.29 sq. mtrs (956 sq. ft.) (each) T.P Scheme No. 212 (Sarthana-Simada) Final Plot No.72/1 Of Mouje Village, Sarthana District- Surat. East:- Margin And T.P. Road South:- Margin And Boundaries West:- Land Of Final Plot North:- Margin And T.P. Road
Reserve Price	1,76,88,000/-
Earnest Money Deposit (10% of Reserve Price)	17,68,800/-
Claims, if any, which have been put forward against the property and any other dues known to the Secured creditor and value	Not Known
CERSAI ID	200020928510
Inspection of Property	05/04/2023 between 11.00 a.m. to 01.00 p.m. Contact Person: Mr. Nilesh More (Authorized Officer) 9004722468
Last date for submission of Bid/Bid:	25/04/2023 till 05.00 PM.
Time and Venue of Bid Opening	E-Auction/Bidding through the website (https://sarfaesi.auction-tiger.net) on 26/04/2023 from 11.00 P.M. to 01.00 P.M.

This publication is also a Thirty days' notice to the aforementioned borrowers/guarantors under Rule 6 (2) and 8 (6) of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> for contact service provider M/s. E-Procurement Technologies Ltd. Auction Tiger Bidder Support Nos.: Mo.: +91 9265562821 & 9374519754, Email: support@auctiontiger.net

AUTHORISED OFFICER

Place: SURAT
Date: 21.03.2023

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

Change of Name

I, Krupa Kansara,D/O Bhupendra Kansara, R/O 302, Deshwarah complex, Purvad Street, Opp, Mochiwad Gate, Khatriwad, Navsari - 396445. Have changed the name of my minor daughter, Pal Kiran Gandhi aged about 16 years and she shall hereafter be known as Pal Krupa Kansara vide affidavit Dated 20/3/2023 .

CHANGE OF NAME

My Name is wrongly written in My Aadhar Card as Amin Minaben Ravindrakumar. Correct Name and My Address is **Amin Meenaben Ravindrakumar,** A-8/2, Dhanishpark Society, Trimurti Hall, Shaktinath, Bharuch, Gujarat - 392001.

PUBLIC NOTICE

Notice is hereby given to the general public undersigned on behalf of **Bank of Baroda, Navrangpura Branch, Ahmedabad**, intends to accept the under mentioned property standing in the name of **(i) Shri Jayeshbhai Harshadhbhai Nagori & (ii) Smt. Sangitaben Jayeshbhai Nagori**, all adults and Indian inhabitants residing in Ahmedabad, as a security for loan facility requested by one of its customers (jointly) against Residential Bungalow No.6 admeasuring about 987 Sq.mtrs alongwith construction admeasuring about 274.05 Sq.mtrs standing thereon of Kalhar Co-Operative Housing Society Limited, Part-II situated upon non-Agricultural land bearing Block No. 187 allotted in lieu of Block No. 189 of Mouje Nandoli Taluka Kalol District Gandhinagar, Gujarat.

In case any other person(s) / institution / government authorities having any sort of right, claim, title or interest of any kind whatsoever in the said property or any part thereof under and by virtue of any deeds / documents or under inheritance, succession or otherwise, is/ are required to put forth his/ her/its/ their claim in writing with the undersigned with documentary proof having claim on the said property, within with in 10 (Ten) days of publication notice, failing which it shall be presumed that said property is free from all sorts of encumbrances, charges, lien etc and my client : Bank of Baroda, **Navrangpura Branch**, Branch, Ahmedabad shall proceed to complete transaction and Bank shall proceed for the mortgage.

Date : 18.03.2023
Place: Ahmedabad

JUHI CHAVDA (ADVOCATE)
Address: B-21, Vrajbhumi Society, Part-1, Opposite Jethabhai Vav, Vatva Road, Isanpur -382443, M-8200196866, 7405433856, E-mail: chavdajuhi@gmail.com

યુનિયન બેંક
Union Bank of India

Bardoli Branch
Kashyap Chambers Ground Floor, Opp. Mudit Palace, Station Road, Bardoli.

