

**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 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 Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned borrower ("Borrower"), Co-Borrowers ("Co-Borrowers") and Mortgagors ("Mortgagors") that the below described secured asset mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group One Trust 37 ("Pegasus")**, having been assigned the debts of the Borrower along with underlying securities, interest by the IndusInd Bank Ltd. (IBL) vide Assignment Agreement dated **29/03/2019** under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act").

The Authorized Officer of Pegasus has taken the physical possession of the below mentioned secured asset on **13/01/2023** under the provisions of the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 ("SARFAESI Rules"). In view of the aforesaid below mentioned secured asset will be sold on "As is where is", "As is what is", and "Whatsoever there is" basis with all known & unknown liabilities on **20/11/2023** for recovery of **Rs. 4,33,81,524.71 (Rupees Four Crore Thirty-Three Lakhs Eighty-One Thousand Five Hundred Twenty-Four and Paise Seventy-One Only)** being the dues payable by the Borrower/Co-Borrowers to Pegasus as on **10/06/2019** with further interest at the contractual rate and charges, costs and expenses incurred/to be incurred from the date of 11/06/2019 thereon.

The reserve price will be **Rs. 4,42,06,000/- (Rupees Four Crore Forty-Two Lakhs Six Thousand Only)** and the Earnest Money Deposit will be **Rs. 44,20,600/- (Rupees Forty-Four Lakhs Twenty Thousand Six Hundred Only)**.

Name of the Borrower:	M/s. World Gold Junction Pvt. Ltd.
Name of the Co-Borrowers and Mortgagors:	Mr. Bhuvanchandra Dulalchand Mandal Mrs. Parulben Bhuvanchandra Mandal Mr. Ankit Harendra Gosalia Mr. Apurva Bhuvanchandra Mandal
Description of the secured asset being Immovable Property:	All that Piece and Parcel of Immovable Property, Premises of Nondh Nos. 1243, 1244 & 1245 duly constructed paiki remaining portion admeasuring 199 sq. yards i.e. 166.38 sq. mtrs. after excluding Southern Kotdi admeasuring Length 34 x 15 Width sq. fts. i.e. 56 sq. yards i.e. 47.06 sq. mtrs. developed upon land situated in State: Gujarat, District: Surat, Sub-District: Surat City, Moje: Surat City Havadiya Chakla Bearing Ward No. 10.
Reserve Price	Rs. 4,42,06,000/-
Earnest Money Deposit (10% of Reserve Price)	Rs. 44,20,600/-
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
CERSAI ID	Security ID – 400011873219 Asset ID – 200011849616
Inspection of Property	10/11/2023 between 12.00 P.M. to 2.00 P.M. Contact Person: Mr. Nilesh More – 9004722468, Mr. Ruben Sebastian - 9137296809
Last date for submission of Bid/Bid:	19/11/2023 till 05:00 P.M.
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 20/11/2023 from 11:00 A.M. to 1:00 P.M.

This publication is also a Thirty days' notice to the aforementioned Borrower/Co-Borrowers/Mortgagors under Rule 8 (6) of the SARFAESI Rules.

For detailed terms & conditions of the e-auction/sale of aforesaid secured asset, please refer to the link provided on Pegasus's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or 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: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net**

AUTHORISED OFFICER**Place: Surat****Pegasus Assets Reconstruction Private Limited****Date: 13/10/2023****(Trustee of Pegasus Group One Trust 37)**

DEUTSCHE BANK AG

637 GULBAI TEKRA , GROUND FLOOR , OPP CII HOUSE, AHMEDABAD-380006

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS 26th October 2023 upto 3:00 pm

Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002)

Whereas, the Authorized Officer of DEUTSCHE BANK AG had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" for realization of Bank's dues. The sale will be done by the undersigned through e-auction platform provided at the website: <https://www.bankeauctions.com>

