

**AUCTION CUM SALE NOTICE UNDER RULE 8 (6) & 9 (1) OF THE SECURITY INTEREST  
(ENFORCEMENT) RULES, 2002**

**Ref: ANIL SURANA/PNBHFL/892/ 2023-24**

**Date:15.09.2023**

<p><b>1. Anil Surana (Borrower)</b> Surana Mohall, Aacharyo ka Chowk Bikaner, Rajasthan-334001</p> <p><b>Also at:</b> <b>Sh. Anil Surana (Borrower)</b> Daftri Gali, Aacharyo ka Chowk, Bikaner, Rajasthan- 334001</p> <p><b>Also at:</b> <b>Sh. Anil Surana (Borrower)</b> Chudi Bazar, Ward No. 29 Bikaner, Rajasthan- 334001</p> <p><b>Also at:</b> <b>Sh. Anil Surana (Borrower)</b> M/s Niranjana Trading, Bada Bazar, Bikaner, Rajasthan-334001</p>	<p><b>2. Jayanti Devi Surana</b> Surana Mohall, Aacharyo ka Chowk Bikaner, Rajasthan-334001</p> <p><b>Also at:</b> <b>Jayanti Devi Surana</b> Daftri Gali, Aacharyo ka Chowk, Bikaner, Rajasthan- 334001</p> <p><b>Also at:</b> <b>Sh. Anil Surana (Borrower)</b> Chudi Bazar, Ward No. 29 Bikaner, Rajasthan- 334001</p> <p><b>Also at:</b> <b>Sh. Anil Surana (Borrower)</b> M/s Niranjana Trading, Bada Bazar, Bikaner, Rajasthan-334001</p>
<p><b>3. Sh. Jethamal Surana</b> Daftri Gali, Aacharyo ka Chowk, Bikaner, Rajasthan- 334001</p> <p><b>Also at:</b> <b>Sh. Jethamal Surana</b> Daftri Gali, Aacharyo ka Chowk, Bikaner, Rajasthan- 334001</p>	<p><b>4. Kanta Devi</b> Surana Mohall, Aacharyo ka Chowk Bikaner, Rajasthan-334001</p> <p><b>Also at:</b> <b>Jayanti Devi Surana</b> Daftri Gali, Aacharyo ka Chowk, Bikaner, Rajasthan- 334001</p>



<p><b>Also at:</b> <b>Sh. Jethamal Surana</b> Chudi Bazar, Ward No. 29 Bikaner, Rajasthan- 334001</p> <p><b>Also at:</b> <b>Sh. Jethamal Surana</b> M/s Niranjan Trading, Bada Bazar, Bikaner, Rajasthan-334001</p>	<p><b>Also at:</b> <b>Sh. Anil Surana (Borrower)</b> Chudi Bazar, Ward No. 29 Bikaner, Rajasthan- 334001</p> <p><b>Also at:</b> <b>Sh. Anil Surana (Borrower)</b> M/s Niranjan Trading, Bada Bazar, Bikaner, Rajasthan-334001</p>
---	---

Dear Sir/Madam,

**Sub: Anil Surana: Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to you addressees being the Borrower(s), Co-Borrower(s) and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of **Pegasus 2023 Trust 3** ("Pegasus"), having been assigned the financial asset pertaining to the below mentioned Borrower along with underlying security interest by **PNB Housing Finance Ltd** vide Assignment Agreement dated **30-09-2022** under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis .

The Authorized Officer of PNB Housing Finance Ltd has taken possession of the below described secured assets being immovable property under Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 and as per the provision of SARFAESI Act, 2002 and same has been handed over to Pegasus ARC after the assignment of said Loan Account.

The notice of public e-auction has also been published in **Indian Express (English)** and **Seema Sandesh (Hindi)** on **15-Sep-2023**.



The details of Auction are as follows:

**1. Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):**

- a) Anil Surana (*Borrower*)
- b) Jayanti Devi Surana
- c) Jethamal Surana
- d) Kanta Devi

**2. Outstanding Dues for which the secured assets are being sold:**

**Rs. 2,00,77,360.73/- (Rupees Two Crore Seventy-Seven Thousand Three Hundred Sixty and Seventy-Three Paise Only)** as on **09-08-2023** plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. **10-08-2023** till the date of payment and realization.

**3. Details of Secured Asset being Immovable Property, which is being sold, Reserve Price and Earnest Money Deposit (EMD):**

S. No.	Description of property	Reserve Price * (In Rs.)	EMD (in Rs.)
1.	<b>Mortgaged by: Anil Surana</b> All that piece and parcel of Residential Property situated at Daftri Street, Acharyon ka Chowk, Acharyon ki Gali, Bikaner (Rajasthan) – 334001  <b>CERSAI ID:</b>	<b>50,43,000</b>  Security Interest ID: 400017819297, Asset ID: 200017779939	<b>5,04,300</b>
	<b>TOTAL</b>	<b>50,43,000</b>	<b>5,04,300</b>

\* Secured Asset shall not be sold below the Reserve Price.

**4. Dates for inspection, submission of bid, auction:**

<b>Inspection of Properties:</b>	<b>04.10.2023</b>
<b>Contact Person and Phone No:</b>	<b>Nitin Kashyap (Authorized Officer)</b> <b>Contact No.- 8447636680</b> <b>Himansu Singh</b> <b>Contact No. -7376358678</b>
<b>Last date for submission of Bid:</b>	<b>06-10-2023 till 4:00 PM</b>

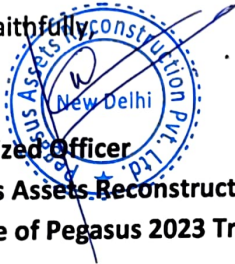


Time and Venue of Bid Opening:	E-Auction/Bidding through website ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) on <b>09-10-2023 from 11:00 AM to 01:00 PM.</b>
--------------------------------	---

5. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net>.
6. Please be informed that as per Section 13(8) of the SARFAESI Act, you may close your loan account and redeem the secured asset by making payment of the total outstanding dues of Rs. **2,00,77,360.73/- (Rupees Two Crore Seventy-Seven Thousand Three Hundred Sixty and Seventy-Three Paise Only)** as on **09-08-2023** plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. **10-08-2023** till the date of payment and realization.

Thanking You.

Yours faithfully,



**Authorized Officer**  
**Pegasus Assets Reconstruction Pvt. Ltd.**  
**(Trustee of Pegasus 2023 Trust 3)**