(Under Rule-8(1) of Security Interest (Enforcement) Rules, 2002)
POSSESSION NOTICE (for immovable property)

Whereas, The undersigned being the Authorized Officer of the **Union Bank of India** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(54 of 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 15/11/2021 calling upon the Borrower/Guarantor/Mortgagor 1. **Hotiram Bheraram Mali (Applicant)**, 2. **Mrs.Goriben Hotiram Mali (Co-Applicant)** 3. **Gangaram Bagadaram (Co-Obiligate)** to repay the amount mentioned in the notice being **Rs.16,46,053/- (Rupees Sixteen lakh Forty Six Thousand Fifty Three Hundred Only)** As On **05/11/2021**+ Further Interest And Other Expenses Within 60 Days From The Date Of Receipt Of The Said Notice.

The Borrower/Guarantor/Mortgagor having failed to repay the full amount, notice is hereby given to the Borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest Enforcement Rules 2002 on this the **19th Day of March of the year 2023**.

The Borrower/Guarantor/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 **Union Bank of India, Bardoli Branch** for an amount of **Rs.16,46,053/- (Rupees Sixteen lakh Forty Six Thousand Fifty Three Hundred Only)** as on 05/11/2021 in the said account together with costs and interest as aforesaid and interest thereon.

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

Description of immovable property

All The Piece And Parcel Immovable Property Bearing Plot No.122, Adm. About 60.20 Sq. Mtrs. I.E. 72.09 Sq. Yards And Common Plot, Road Margin Adm. 21.00 Sq. Mtrs. I.E. 25.11 Sq. Yards Total Adm. 81.28 Sq. Mtrs. I.E. 97.20 Yards or 'Nikantari Residency' Situated At Land Bearing R.S. No. Block No. 273/A, or Village: Tanthithiya, Sub-Dist: Palasana, Dist. Surat. Bounded By : North : Plot No.121, South : Plot No.123, East : Society Road, West : Plot No.137

Date : 19/03/2023 | Place : Surat

**Authorised Officer,
Union Bank of India,**

યુનિયન બેંક
Union Bank of India

Vapi Branch
1st Floor, M G Market, Bazar Road, Vapi, Valsad - 396191,
Ph : 0260 - 2463784, E-mail id - ubin0538124@unionbankofindia.com

POSSESSION NOTICE [Rule-8(1)]

Where As, The Undersigned Being The Authorized Officer Of Union Bank Of India Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 And In Exercise Of The Powers Conferred To Him Under Section 13(12) Read With Rule 3 Of The Security Interest (Enforcement) Rules, 2002 Issued A Demand Notice Dated **20/09/2022** Calling Upon The Borrower/Guarantor **Mrs. Gita G Mali (Borrower & Mortgagor)**, **Mr. Gaimnal Savaji Mali (Co-Borrower & Mortgagor)**, **Mr. Akshay Motilal (Guarantor)** To Repay The Amount Mentioned In The Notice Being **Rs.5,25,668.41 (Rupees Five Lakh Twenty Five Thousand Six Hundred Sixty Eight And Forty One Paisa Only)** with interest Within 60 Days From The Date Of Receipt Of The Said Notice.

The Borrower/Guarantor/Mortgagor Having Failed To Repay The Amount, Notice Is Hereby Given To The Borrower/Guarantor/Mortgagor And The Guarantors And The Public In General That The Undersigned Has Taken **Physical 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 Said Rules On **20th Day of March of the Year 2023**.

The Borrower/Guarantor/Mortgagor In Particular And The Public In General Are Hereby Cautioned Not To Deal With The Properties And Any Dealings With The Properties Will Be Subject To The Charge Of **Union Bank Of India, Vapi Branch** For An Amount **Rs.5,25,668.41 (Rupees Five Lakh Twenty Five Thousand Six Hundred Sixty Eight And Forty One Paisa Only)** As On **20/09/2022** in the said account together with costs and interest as aforesaid.

The Borrower's/Guarantor's/Mortgagor's Attention Is Invited To The Provision Of Sub-Section (8) Of Section 13 Of The Act, In Respect Of Time Available, To Redeem The Secured Assets.