DESCRIPTION OF IMMOVABLE PROPERTIES

Lot No	Name of the Branch & Account	Property Description	Demand Notice Date	Authorized Officer's Details	EMD SUBMISSION ACCOUNT DETAILS	Reserve Price	Date/ Time of e-Auction
			Outstanding Amount (Secured debt)			EMD Minimum Bid Enhance Amount	
1	Deutsche Bank AG, 637 GULBAI TEKRA, GROUND FLOOR, OPP CII HOUSE, AHMEDABAD-380006 1. M/S SPS TUBES INDUSTRIES 2. Mr. SUNNY PRAKASHRAJ JAIN 3. Mrs. SAROJ PRAKASHRAJ JAIN 4. Mr. PRAKASHRAJ SESMALJI JAIN	Plot/Bunglow No.12/B, "Amatvilia" admeasuring 1177 sq.yards i.e. 984.12 sq.mtrs. and construction thereon with 4 BHK with sitting area, 4 car parking as a member of "Shantiniketan Cooperative Housing Society Ltd." Situated at Final Plot No. 817 of TPS 3(Survey No.29) NEAR GUJARAT COLLEGE ELLISBRIDGE, AHMEDABAD-380006	18.01.2022 Rs.15,02,30,093.12/- (Rupees Fifteen Crores Two Lakhs Thirty Thousand Ninety Three and Paise Twelve Only) as on 08.01.2022 + interest + other charges	Mr. Saurabh Shah, Mobile No. 9712995845 Email Id : saurabh-a.shah@db.com	A/c No. 078494027010068 A/c Name – Deutsche Bank AG EMD , Name of the Beneficiary – Deutsche Bank AG IFSC- DEUT0784PBC	9,60,00,000 96,00,000 (10% Of The Reserve Price) 1,00,00,000 (Bid Inc. Amount)	27.10.2023, 12:00 PM

The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

- To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on 21.10.2023 between 11 am to 3 pm.
- The interested bidders shall submit their EMD through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above.
After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III can be downloaded from the Web Portal: <https://www.bankeauctions.com> AFTER DULY FILLING UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Pvt.Ltd. Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015. E-mail ID: support@bankeauctions.com, Support Helpline Numbers: 124-4302020/21/22/23, 7291981124/ 1125/ 1126, Sales Enquiries : sales@bankeauctions.com, 7291981129 and for any property related query may contact Authorised Officer: Mr. Saurabh Shah; Mobile No.9712995845 e-mail ID: saurabh-a.shah@db.com during the working hours from Monday to Saturday.
- The interested bidder has to submit their Bid Documents (not below the Reserve Price) and required documents (mentioned in Point No. 3) on/ before 26.10.2023 upto 3:00 pm and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer. EMD also can be deposited in the bank by way demand draft favoring "Deutsche Bank AG EMD" the same will be returned to unsuccessful bidder.
- During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Enhancement Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
- The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
- The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment/ electricity charges, fees etc. owing to anybody.
- The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> before submitting their bids and taking part in the e-Auction
- The publication is subject to the force major clause.
- Please treat this as notice under Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Special Instructions

- Bidding in the last moment should be avoided in the bidders own interest as neither the DEUTSCHE BANK AG nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 13.10.2023, Place: Ahmedabad

Authorised Officer
DEUTSCHE BANK AG

PUBLIC NOTICE FOR THE PURPOSE VERIFICATION OF TITLE OF IMMOVABLE PROPERTY

M.R. FAIZAN NOORMOHAMMAD CHASMAWALA claims that he is sole and absolute owner of the property bearing Plot No. 123, 124, 125, 126 & 127 of "SAMIR INDUSTRIAL ESTATE VIBHAG-3" situated at land bearing Revenue Survey No. 366, 368 & 369 i.e. Block No. 376 i.e. Revision Survey No. 409 & 410 of village Pipodara Taluka Mangrol District Surat and he has applied for some financial assistance from my client Bank and obtained opinion on title of the said properties from me in favor of my client Bank. Out of the above plots 1st owner of Plot No. 127 was minor when she sale the said property to previous owners in the year 2017 and she became major on or around the year 2018-2019. After the said sale of 2017 two more further transaction has been taken place. Over and above while creating mortgage of the said properties by my client Bank it has come to the knowledge that above owner is not holding following previous chain title deeds documents as it was lost or misplaced and it was not traceable to him though making great efforts by him to find out the same. Hence by this public notice, persons having any right title or interest in the above properties or any one is holding said original title deeds with an intention to create charge/mortgage etc. of whatsoever nature over the above properties, Then he/She/they may convey their written objection with documentary proof to me at my following address within 7 days from the publication of this Notice. If anybody fails to submit their objection within stipulated period of 7 days, it may be treated that he/She/they may have waived off or right-off their entire right title and interest over the above mentioned properties. And my client bank will create charge over the above properties by virtue of registered equitable mortgage which will be treated as the first charge of my client Bank. Which please note finally.

