

**PEGASUS****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

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

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(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 Group Thirty Nine Trust – 2 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Ratnakar Bank Limited (RBL Bank Ltd.)** vide Assignment Agreement dated **30/09/2021** 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 along with all known and unknown dues on **27/02/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured asset being immovable property on **05/11/2023** under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF THE E-AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):	1. Ambika Enterprise (Borrower) 2. Hemant Rohitbhai Parikh (Co-Borrower) 3. Heenaben Hemant Parikh (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 68,57,703.25/- (Rupees Sixty-Eight Lakhs Fifty-Seven Thousand Seven Hundred Three and Paise Twenty-Five Only) as on 30/04/2021 plus interest at the contractual rate and costs, charges and expenses thereon from 01/05/2021 till the date of payment realization, any time before the said sale.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by- Heenaben Hemant Parikh Residential property bearing Flat No. E/92, admeasuring 133.76 sq. meter on 9th floor in Block E in scheme “Sachin Tower”, Geratpur Bhagyalaxmi Co-Op Housing Society Limited Vibhag-8, constructed on Survey No. 40 Paiki alongwith 106/2 Paiki and 86 Paiki, T.P. Scheme No. 3, F.P. No. 293/2, 293/3 Paiki, Sub Plot No. 1 of Mouje: Vejalpur, Sub District: Ahmedabad-10 (Vejalpur) & Registration District: Ahmedabad. and having boundaries as under: Towards East- Flat No. E/91 Towards South- Common Passage and Flat No. E/93 Towards West- Society Common Road and Garden Towards North- Society Common Road.
CERSAI ID:	Security Interest ID – 400017209740 Asset ID- 200017171024
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 58,50,000/- (Rupees Fifty-Eight Lakhs Fifty Thousand Only)
Earnest Money Deposit (EMD)	Rs. 5,85,000/- (Rupees Five Lakhs Eighty-Five Thousand Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Property	12/02/2024 between 11.00 a.m. to 01.00 p.m.
Contact Person and Phone Number:	Mr. Nilesh More- 9004722468 Mr. Rohan Kadam-9167981607
Last date for submission of Bid:	26/02/2024 till 4:00 pm
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 27/02/2024 from 11.00 a.m. to 01.00 p.m.

This publication is also a Fifteen (15) days' notice to the aforementioned borrower(s)/ co-borrower(s)/ Mortgagor(s) under Rule 8 & 9 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> or contact service provider **M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support : 079-68136805/68136837 Mo.: +919978591888, Email : ramprasad@auctiontiger.net and support@auctiontiger.net.**

AUTHORISED OFFICER**Place: Ahmadabad****Pegasus Assets Reconstruction Private Limited****Date: 07.02.2024****(Trustee of Pegasus Group Thirty Nine Trust-2)**

Date: 07.02.2024
Place: Ahmedabad

For, Hindustan Unilever Limited
Dev Bajpai
Company Secretary

Tal:- Palanpur, Dist:- B.K. **Mobile No.:- 9925099400**

Place : Vallabh Vidhyanagar, Anand
Date : 01-02-2024

**Authorised officer
Bank of Baroda**

support : 079-68136805/68136837 Mo.: +919978591888, Email : ramprasad@auctiontiger.net
and support@auctiontiger.net.

Date 07/02/2024

Date: 07.02.2024
Place : Bharuch

Authorised Officer
State Bank of India (RASECC) Bharuch

Date : 31.01.2024, Sd/-
Place : Rajkot Authorised Officer, Bank Of India

Bounded as follows:- East : Property of Adj. Plot No. 481 & 482, West : Adj. Society Road North : Property of Adj. Plot No. 486 South : Property of Adj. Plot No. 484

Advt No. 21/2023-2.