Description of immovable property

All that a piece and parcel of residential rti No. 207 admeasuring about 690.00 Sq. Ft. or 64.12 Sq. Ft. Super built up area situated on second Boor of the Building known as Shree Dwarakadish Company constructed on NA land bearing Plot no 10 admeasuring about 10.5.79 sq mtrs. having computerized survey no. 254/Paikae 1/Paikae 1 Situated within limits of Village Chhiri, Ta. Vapi, Dist. Valsad. Gujarat with All the rights title, interest and benefits there to. Owned by Mrs. Geeta G. Mali, Mr. Gaimnal S. Mali

Date : 20/03/2023 | Place : Vapi Branch

**Authorised Officer,
Union Bank Of India**

IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office - KRM Towers, 8th Floor, Harrington Road, Chelpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4002

Notice under Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice	Property Address
1	33576855	Loan Against Property	1. Ankitbhai Rabari 2. Dipikaben Ankitbhai Rabari	15.10.2022	INR 4,73,339.15/-	All That Piece And Parcel Of House No. 145/1, Area 55 X 13 = 715 Sq. Ft., Situated At Moje: Akakheda Of Registration Sub District Sankheda & Registration District: Chhotadaupur And Bounded As :- East : Rabari Vas Road, West : Mota Faliya Road, North : House Of Rabari Lakhbhai Babarbhahi, South : House Of Rabari Mashrubhai Babarbhahi
2	40623240	Loan Against Property	1. Bhargav Makvana 2. Rekhaben Makvana	22.10.2022	INR 5,23,223.01/-	All That Piece And Parcel Of Gram Panchayat Property No. 2/24, Rabari Faliyu, Measuring 1800 Sq. Ft., Situated At Satisana, Ta.-Sinor, District-Vadodara, And Bounded As :- East : Chowk Chal, West : Open Land, North : Government Land, South : House Of Bhavanbhai Ranchhodhbhai Rabari
3	32737995	Loan Against Property	1. Dilipbhai Rabari 2. Jashiben Rabari	27.12.2022	INR 4,09,445.70/-	All That Piece And Parcel Of Property No. 145/2, Rabari Vas, At Akakheda, Ta. Sankheda, Dist. Chhotada Upapur, Gujarat- 391135, Property Area 715 Sq. Ft. And Bounded As :- East : Rabarivas Rcc Road, West : Mota Faliya Road, North : House Of Lakhbhai Rabari, South : House Of Mashrubhai Rabari

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC First Bank Limited and presently known as IDFC First Bank Limited)

Date : 21.03.2023
Place : Vadodara

યુનિયન બેંક
Union Bank of India

Vapi Branch
1st Floor, M G Market, Bazar Road, Vapi, Valsad - 396191,
Ph : 0260 - 2463784, E-mail id - ubin0538124@unionbankofindia.com

POSSESSION NOTICE [Rule-8(1)]

Where As, The Undersigned Being The Authorized Officer Of Union Bank Of India Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 And In Exercise Of The Powers Conferred To Him Under Section 13(12) Read With Rule 3 Of The Security Interest (Enforcement) Rules, 2002 Issued A Demand Notice Dated **30/11/2022** Calling Upon The Borrower/Guarantor **Mr. Ramratan Ishwar Verma (Applicant)**, **Mr. Mansuri Shakil Ismail (Guarantor)** To Repay The Amount Mentioned In The Notice Being **Rs.9,26,056.87/- (Rupees Nine Lakh Twenty Six Thousand Fifty Six And Eighty Seven Paisa Only)** with interest Within 60 Days From The Date Of Receipt Of The Said Notice.

The Borrower/Guarantor/Mortgagor Having Failed To Repay The Amount, Notice Is Hereby Given To The Borrower/Guarantor/Mortgagor And The Guarantors And The Public In General That The Undersigned Has Taken **Symbolic 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 Said Rules On **20th Day of March of the Year 2023**.

The Borrower/Guarantor/Mortgagor In Particular And The Public In General Are Hereby Cautioned Not To Deal With The Properties And Any Dealings With The Properties Will Be Subject To The Charge Of **Union Bank Of India, Vapi Branch** For An Amount **Rs.9,26,056.87/- (Rupees Nine Lakh Twenty Six Thousand Fifty Six And Eighty Seven Paisa Only)** As On **30/11/2022** in the said account together with costs and interest as aforesaid.

The Borrower's/Guarantor's/Mortgagor's Attention Is Invited To The Provision Of Sub-Section (8) Of Section 13 Of The Act, In Respect Of Time Available, To Redeem The Secured Assets.