.Details of Loss documents all registered with SRO Mangrol:

1. Registration fee receipt of sale deed No. 2704 dt. 25.4.2016 and Sale Deed bearing Reg. No. 2765 dt. 8.6.2011 & its registration fees receipt (of Plot No. 123) 2. Registration fee receipt of sale deed No. 2764 dt. 27.4.2016 & Sale Deed bearing Reg. No. 2762 dt. 8.6.2011 and its registration fees receipt (of Plot No. 124) 3. Registration fee receipt of sale deed No. 2761 dt. 8.6.2011 (of Plot No. 125) 4. Registration fee receipt of sale deed No. 2764 dt. 8.6.2011 (of Plot No. 126) 5. Sale Deed bearing Reg. No. 2763 dt. 8.6.2011 and its registration fees receipt & Registration fees receipt of Sale Deed No. 1436 dt. 19.4.2017 (of Plot No. 127)

Date: 12.10.2023
Office Address : Office No. 4015-4016, World Business Center (Old WTC), Nr. Udhna Darwaja, Ring Road, Surat.

BIMAL RAJNIKANT DESAI
ROOJU BIMAL DESAI
Advocate

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 E-AUCTION

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

Notice is hereby given to the public in general and in particular to the below mentioned borrower ("Borrower"), Co-Borrowers ("Co-Borrowers") and Mortgagors ("Mortgagors") that the below described secured asset mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group One Trust 37 ("Pegasus"), having been assigned the debts of the Borrower along with underlying securities, interest by the Indusnet Bank Ltd. (IBL) vide Assignment Agreement dated 29/03/2019 under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act").

The Authorized Officer of Pegasus has taken the physical possession of the below mentioned secured asset on 13/01/2023 under the provisions of the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 ("SARFAESI Rules"). In view of the aforesaid below mentioned secured asset will be sold on "As is where is", "As is what is", and "Whatever there is" basis with all known & unknown liabilities on 20/11/2023 for recovery of Rs. 4,33,81,524.71 (Rupees Four Crore Thirty-Three Lakhs Eighty-One Thousand Five Hundred Twenty-Four and Paise Seventy-One Only) being the dues payable by the Borrower/Co-Borrowers to Pegasus as on 10/06/2019 with further interest at the contractual rate and charges, costs and expenses incurred/ to be incurred from the date of 11/06/2019 thereon.

The reserve price will be Rs. 4,42,06,000/- (Rupees Four Crore Forty-Two Lakhs Six Thousand Only) and the Earnest Money Deposit will be Rs. 44,20,600/- (Rupees Forty-Four Lakhs Twenty Thousand Six Hundred Only).

Name of the Borrower:	M/s. World Gold Junction Pvt. Ltd.
Name of the Co-Borrowers and Mortgagors:	Mr. Bhuvanchandra Dulalchand Mandal Mrs. Paruliben Bhuvanchandra Mandal Mr. Ankit Harendra Gosalia Mr. Apurva Bhuvanchandra Mandal
Description of the secured asset, being Immoveable Property:	All that Piece and Parcel of Immoveable Property, Premises of Nondh Nos. 1243, 1244 & 1245 vide constructed pakli remain- ing portion admeasuring 199 sq. yards i.e. 166.38 sq. mtrs. after excluding Southern Kotdi admeasuring Length 34 x 15 Width sq. fts. i.e. 56 sq. yards i.e. 47.06 sq. mtrs. developed upon land situated in State: Gujarat, District: Surat, Sub-District: Surat City, Moje: Surat City Havadiya Chakla Bearing Ward No. 10.
Reserve Price	Rs. 4,42,06,000/-
Earnest Money Deposit (10% of Reserve Price)	Rs. 44,20,600/-
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
CERAI ID	Security ID - 400011873219 Asset ID - 200011849616
Inspection of Property	10/11/2023 between 12:00 P.M. to 2:00 P.M. Contact Person: Mr. Nilesh More – 9004722468, Mr. Ruben Sebastian - 913729809
Last date for submission of Bid/Bid:	19/11/2023 till 05:00 P.M.
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 20/11/2023 from 11:00 A.M. to 1:00 P.M.