Sr. No.	Particulars (Refer Notes below)	Quarter Ended 31.12.2023	Nine Months Ended 31.12.2023	Quarter Ended 31.12.2022
		Unaudited	Unaudited	Unaudited
1	Total Income from Operations (net)	11,383.05	33,173.77	10,001.73
2	Net Profit / (Loss) for the period (before Tax, Exceptional items)	3,724.74	11,312.55	3,267.15
3	Net Profit / (Loss) for the period before tax (after Exceptional items)	3,724.74	11,414.05	3,267.15
4	Net Profit / (Loss) for the period after tax (after Exceptional items)	2,794.36	8,848.33	2,493.30
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	2,773.09	9,002.17	2,493.30
6	Equity Share Capital (Face Value of ₹. 5/- Per Share)	3,200.00	3,200.00	3,200.00
7	Other Equity			
8	Earning per share of ₹. 5/- each (from Continuing Operations)			
	Basic (in ₹.)	4.37	13.83	3.90
	Diluted (in ₹.)	4.37	13.83	3.90

1	Total Income from Operations (net)	10,201.00	29,232.66	9,464.38
2	Net Profit / (Loss) for the period (before Tax, Exceptional items)	3,236.48	9,596.52	3,003.71
3	Net Profit / (Loss) for the period before tax (after Exceptional items)	3,236.48	9,596.52	3,003.71
4	Net Profit / (Loss) for the period after tax (after Exceptional items)	3,236.48	9,596.52	3,003.71
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	2,425.69	7,185.04	2,229.86
6	Equity Share Capital (Face Value of ₹. 5/- Per Share)	3,200.00	3,200.00	3,200.00
7	Other Equity			
8	Earning per share of ₹. 5/- each (from Continuing Operations)			
	Basic (in ₹.)	3.79	11.23	3.48
	Diluted (in ₹.)	3.79	11.23	3.48

Place : Ahmedabad
Date : 06.02.2024

Branch Office: ICICI Bank Towers, Near Chakli Circle, Old Padra Road, Vadodara- 390007.

No. Sr.	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.	Vishnubhai Dahyabhai Patel (Borrower)/ Naimiksha Patel, Nayankumar Mewada, Silicon Crop Science (I) Private Limited, Bharat Chaturbhai Patel, Bhagabhai Shankarbai Patel, Sanjay kumar Dwarkadas Patel, (Co-Borrower) Loan A/c No. LBBRD00002996587	Flat No. N-401, 4th Floor, Tower- N, "Viram-II", Behind Billabong School/Near Royal Green, GIDC Road, Mouje-Village Vadsar, R.S. No. 181 and 180, Gujarat, Vadodara- 390011. Flat No. N-403, 4th Floor, Tower- N, "Viram-II", Behind Billabong School Near Royal Green, GIDC Road, Mouje-Village Vadsar, R.S. No. 181 and 180, Gujarat, Vadodara- 390011. Flat No. M-404, 4th Floor, Tower- N, "Viram-II", Behind Billabong School Near Royal Green, GIDC Road, Mouje-Village Vadsar, R.S. No. 181 and 180, Gujarat, Vadodara- 390011.	Rs. 97,98,130/- (as on February 10, 2024)	Rs. 15,50,000/- Rs. 1,55,000/- Rs. 15,50,000/- Rs. 1,55,000/- Rs. 15,50,000/- Rs. 1,55,000/-	February 17, 2024 From 11:00 AM To 01:30 PM February 17, 2024 From 11:00 AM To 01:30 PM February 17, 2024 From 11:00 AM To 01:30 PM	February 27, 2024 From 11:00 AM Onwards February 27, 2024 From 11:15 AM Onwards February 27, 2024 From 11:30 AM Onwards
2.	Satyaki Santosh Mukherjee (Borrower)/ Priti Satyaki Mukherjee (Co-Borrower) Loan A/c No. LBBRD00002395224	Tower D -405, 4th Floor, "Asopalav Club Apartments", Block No. 295, Near Delhi Public School, Kalai Road, Vadodara- 390010. Built Up area 1341 Sq. ft. Free Hold Property.	Rs. 77,11,544/- (as on February 10, 2024)	Rs. 25,00,000/- Rs. 2,50,000/-	February 17, 2024 From 02:00 PM To 03:00 PM	February 27, 2024 From 11:45AM Onwards
3.	Kunal Jiwarajka (Borrower)/ Krishna Kumar Jiwarajka, Sakshi Kunal Jiwarajka, Laxmi Devi Jiwarajka (Co-Borrower) Loan A/c No. LBNMU000002121658	G-101, at First Floor Tower- G, "Viram-II", Behind Billabong School Near Narayan Farms, Vadsar, R.S. No. 181-180, Vadodara- 390011, Gujarat. Built up area 61.00 Sq. Mt. Free Hold Property. G-102, at First Floor Tower- G, "Viram-II", Behind Billabong School Near Narayan Farms, Vadsar, R.S. No. 181-180, Vadodara- 390011, Gujarat. Built up area 61.00 Sq. Mt. Free Hold Property. G-104, at First Floor Tower- G, "Viram-II", Behind Billabong School Near Narayan Farms, Vadsar, R.S. No. 181-180, Vadodara- 390011, Gujarat. Built up area 61.00 Sq. Mt. Free Hold Property.	Rs. 87,65,268/- (as on February 10, 2024)	Rs. 13,50,000/- Rs. 1,35,000/- Rs. 13,50,000/- Rs. 1,35,000/- Rs. 13,50,000/- Rs. 1,35,000/-	February 17, 2024 From 02:00 PM To 03:00 PM February 17, 2024 From 03:30 PM To 04:30 PM February 17, 2024 From 03:30 PM To 04:30 PM	February 27, 2024 From 12:00 Noon Onwards February 27, 2024 From 12:15 PM Onwards February 27, 2024 From 12:30 PM Onwards
4.	Nilpesh Hasasmukhbhai Patel (Borrower)/ Sheetalanil Nilpeshkumar Pate (Co-Borrower) Loan A/c No. LBBRD00004405303/ LBBRD00004405406	Flat No.402, 4th Floor, G-Wing, Shree Hari Residency, Near Pratham Paradise, Tarsali Vadodara Ongc Colony, Vadodra- 39009. Carpet area 65.372 Sq. Mt. Free Hold Property.	Rs. 19,23,462/- (as on February 10, 2024)	Rs. 8,00,000/- Rs. 80,000/-	February 17, 2024 From 05:00 PM To 06:00 PM	February 27, 2024 From 12:45 PM Onwards