Description of immovable property

All that Part and parcel of Flat measuring 1230 Sq. Ft. at Survey No. 286/3/P2 and 286/3/P2/3, Bearing Flat No. A-402, 4th Floor, Peace Avenue, Behind Lucky Steel, Silvassa Road, Dunga, Vapi, Valsad, Gujarat- 396191, Boundaries: North - Adj. Land of Sy. No. 278, East : Internal Road, South : Internal Road, West : Internal Road. owned By : Mr. Ramratan Ishwar Verma

Date : 20/03/2023
Place : Vapi Branch

**Authorised Officer,
Union Bank Of India**

PUBLIC NOTICE

I Advocate Nitin I Vakil, Ankleshwar, On behalf of my client instruction Gopalbhai Valjibhai Vasava, Address as mentioned-749 At Post Kondh Vad Faliyu Ta.Valia Dis: BHARUCH.393135 hereby through public notice kindly informs that **Dist- Bharuch, Sub-dist- Bharuch of Village. Nandelvar, Survey No. 74.75/1, 61/1 having a total area of 24,102.01 sq.mtrs. know as GANESHKUNJ Paiki Plot No. B-67 Ad.108.07sq.mtrs.** of the said property owner namely Mr. Gopalbhai valjibhai Vasava Aforementioned property was presently owned by Mr. Gopalbhai valjibhai Vasava sale done by the parties as mentioned accordingly **R.S No-74 in year-2001 OWNED BY** 1)Ismail Umarij Adam 2)Ismail Ali Adam 3)Fathma Ben Ismail Umarij 4)Dilwar Hussain Ismail Umarij 5)Abdul Aziz Ismail Umarij 6)Ibrahim Ismail Umarij among which No. 3,4,5,6 of which POA holder Mr. Ismail Umarij Adam. 7) Fathman Ismail Ali 8)Yakub Ali Adam 9)Musa Ali Adam PAIKEE No-7.8.9,Of which POA holder MR. Girishchandra A Mithaiwala. 10)Mohammad Ali Adam Of which POA holder-MR. Ismail Ali Adam & B-S. No-75/1, 1)Minaben G Mithaiwala of 2)Malvikaben B Modi 3)Daud Musa Kadwa 4)Ayub Ismail Bhajti No.- 1,2,3,4 Of which POA holder Mr. Girishchandra A Mithaiwala - 611/P., 1. Yunus, 2. Abdul 3. Noor Mohammad 4. Idrish, Mohammad Suleman 5.EISH, 6-Ali, 7. Daud, 8. Ismail/Adam Mohammad Suleman, 9. Ibrahim Vali Mohammad, 10.Johar/Vali Mohammad from No. 1 to 10, of which POA holder Mr. Girishchandra A Mithaiwala. aforementioned parties from whom Mr.Gopalbhai valjibhai vasava became owner of the said property by sale. **Dated 15/1/2001 registered sale deed record no-157/2001, the above mentioned property Documents registration receipt, index 2 and original sale deed was misplaced/lost by the owner himself.** So on the basis of certified copy of above mentioned documents (Except Registration receipt) my client has demanded of the above mentioned property Title Clearance Certificate from particular authority for bank requisites. Thus by public notice I hereby call upon if any person or institution or bank or other who claims the lawful custody of Domain in respect of above mentioned property Documents or having any charge, lien or encumbrance in respect of captioned property may communicate in 07 days from the date of issuing the public notice with detail Documentary evidence to the below mentioned address, failing of which, the Title Clearance certificate will be issued and no claim or No objection will be entertained after the expiry of the said period.

NITIN I. VAKIL (Advocate & Notary)
NAYNA N. VAKIL (Advocate)
(9925049987/9737423006)

Karnataka Bank Ltd.
Your Family Bank Across India

POSSESSION NOTICE

Head Office, Mangaluru-575 002 CIN : L85110KA1924PLC001128

Asset Recovery Management Branch
2nd Floor, 'E' Block "The Metropolitan",
Plot No C 26 & 27, Bandra Kurla Complex,
Bandra (East), Mumbai 400 051

Phone : 022-26572804/13/16
E-Mail : mumbaiam@ktbank.com
Website : www.karnatakabank.com