This publication is also a Thirty days' notice to the aforementioned Borrower/Co-Borrowers/Mortgagors under Rule 8 (6) of the SARFAESI Rules.
For detailed terms & conditions of the e-auction/sale of aforesaid secured asset, please refer to the link provided on Pegasus's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or 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 & +934519754, Email: viijay.shetty@auctiontiger.net, ramprasad@auction-tiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group One Trust 37)

Place: Surat
Date: 13/10/2023

SHRIRAM HOUSING FINANCE LIMITED

Level 3, Wockhardt Towers, East Wing, C-2, G Block, Bandra-Kurla Complex, Mumbai - 400 051, Toll Free : 1800-102-4345
Email : contact@shriramhousing.in, Website : www.shriramhousing.in

PUBLIC NOTICE

By virtue of this notice, all customers of Shriram Housing Finance Limited are hereby informed on change of address of Vadodara Branch, Gujarat w.e.f., January 16th, 2024.

Branch Name	Existing Office Address
Vadodara 1	124, Kanha Capital, B/h B N Chamber, R. C. Dutt Road, Alkapuri, Vadodara – 390 007, Gujarat
Vadodara 2	305, 3rd floor, Ocean Building, Opposite Vadodara Central Mall, Sarabhai Campus, Vikram Sarabhai Marg, Vadodara - 390007

Vadodara Branch New Office Address

Office no. 204/B, Second Floor, 73 East Avenue, Sarabhai Campus, Alembic Gorwa Road, Vadodara - 390023, Gujarat

For further details/queries, please contact us through the Toll Free No./send us an email/visit our branch at the address given above.

Date : October 13th, 2023
Place : Vadodara

For Shriram Housing Finance Limited
Authorised Signatory

Canara Bank

Canara Bank Bhuj Branch : Ajani Building, 4, Bankers' Colony, Mandvi Road, Bhuj, Dist. : Kutch

SYMBOLIC POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the Canara Bank under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 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 14.06.2023 calling upon the Borrower Mrs. Manisha Sonukumar Shrivastav & Mr. Sonukumar Ramkishor Shrivastav Both R/o Plot No 223/A & 224, Sr. No. 463, Ambaji Nagar - 6, Varsamed, Ta. : Anjar, Dist. : Kutch 370110, to repay the amount mentioned in the notice, as on 17.07.2023 being Rs. 10,16,337.61 (Rupees Ten Lakhs Sixteen Thousand Three Hundred Thirty Seven and Sixty One Paise Only) plus further interest and charges thereon in within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general, that the undersigned has taken Symbolic 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 & 9 of the said Rule on this 11th day of October of the year 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 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 Canara Bank, Bhuj Branch for an amount of Rs. 10,16,337.61 (Rupees Ten Lakhs Sixteen Thousand Three Hundred Thirty Seven and Sixty One Paise Only) plus further interest and charges thereon in as on 17.07.2023 plus Further interest from 18.07.2023 in Housing Loan.

Description of the Immoveable Property

Plot No. 223/a & 224, S. No. 463, Ambaji Nagar - 6, Varsamed, Tal. : Anjar, Dist. : Kutch - 370110. The Property is Bounded as Under :
North : Plot No. 223
South : By 6.10 MTS Road
Date : 11.10.2023
Place : Bhuj
East : By 9.14 MTS Road
West : Plot No 179 and 180/A
Authorised Officer,
Canara Bank

SBI

RACPC-1 (10001) , 2nd Floor, State Bank Bhavan, Opp Panjra Pole, Ghod Dod Road, Surat-395002. Phone: (0261) 2244501-502-503

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Whereas, the Authorized Officer of State Bank of India has taken Physical Possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and under section 13(4) read with rule 8/9 of security Interest (Enforcement) Rules 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with rule 8/9 of the Security Interest (Enforcement) Rules 2002, proposes to realize the Banks dues by sale of the said property/ies. The sale will be done by the undersigned through service provider <https://www.mstcecommerce.com/> auctionhome/bapi/index.jsp and e-Bikray IBAPI Portal (<https://www.ibapi.in>)

