**NOTICE OF SALE BY E-AUCTION**

**SALE OF IMMOVABLE ASSETS CHARGED TO PEGASUS ASSETS RECONSTRUCTION PVT LTD. UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).**

**Details of Secured Asset being Immovable Property which is being sold:**

All that piece and parcel of immovable residential property situated at Plot No. 6, Khasra No. 13293/5345/1685, Acharyapuri, Opposite Ganga Apartment, Gurgaon-122001. owned by M/s G L Parnami Marketing.

Bounded as under: -

North: 22’ wide Road

South: Haryana Roadways Workshop,

East: Property of Mr. Sachin,

West: Property of Mr. Ravi Gupta

**Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 21/11/2024 from 11.OO a.m. to 1.00 p.m. for the abovementioned Secured Asset. In case the bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. It shall be the responsibility of the bidder to inspect and satisfy themselves with the assets and specifications before submitting the bid.
3. The intending bidders should make discrete enquiry as regards any claim, charges/ encumbrances on the property, of any authority(ies), besides the Pegasus charges and should satisfy themselves about the title, extent, and present status of the property before submitting their bid. Area of the property is subject to actual measurement at site.
4. The intending bidder should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/right/dues effecting the property, prior to submitting their bid. The property is being sold with all the existing and future encumbrance whether known or unknown to Pegasus ARC. Pegasus shall not be responsible in any way for any third-party claims/right/dues.
5. All people 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/bid. The bidders other than individual shall also upload proper mandate for e-bidding. 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 need to be submitted by the bidder.
6. Only buyers who have submitted the required ammount of EMD & KYC Documents along with Annexure I & II on and before the stipulated date/time of e- Auction will be considered for participation in e auction.
7. Prospective bidders may avail online training from contact website: https://sarfaesi.auctiontiger.net or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support : 079-68136805/68136837, Mr. Ramprasad Mo.: +919978591888 & 8000023297, Email : ramprasad@auctiontiger.net and support@auctiontiger.net.
8. 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.
9. The particulars specified in the description of property have been stated to the best of information of Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of **Pegasus Group One Trust 37 (Pegasus ARC)** and Pegasus ARC will not be responsible for any error, misstatement or omission or Shortfall of the immovable asset or procuring permission etc.,
10. Bids shall be submitted through Offline/Online in the prescribed format with relevant details (Details of bidder form is annexed herewith as (Annexure-I), Declaration by bidders as (Annexure-II) and Undertaking (Annexure III). In addition to the above, copy of Pan card, Aadhar card, Address proof etc., (in case of the company, copy of board resolution passed by board of directors of company) also needs to submit by the bidder.
11. The Reserve Price of the auction Property is **Rs. 2,32,14,000/-** (Rs. Two Crore Thirty Two Lakh Fourteen Thousand only) and The Earnest Money Deposit (EMD) Rs. **Rs.23,21,400/-** (Rupees Twenty Three Lakh Twenty One Thousand Four Hundred 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 drawn in favor of “Pegasus Group One Trust 37” payable at Mumbai or EMD by RTGS/ NEFT/Fund Transfer to the credit of A/c No.201003191843 A/c name: Pegasus Group One Trust 37,Bank Name: IndusInd Bank, Branch Address :- Opera House Branch, IndusInd House, 425, D B Marg, Mumbai-400004, MICR Code:- 400234002 IFSC Code:INDB0000001.

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| **LAST DATE FOR SUBMISSION OF BID/BID: 20/11/2024 TILL 4:00 PM** |

1. Time and Venue of Bid Opening: E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 21/11/2024 from 11.00 a.m. to 1:00 p.m.
2. The bid price to be submitted shall not be below the reserve price and bidders shall improve their further offers in multiples of Rs. 1,00,000/-(Rupees One Lakh Only).
3. The bidder who submits the highest bid amount (not below the reserve price) shall be declared as successful bidders and communication to that effect will be issued to their email id which shall be subject to approval by Pegasus ARC.
4. The EMD of the unsuccessful bidders will be returned within 7 days of the closure of the e-auction sale proceedings, to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
5. 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 the next working day) 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.
6. In default of payment within the said period, the sale will automatically stand cancelled, and the entire deposit made by the successful bidder together with the earnest money shall be forfeited. Without any notice the property shall be resold.
7. 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.
8. 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.
9. 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.
10. 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 -09/10/2024,Published on 10/10/2024.
11. Further enquiries may be clarified with the Authorized Officer, Mr. Ramakant Pandey, Pegasus Assets Reconstruction Pvt. Ltd. Unit No-106, Best Business Park, Plot No.P-2 Netaji Subhash Place, Opp: Fun Cinema Pitampura New Delhi-110034 ,email: ramakant@ 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 situations, 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: 09.10.2024 Pegasus Assets Reconstruction Private Limited**

**Date: New Delhi (In its Capacity Trustee of Pegasus Group One Trust 37)**