WHEREAS, the Authorized Officer of KARNATAKA BANK LTD., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "said act") and in exercise of powers conferred under Section 13(12) of the said act, read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued the Demand Notice dated **08.02.2022** under Section 13(2) of the said act, calling upon the borrowers (1) M/s VNR Exports Represented by its Partners: a) Mr. Rameshbhai Muljibhai Asodariya, b) Mr. Vinubhai Kalyanbhai Kakadiya, c) Mr. Pravinbhai Babubhai Alagiya, d) Mr. Mahendrabhai Vinubhai Kakadiya and e) Mr. Kalpeshbhai Vinubhai Kakadiya, Registered Office: CW-5060, C-Tower, West Wing, 5th Floor, Bharat Diamond Bourse, BKC, Bandra (East), Mumbai-400051, Administrative Office: C-603, 6th Floor, Diamond World Centre, Mini Bazar, Near Magadh Chowk, Varachha, Surat-395006, Unit At: No.16, Building B, 3rd & 4th Floor, Near Bhavani Circle, A K Road, Varachha, Surat-395008, f) Mr. Rameshbhai Muljibhai Asodariya S/o Mr. Muljibhai Asodariya, at: 2amta Park, SOC-2, Behind Kapodra Police Station, Varachha Road, Surat-395006, g) Mr. Vinubhai Kalyanbhai Kakadiya S/o Mr. Kalyanbhai Kakadiya, 4) Mr. Pravinbhai Babubhai Alagiya S/o Mr. Babubhai Alagiya, at: No.167, Mamta Park, SOC-2, Behind Kapodra Police Station, Varachha Road, Surat-395006, 5) Mr. Mahendrabhai Vinubhai Kakadiya S/o Mr. Vinubhai Kakadiya, No.3 & 5 at: No.68, Kasturba Nagar, Near New Shakti Vijay Society, Varachha Road, Surat-395006, 6) Mr. Kalpeshbhai Vinubhai Kakadiya S/o Mr. Vinubhai Kakadiya, at: No.69, Kasturba Nagar, Near New Shakti Vijay Society, Varachha Road, Surat-395006, 7) Mrs. Bhavanaben Jaysukhbhai Khakhhar W/o Jaysukhbhai Khakhhar, at: No.C-12, Shivnagar Society, L H Road, Karanj, Surat-395010, 8) Mr. Rameshbhai Madhubhai Alagiya S/o Mr. Madhubhai Alagiya, at: No. 75-76, Harkishna Park Society, Mahadev Chowk, Near Swaminarayana Temple, Surat-394101 to repay the amount mentioned in the Notice being **Rs.19,51,73,791.36 (Rupees Nineteen Crores Fifty One Lakh Seventy Three Thousand Seven Hundred Ninety One and Paise Thirty Six Only)** within 60 days from the date of receipt of the said Notice.

The borrowers having failed to repay the amount, notice dated **16.07.2022** was given to the borrowers in particular and the public in general that the undersigned being the Authorised Officer 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 and in continuation of this notice the Authorised Officer has taken the Physical Possession of the said property on this **19th day of March 2023**. 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.

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with this property will be subject to the charge of KARNATAKA BANK LTD Mumbai-Overseas Branch for an amount being **Rs.22,22,46,884.36 (Rupees Twenty Two Crores Twenty Two Lakhs Forty Six Thousand Eight Hundred Eighty Four and Paise Thirty Six Only)** i.e., **Rs.28,73,889.00 in A/c No.PCGEN10100009514 as on 17.12.2022 plus future interest & costs from 01.02.2022, Rs.4,80,000.00 in A/c No.PCGEN10100009518, Rs.1,62,00,000.00 in A/c No. PCGEN10100009519, Rs.92,28,000.00 in A/c No. PCGEN10100009520, Rs.8,55,000.00 in A/c No. PCGEN10100009523, Rs.40,37,000.00 in A/c No. PCGEN10100009524, Rs.72,95,000.00 in A/c No. PCGEN10100009527, Rs.93,54,000.00 in A/c No. PCGEN10100009528, Rs.15,05,000.00 in A/c No. PCGEN10100009531, Rs.1,29,10,000.00 in A/c No. PCGEN10100009537, Rs.3,58,000.00 in A/c No. PCGEN10100009544, Rs.14,70,000.00 in A/c No. PCGEN10100009547, Rs.53,33,000.00 in A/c No. PCGEN10100009561, Rs.33,29,000.00 in A/c No. PCGEN10100009564, Rs.72,00,000.00 in A/c No. PCGEN10100009568, Rs.2,00,00,000.00 in A/c No. PCGEN10100009573, Rs.1,05,30,000.00 in A/c No. PCGEN10100009574, Rs.3,83,00,000.00 in A/c No. PCGEN10100009576, Rs.76,85,000.00 in A/c No. PCGEN10100009579 as on 31.01.2022 plus future interest & costs from 01.02.2022 and Rs.6,33,03,995.36 in Current A/c No.1012000100638301 as on 28.02.2023 plus future interest & costs from 01.03.2023.**