Sr. No.	Name of the borrowers Outstanding & Demand notice date	Description of the Property	Reserve Price (Rs.)	EMD (Rs.)	Bid Increase Amount (Rs.)
1.	Mr. Ashvin Bhurabhai Godhani, Mrs. Tinaben Ashvinbhai Godhani.	R.S. No. 54, Block no 128, Building C Flat No 303, Bhaktidhara residency-2, opposite platinum palace, Gathan Sayan Road, Moje Sayan, Taluka Olpad, Dist: Surat 394130.	4,76,685/-	47,668/-	10,000/-
2.	Demand Notice Date: 31/07/2021 and Amount Rs.19,50,093/-	R.S. No. 56,57,59, Block no.130, Building D 3, Flat no. 202, 2nd floor, BHAKTIDHARA RESIDENCY-2, opposite Platinum Palace, Gathan-sayan road, Moje, Sayan, Ta., Olpad, Dist: Surat- 394130.	4,94,100/-	49,410/-	10,000/-

E-auction Date : 05/12/2023, Time : 11.00 am to 02.00 pm & Inspection Date : 04/12/2023 between 02.00 to 04.00 pm

Date and time for submission of request letter of participation/KYC Documents/ Proof of EMD: On or before 04/12/2023 upto to 04:00 p.m. Date & Time of e-Auction: 05/12/2023 from 11:00 a.m. to 02:00 p.m. with unlimited extensions of 5 Minutes each. Other Terms and Conditions of the sale will be available from SBI, RACPC (10001). Surat and from (<https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e-auctions>)

30-DAYS SALE NOTICE TO THE BORROWERS/MORTGAGORS UNDER SARFAESI ACT, 2002.

The borrowers are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 12/10/2023
Place : Surat

Sd/- Authorized Officer,
State Bank of India, RACPC-1, SURAT.

ICICI Bank

Branch Office: ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395001.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is", and "Whatever there is" basis as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Namdev Pasale (Borrower)/ Mayuri Namdev Pasale (Co-Borrower) Loan A/c No. LBVP100002022636/ HPVPI00039461755	Fiat No. A-107, First Floor, Building-A, Gopi Co. Op. Housing Society, Plot No. 06.07,08,09, Revenue Survey No. 112/1 Paiki, 12/Paiki 10, 12/Paiki 11, 12/Paiki 14, 12/Paiki 13/Paiki 2, Moje Umargam, Sub. Dist. Umargam, Dist. Valsad. Admeasuring Super Built Up Area 111.61 Sq. Mtr Free Hold Property	Rs. 9,06,281/- (as on November 15, 2023)	Rs. 16,70,000/- Rs. 1,67,000/-	November 10, 2023 10:00 AM To 12:00 Noon	November 28, 2023 From 11:00 AM Onwards
2.	Jagdishbhai Kalubhai Khunt (Borrower)/ Sumeetaben Jagdishbhai Khunt (Co-Borrower) Loan A/c No. LBSUR00002868425	Fiat No.303, as pr Sanctioned Plan on 2nd Floor at Place 3rd Floor, Building No. F/2, Star Dharm Residency, Survey No. 70, Block No.82, T.P. Scheme No.45(Navagam-vavag), Final Plot No.61, Village-Navagam, Sub. Dist-Kamrej, Dist- Surat. Admeasuring Builtup Area- 44.82 Sq.Mtr.	Rs. 18,35,641/- (as on November 15, 2023)	Rs. 13,39,000/- Rs. 1,34,000/-	November 10, 2023 12:00 Noon To 02:00 PM	November 28, 2023 From 11:00 AM Onwards
3.	Dayaben Shaileshbhai Vala (Borrower)/ Shaileshbhai Kalubhai Vala (Co-borrower) Loan A/c No. LBSUR00004085209	Plot No.73, Krishna Park, R.S. No.390, Block No.382, Moje Kamrej, Sub Dist. Kamrej, Dist Surat. Admeasuring Plot Area- 44.59 Sq.mtr.	Rs. 18,09,359/- (as on November 15, 2023)	Rs. 13,70,000/- Rs. 1,37,000/-	November 10, 2023 02:00 PM To 04:00 PM	November 28, 2023 From 11:30 AM Onwards
4.	Parudevi Bagdamr Devvasi (Borrower)/ Bagdamr Kesaram Devasi (Co-borrower) Loan A/c No. LBSUR00003296856	Fiat No.403, Fourth Floor, Building No. B-1, Shivjanali Dreams, Old Conditional Block No.487/6, Moje Kamrej, Sub. Dist. Kamrej, Dist. Surat. Admeasuring Built up Area- 866 Sq.Ft	Rs. 24,83,752/- (as on November 15, 2023)	Rs. 24,04,000/- Rs. 2,41,000/-	November 11, 2023 10:00 AM To 12:00 Noon	November 28, 2023 From 12:00 Noon Onwards
5.	Koshiya Parulben Sanjaybhai (Borrower)/ Koshiya Sanjaybhai (Co-borrower) Loan A/c No. LBSUR00004703266	Fiat No.504, Fifth Floor, Building-C, Param Residency, Block No.102/A 1 to 5, Moje Village Laskana, Sub. Dist. Kamrej, Dist. Surat. Admeasuring Super Built up Area-66.61 Sq.Mtr.	Rs. 10,49,911/- (as on November 15, 2023)	Rs. 11,00,000/- Rs. 1,10,000/-	November 11, 2023 12:00 Noon To 02:00 PM	November 28, 2023 From 12:30 PM Onwards

