**PUBLIC NOTICE FOR E-AUCTION**

**Sale of Immovable Property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust I (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.

In view of the aforesaid Assignment Agreement, the possession of the below mentioned mortgaged property has been taken on 05.01.2023 by Authorised Officer of Pegasus ARC being the Secured Creditors and will be sold on “As is where is”, “As is what is” and “Whatever there is basis” on **29.02.2024**, for recovery of **Rs. 3,17,01,438.20/- (Rupees Three Crores Seventeen Lakhs One Thousand Four Hundred Thirty-Eight and Twenty Paisa Only) as on 30/11/2021 as per notice issued u/s 13(2) [As on** **13/10/2023, Rs. 4,70,80,288.57/- (Rupees Four Crore Seventy Lakhs Eighty Thousand Two Hundred Eighty-Eight and Fifty-Seven Paisa Only)** plus interest w.e.f. **14/10/2023** at the contractual rate and costs, charges and expenses thereon till realization, due to Pegasus Assets Reconstruction Pvt Ltd., from M/s Arata Universal (through Proprietor Sh. Sahil Arora), Sh. Sahil Arora, Sh. Dheeraj Kumar Arora, and Through Legal Heirs of Late Deena Nath Dang. If the borrower/guarantors pay the dues amount of the Pegasus in full with all costs, charges and expenses incurred, to Pegasus any time before sale of the secured asset, no sale will be conducted. The Reserve Price will be **Rs. 2,28,02,000/-** (Rupees Two Crores Twenty-Eight Lakhs and Two Thousand Only)andthe earnest money deposit will be **Rs.22,80,200/-** (Rupees Twenty-Two Lakhs Eighty Thousand and Two Hundred Only)**.**

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| **Name of the Borrower/Guarantor:** | 1. M/s Arata Universal Co. (Borrower) (through proprietor Sh. Sahil Arora) 2. Sh. Sahil Arora (Co-Borrower) 3. Sh. Dheeraj Kumar Arora (Co-Borrower/Mortgagor) 4. Through Legal Heirs of Late Deena Nath Dang   (Co-Borrower/Mortgagor) |
| **Outstanding Dues** | **Rs. 3,17,01,438.20/- as on 30/11/2021 as per notice issued u/s 13(2)**  **[As on** **13/10/2023, Rs. 4,70,80,288.57/- (Rupees Four Crore Seventy Lakhs Eighty Thousand Two Hundred Eighty-Eight and Fifty-Seven Paisa Only) plus interest w.e.f. 14/10/2023 at the contractual rate and costs, charges and expenses thereon till realization** |
| **Description of Immovable Property:** | All that piece and parcel of Entire First Floor portion without roof right of freehold built up residential property bearing no. B-130 area measuring 360 Sq. yds. Situated in the layout plan of The Railway Board Employees Co-operative House Building Society Ltd., colony known as Anand Vihar, Delhi-92 |
| **Reserve Price** | **Rs. 2,28,02,000/-** |
| **Earnest Money Deposit (10% of Reserve Price)** | **Rs. 22,80,200/-** |
| **Description of Movable Property:** | **NIL** |
| **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** | **400016645045** |
| **Inspection of Property** | **On 26/02/2024 between 11.00 a.m. to 2.00 p.m. Contact Person: Mr. Nitin Kashyap (Authorized Officer) @ 8447636680 & Mr. Surender Singh (8947960010)** |
| **Last date for submission of Bid/Bid**: | **28/02/2024 till 4:00 p.m.** |
| **Time and Venue of Bid Opening** | **E-Auction/Bidding through website (**[**https://sarfaesi.auctiontiger.net**](https://sarfaesi.auctiontiger.net)**) on 29/02/2024 from 11.00 a.m. to 1:00 p.m.** |

This publication is **‘Fifteen days’** notice to the aforementioned borrowers/co-borrowers/guarantors under Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor 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](https://sarfaesi.auctiontiger.net/) or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support : 079-68136805/68136837 Mo.: +919978591888, Email : [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) and [support@auctiontiger.net](mailto:support@auctiontiger.net).

**AUTHORIZED OFFICER**

**Place: Delhi Pegasus Assets Reconstruction Private Limited**

**Date: 10.02.2024 (Trustee of Pegasus Group Thirty Nine Trust I)**