Description of the Immoveable Property

All that Part and Parcel of Residential Farm House Type Plot No.28, admeasuring 1785.82 Sq. Mtrs. along with the margin land admeasuring 400.71 Sq. Mtrs., and undivided share of common open plot and road respectively admeasuring 315.42 Sq. Mtrs and 651.09 Sq. Mtrs total admeasuring 3153.40 Sq. Mtrs, situated at 'Spash Villa', consisting of Non Agricultural Land bearing Block No.238/B (Old Revenue Survey No.202/1, 198, 192/1.2 Paiki), Village Karamla, Tal. Olpad, District Surat-394520, Bounded by: East: Block No.39 West: Block No.235, North: Road South: Canal

DATE: 19-03-2023
PLACE: SURAT

AUTHORISED OFFICER
KARNATAKA BANK LTD.

PUBLICATION

Notice dated **10.03.2023** in Loan Account No. **HLSUR00327241** was issued by undersigned on behalf of Indiabulls Housing Finance Limited, secured creditor, to Vineet Bajrangmal Surana , Vivek Bajrangmal Surana And Rajudev Bajrangmal Surana ("Borrower(s)/Co-Borrower(s)") to provide information to the undersigned regarding other legal heir(s) of Late Bajrangmal Ganeshmal Surana within 7 (Seven) days from the date of receipt of the said notice. As you the Borrower(s)/Co-Borrower(s) have failed to provide the legal heir details it is hereby assumed by the undersigned that there are no other legal heir(s) of Late Bajrangmal Ganeshmal Surana apart from the above mentioned Borrower(s)/Co-Borrower(s).

Place: SURAT

FOR INDIABULLS HOUSING FINANCE LIMITED
AUTHORISED OFFICER

કેનારા બેંક Canara Bank
સંકલિત Syndicate

Premises & Estate Section, Circle Office, 7th Floor, Gift One Building, Gift City, Gandhinagar-382355. Ph.: 079-89027787, Email : premisescoahd@canarabank.com

REQUIREMENT OF NEW PREMISES FOR OPENING/SHIFTING OF CANARA BANK BRANCHES

Canara Bank require premises for the following branch on rental basis, preferably on Ground floor, Strong room is to be constructed as per Bank's requirement by landlord. All Tax to be borne by the landlord only.

Place	Taluka	District	Area (Carpet Area)	Remarks
DAHOD	Dahod	Dahod	1800 - 2000 Sqft	Shifting
LIMBDI	Limbd	Surendranagar	1500 - 1700 Sqft	Shifting
UMBERGAON	Umbargaon	Valsad	1500 - 1700 Sqft	Shifting
JAMNAGAR II	Jamnar	Jamnar	1800 - 2000 Sqft	Shifting
KATUDA	Wadhwan	Surendranagar	1300 - 1500 Sqft	Shifting
KHAMBHAT	Khambhat	Anand	1500 - 1700 Sqft	Shifting
VALLABH VIDYANAGAR	Anand	Anand	1700 - 1900 Sqft	Shifting
GANDHINAGAR GIDC	Gandhinagar	Gandhinagar	1600 - 1800 Sqft	New Branch
KATARGAM	Surat City	Surat	1600 - 1800 Sqft	New Branch
SACHIN	Chorasi	Surat	1500- 1700 Sqft	New Branch
BHATAR	Surat City	Surat	1600 - 1800 Sqft	New Branch
SURAT PILPOD	Surat City	Surat	1600 - 1800 Sqft	New Branch
KIM				



પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ

55-56, 5મો માળ, ફ્રી પ્રેસ હાઉસ, નરીમાન પોઇન્ટ, મુંબઈ - 400 021.