The online e-auction will take place on the website of e-auction agency M/s NexXen Solutions Private Limited. (URL Link: <https://disposallhub.com>). The Mortgagors/ Noticees are given last chance to pay the total dues with further interest till November 27, 2023 before 04:00 PM failing which, this/these secured assets/s will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395001 or before November 27, 2023 before 03:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before November 27, 2023 before 04:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395001 on or before November 27, 2023 before 05:00 PM Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "ICICI Bank Limited" payable at Surat.

For any further clarifications with regards to inspection, terms and conditions of the E-auction or submission of tenders, kindly contact ICICI Bank Limited on 8169436902/9909987911.

Please note that Marketing agencies 1. M/s NexXen Solutions Private Limited 2. Augoe Asset Management Private Limited have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p4s

Date: October 13, 2023
Place: Surat

Authorized Officer
ICICI Bank Limited



પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમીટેડ

પપ-પદ, પાંચમા માળે, ફી પ્રેસ હાઉસ, નરીમાન પોઇન્ટ, મુંબઈ - ૪૦૦૦૨૧ ફોન નં. (૦૨૨)

ફૅક્સ નં. ૬૧૮૮૪૭૦૦ ઈમેલ : sys@pegasus-arc.com URL : www.pegasus-arc.com

ઈ-ઓક્શન માટે જાહેર નોટીસ

સિક્યુરિટી ઈન્શ્યોરન્સ એન્ડ રીકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્શ્યોરન્સ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઈન્શ્યોરન્સ (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 લિમીટેડ જે પેગાસસ ગ્રુપ વન ટ્રસ્ટ ૩૭ (પેગાસસ)ના ટ્રસ્ટી તરીકે કામ કરે છે તેમની પાસે ઈન્ડસ્ટ્રિયલ ઍક્સિડેન્સ (આઈબીએલ) ના દેવાદારોની ગીરો મિલકત અને તેમની પાસેથી લેણી રકમ વસુલવાના સિક્યુરિટી ઈન્શ્યોરન્સ એન્ડ રીકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્શ્યોરન્સ એક્ટ ૨૦૦૨ (સરકારી એક્ટ) ની જોગવાઈ મુજબનું તા.૨૯/૦૩/૨૦૧૯ના રોજ થયેલા એસાઈએન્ટ એગ્રીમેન્ટ છે.