ફોન નં. : (022) 6188 4700

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

ઈ-ઓક્શન માટે જાહેર નોટીસ

સિક્યુરિટી ઇન્વેસ્ટમેન્ટ એન્ડ રીકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઇન્વેસ્ટમેન્ટ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઇન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ ૨૦૦૨ (રૂલ્સ) ના રૂલ ૮(૬) ને વંચાણે લીધા બાદ ગીરો મુકવામાં આવેલી સ્થાવર મિલકતોના

ઈ-ઓક્શન સેલ માટેની નોટીસ

આથી જાહેર જનતાને તથા દેવાદાર અને જામીનદારોને ખાસ નોટીસ આપવામાં આવે છે કે નીચે જણાવેલી સ્થાવર મિલકત સલામત ધિરાણકર્તા પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ જે પેગાસસ ગ્રુપ ૩૯ ટ્રસ્ટ ૧ (પેગાસસ એઆરસી)ના ટ્રસ્ટી તરીકે કામ કરે છે તેમની પાસે આરબીએલબેંક લિ. ના દેવાદારોની ગીરો મિલકત અને તેમની પાસેથી લેણી રકમ વસુલવાના સરફાચેસી એક્ટ, ૨૦૦૨ની જોગવાઈ મુજબનું તા.૩૧/૦૩/૨૦૨૧ના રોજ થયેલા એસાઈએન્ટ એગ્રીમેન્ટ છે.

પેગાસસના અધિકૃત અધિકારીએ નીચે જણાવેલી ગીરો મિલકતનો વાસ્તવિક કબજો સરફાચેસી એક્ટની જોગવાઈ મુજબ તા.૧૭/૦૮/૨૦૨૧ના રોજ લીધો છે. નીચે જણાવેલી ગીરો મિલકતનું વેચાણ 'જેમ છે જ્યાં છે', 'જે છે તેમ છે' અને 'ગમે તે ત્યાં છે'ના ધોરણે તમામ જાણીતા અને અજાણ્યા બોજા સાથે તા. ૨૬/૦૪/૨૦૨૩ના રોજ બાકી રકમ રૂ. ૨,૭૯,૮૧,૭૪૬.૪૭ (રૂપિયા બે કરોડ ઓગણ્યાંસી લાખ એકચાંસી હજાર સાતસો છેતાલીસ અને સુડતાલીસ પૈસા પુરા) તા. ૧૬/૦૧/૨૦૨૦ સુધી વત્તા તેના પર કરાર મુજબનું ચડત વ્યાજ, કિંમત, ખર્ચ સહિતની રકમ જે પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડને ચુકવવાની બાકી છે તેના દેવાદાર પ્રાચોસા ફૂટવેર(દેવાદાર), મનસુખભાઈ સોંદાગર(સહ દેવાદાર), ઘનશ્યામભાઈ લાલજીભાઈ સોંદાગર (સહદેવાદાર), લાલજીભાઈ શામજીભાઈ સોંદાગર(સહ દેવાદાર) પાસેથી લેણી બાકી રકમ તથા તા. ૧૭/૦૧/૨૦૨૦ થી ચડત વ્યાજ, ખર્ચ અને કિંમત જે પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ.ના પ્રચોસા ફૂટવેર(દેવાદાર), મનસુખભાઈ સોંદાગર(સહ દેવાદાર), ઘનશ્યામભાઈ લાલજીભાઈ સોંદાગર (સહદેવાદાર), લાલજીભાઈ શામજીભાઈ સોંદાગર(સહ દેવાદાર) પાસેથી વસુલ કરવા માટે છે. અનામત કિંમત રૂ. ૧,૭૬,૮૮,૦૦૦/- (રૂપિયા એક કરોડ છોતેર લાખ અઠ્યાંસી હજાર પુરા) અને અર્નેસ્ટ મની ડીપોઝીટ રૂ. ૧૭,૬૮,૮૦૦/- (રૂપિયા સત્તર લાખ અડસઠ હજાર આઠસો પુરા) છે. વેચાણ માટેની સ્થાવર અને જંગમ મિલકતો નીચે મુજબ છે:

દેવાદાર/સહ દેવાદાર/જામીનદાર/ગીરોદારના નામ :	પ્રાચોસા ફૂટવેર (દેવાદાર), ઘનશ્યામભાઈ લાલજીભાઈ સોંદાગર (સહ દેવાદાર), મનસુખભાઈ સોંદાગર (સહ દેવાદાર) લાલજીભાઈ શામજીભાઈ સોંદાગર (સહ દેવાદાર)
મિલકતનું વર્ણન:	દુકાન નં.૧૨૨ અને ૧૨૩, પહેલા માળે, ગેટવે બિઝનેસ સ્ટ્રીટ, રે.સ.નં.૧૧૦, બ્લોક નં.૧૧૨, સરથાણા, સુરત સીટી, ક્ષેત્રફળ ૫૧.૨૯ ચો.મી. (૯૫૬ ચો.ફૂટ) (દરેકનું) ટીપી સ્કીમ નં.૨૧(સરથાણા-સીમાડા), ફા.પ્લોટ નં.૭૨/૧ મોજે ગામ સરથાણા, જિ.સુરત ચતુ:સીમા : પૂર્વ : માર્જિન અને ટીપી રોડ, દક્ષિણ: માર્જિન અને બાઉન્ડ્રી, પશ્ચિમ: ફા.પ્લોટ ની જમીન, ઉત્તર : માર્જિન અને ટીપી રોડ
અનામત કિંમત :	1,76,88,000/-
અર્નેસ્ટ મની ડીપોઝીટ:	17,68,800/-
સલામત ધિરાણકારની જાણમાં હોય એવા મિલકત સામેના જો કોઈ બાકી રકમના દાવાઓ :	જાણમાં નથી
સીઈઆરએસએઆઈ આઈડી	200020928510
મિલકતનું નિરીક્ષણ	તા.૦૫/૦૪/૨૦૨૩ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૦૧.૦૦ દરમિયાન સંપર્ક વ્યક્તિ : શ્રી નિલેશ મોરે (અધિકૃત અધિકારી) ૯૦૦૪૭૨૨૪૬૮
બિડ રજુ કરવાની છેલ્લી તારીખ	૨૫/૦૪/૨૦૨૩ના રોજ સાંજે ૦૫.૦૦ વાગ્યા સુધી
તારીખ અને સમય	ઈ- ઓક્શન/ બીડીંગ વેબ સાઈટ દ્વારા https://sarfaesi.auctiontiger.net ૨૬/૦૪/૨૦૨૩ ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૦૧.૦૦

આ નોટીસ ઉપર જણાવેલા દેવાદાર/જામીનદારો માટેની સિક્યુરિટી ઇન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨ના રૂલ ૮(૨) અને ૮(૬) હેઠળની ત્રીસ દિવસ પહેલાની વૈધાનિક નોટીસ છે.

વેચાણના નિયમો અને શરતોની વધુ વિગતવાર જાણકારી માટે કૃપયા સલામત ધિરાણકારની વેબસાઈટની લીંકનો ઉપયોગ કરવો <http://www.pegasus-arc.com/assets-to-auction.html> રસ ધરાવનાર બીડરોએ તેમની બીડ રજુ કરતા 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 ટાઈગર, બિડર સપોર્ટ : મો.નં. +૯૧ ૯૨૬૫૫૬૨૮૨૧ અને ૯૩૭૪૫૧૯૭૫૪ અથવા ઈ-મેલ આઈ ડી: support@auctiontiger.net ઉપર સંપર્ક કરવો.

સહી/- અધિકૃત અધિકારી

સ્થળ : સુરત

પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ.

તારીખ : ૨૧.૦૩.૨૦૨૩ (જે પેગાસસ ગ્રુપથર્ટી નાઈન ટ્રસ્ટ- ૧ના 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 **26/04/2023** 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 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 : 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 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.
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 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, A/c name: - PEGASUS GROUP**

THIRTY NINE TRUST I, Bank Name: 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. 2,00,000/- (Rupees Two Lakhs Only)**.
9. 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 (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 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 and the conditions mentioned above.
17. **This publication is also a 30 days' notice to the borrowers/guarantors under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.**
18. Further enquiries may be clarified with the Authorized Officer, Mr. Nilesh More, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884710, Mobile No. 9004722468, email: nilesh@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: 21/03/2023

**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Nine Trust I)**