પેગાસસના અધિકૃત અધિકારીએ નીચે જણાવેલી ગીરો મિલકતનો વાસ્તવિક કબજો સરકારી એક્ટની જોગવાઈ મુજબ તા.૧૩/૦૧/૨૦૨૩ના રોજ લીધો છે. નીચે જણાવેલી ગીરો મિલકતનું વેચાણ તા.૨૦/૧૧/૨૦૨૩ના રોજ ' જેમ છે જ્યાં છે ' , જે છે તેમ છે ' અને ' ગમે તે ત્યાં છે ' ના ધોરણે તમામ જાણીતા અને અજાણ્યા બોજા સાથે બાકી રકમ રૂ.૪,૩૩,૮૧,૫૨૪.૭૧ (રૂપિયા ચાર કરોડ ત્રેસ લાખ એકચાંસી હજાર પાંચસો ચોવીસ અને એકોતર પૈસા પુરા) તા.૧૦/૦૬/૨૦૧૯ સુધી વતા તા.૧૧/૦૬/૨૦૧૯થી તેના પર કરાર મુજબનું ચડત વ્યાજ, કિંમત, ખર્ચ સહિતની રકમ જે પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમીટેડને ચુકવવાની બાકી છે તે વસુલ કરવા માટે છે.

અનામત કિંમત રૂ.૪,૪૨,૦૬,૦૦૦/- (રૂપિયા ચાર કરોડ બેતાલીસ લાખ છ હજાર ચારસો પુરા) અને અર્નેસ્ટ મની ડીપોઝીટ રૂ.૪૪,૨૦,૬૦૦/- (રૂપિયા ચુમ્માલીસ લાખ વીસ હજાર છસો પુરા) છે.

દેવાદાર નું નામ	મે.વર્લ્ડ ગોલ્ડ જંકશન પ્રા.લિ.
/સહદેવાદાર/જામીનદાર/ગીરોદારના નામ:	શ્રી ભુવનચંદ્ર દુલાલચંદ મંડલ શ્રીમતી પાર્વતીબેન ભુવનચંદ્ર મંડલ શ્રી અંકિત હરેન્દ્ર ગોસાલીયા શ્રી અપૂર્વ ભુવનચંદ્ર મંડલ
મિલકતનું વર્ણન :	તમામ ખંડ અને અખંડીત ભાગની સ્થાવર મિલકત, નોંધ નં.૧૨૪૩, ૧૨૪૪ અને ૧૨૪૫ બંધાયેલા પૈકી બાકીના ભાગનું ક્ષેત્રફળ ૧૯૯ ચો.વાર અથવા ૧૬૬.૩૮ ચો.મી. દક્ષિણ તરફની કોટડી ને બાદ કરતા જેનું ક્ષેત્રફળ ૩૪×૧૫ ચો.ફૂટ અથવા ૫૬ ચો.વાર અથવા ૪૭.૦૬ ચો.મી. જે ગુજરાત રાજ્યના સુરત જિલ્લાના પેટા જિ.સુરત સીટી મોજે હવાડીયા ચકલા વોર્ડ નં.૧૦ માં આવેલ છે.
અનામત કિંમત :	રૂ.૪,૪૨,૦૬,૦૦૦/-
અર્નેસ્ટ મની ડીપોઝીટ :	રૂ.૪૪,૨૦,૬૦૦/-
સલામત ધિરાણકારની જાણમાં હોય એવા મિલકત સામેના જો કોઈ બાકી રકમના દાવાઓ :	જાણમાં નથી
સીઈઆરએસએ આઈ આઈડી	સિક્યુરિટી આઈડી- ૪૦૦૦૧૧૮૭૩૨૧૯ એસેટ આઈડી- ૨૦૦૦૧૧૮૪૬૬૧૬
મિલકતનું નિરીક્ષણ	તા.૧૦/૧૧/૨૦૨૩ના રોજ સવારે ૧૨.૦૦ થી બપોરે ૦૨.૦૦ દરમિયાન સંપર્ક વ્યક્તિ : શ્રી નિલેશ મોરે(અધિકૃત અધિકારી) ૯૦૦૪૭૨૨૪૬૮ શ્રી રૂબેન સબસ્ટેશન- ૯૧૩૭૨૬૬૮૦૯
બિડ રજુ કરવાની છેલ્લી તારીખ :	૧૯/૧૧/૨૦૨૩ના રોજ સાંજે ૦૫.૦૦ વાગ્યા સુધી
બિડ ખુલવાનો સમય અને સ્થળ :	ઈ- ઓક્શન/ બીડીંગ વેબ સાઈટ દ્વારા (https://sarfaesi.auctiontiger.net) તારીખ અને સમય : ૨૦/૧૧/૨૦૨૩ ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૦૧.૦૦

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

વેચાણના નિયમો અને શરતોની વધુ વિગત વાર જાણકારી માટે કૃપયા સલામત ધિરાણકારની વેબસાઈટની લીંક <http://www.pegasus-arc.com/assets-to-auction.html> નો ઉપયોગ કરવો 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 વેબસાઈટ <https://sarfaesi.auctiontiger.net> ની મુલાકાત લેવી અથવા સર્વિસ પ્રોવાઈડર મે.ઈ પ્રોક્યોરમેન્ટ ટેકનોલોજીસ લિ. ઓક્શન ટાઈગર, બિડર સપોર્ટ : મો.નં.+ ૯૧ ૯૨૬૫૫૬૨૮૨૧ અને ૯૩૭૪૫૧૯૭૫૪ અથવા ઈ-મેલ : vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, શ્રી રામપ્રસાદ મો.નં.+ ૯૧ ૮૦૦૦૨૩૨૯૭૬-મેલ આઈ ડી : support@auctiontiger.net ઉપર સંપર્ક કરવો

સ્થળ : સુરત સહી/ અધિકૃત અધિકારી
તારીખ : ૧૩/૧૦/૨૦૨૩ પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ.
(જે પેગાસસ ગ્રુપવન ટ્રસ્ટ- ૩૭ના ટ્રસ્ટી તરીકે કામ કરે છે.)

સમસ્યા છે...? તો સમાધાન પણ છે!
પથ્થર જેવી કઠોળ સમાધાન સંકલપમાં નિકલવા
એક તરફી પ્રેમી-પંખીના ખાસ ચર્ચક કરો
પ્રવાહાવા જે પંદરસાવા વગર પણ વાકીસજ શયજ છે
પતિ-પત્નીની છુટ્ટી-પ્રેમીકાશીને વશમાં મકરો
લવ પ્રોલેખ, મુઠાએક, મેલી વગન, મુકરો
એક તરફી પ્રેમી-પંખીના ખાસ ચર્ચક કરો
ખીન-ખીનકલ, કોઈ-કેઈ બિયજ, પૂઘદળ રસે.
ઘાટેલી વ્યક્તિનું મિલન
માત્ર એક જ મુકાદામતી સમાધાન સમાધાન
જીવન બાજુ સમુદાય સમાધાન

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **20/11/2023** 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 E Procurement Technologies Ltd. Auction Tiger, Ahmedabad, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: 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). The bidder cannot withdraw the EMD after submission of the bid. 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 submit by the bidder).

7. **The reserve price of the auction property is Rs. 4,42,06,000/- (Rupees Four Crore Forty-Two Lakhs Six Thousand Only) and the Earnest Money Deposit will be Rs. 44,20,600/- (Rupees Forty-Four Lakhs Twenty Thousand Six Hundred Only).**
8. **The mortgaged property will be sold on "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities/encumbrances on 20/11/2023.**
9. **The last date for submission of bid is 19/11/2023 before 5.00 PM and the date and the Auction is scheduled on 20/11/2023 from 11.00 am to 1.00 pm.**
10. **"The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc".**
11. **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 can also be paid by way of RTGS / NEFT /Fund Transfer to the credit of A/c no. 201003191843, A/c name: - Pegasus Group One Trust 37, Bank Name: Indusind Bank, Opera House Branch, Indusind House, 425, D B Marg, Mumbai 400004, IFSC Code: INDB0000001.**
12. **The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of Rs. 5,00,000/- (Rupees Five Lakhs Only).**
13. **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.**
14. **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.**
15. **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.

16. 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.
17. 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.
18. 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.
19. 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.**
20. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.
21. **This publication is also a 30 days' notice to the borrowers/co-borrowers/mortgagors under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.**
22. Further enquiries may be clarified with the Authorized Officer, Mr. Dhimant Shah, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No. 022-6188 4735 & 022-6188 4700, 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: Surat

Pegasus Assets Reconstruction Private Limited

Date: 13/10/2023

(Trustee of Pegasus Group One Trust 37)

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: _____