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

Authorized Officer
ICICI Bank Limited

**PEGASUS****પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ**

૫૫-૫૬, પાંચમા માળે, ફ્રી પ્રેસ હાઉસ, નરીમાન પોઇન્ટ, મુંબઈ-૪૦૦૦૨૧, ફોન: -૨૨-૬૧૮૮૪૭૦૦
ઈમેઇલ: sys@pegasus-arc.com યુઆરએલ: www.pegasus-arc.com

ઈ-હરાજ માટે જાહેર નોટિસ

ધ સિક્યુરિટીઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાયનાન્શિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્ટરેસ્ટ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ના નિયમ ૮ અને ૯ ની જોગવાઈ સાથે વંચાણે લીધા બાદ સ્થાવર મિલકતોના વેચાણ માટેની નોટિસ આથી અત્રે જાહેર જનતાને તથા નીચે જણાવેલ દેવાદાર (રો), સહ-દેવાદાર (રો) અને ગિરવેદાર(રો)ને ખાસ નોટિસ આપવામાં આવે છે કે નીચે જણાવેલી સિક્યોર્સ એસેટ્સ સિક્યોર્સ લેણદાર, પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ જે પેગાસસ ગ્રૂપ થર્ટી નાઈન ટ્રસ્ટ-૨ (પેગાસસ)ના ટ્રસ્ટી તરીકે કામ કરે છે તેની પાસે ગિરવે/ચાર્જમાં મૂકેલ છે, જેમણે રત્નાકર બેંક લિમિટેડ(આરબીએલ લિ.)ના નીચે જણાવેલ દેણદારના અંડરલાઈગ સિક્યોરિટીઝ, હિતો સહિત સરફેસી એક્ટ ૨૦૦૨ની અને તેની હેઠળના નિયમોની જોગવાઈ મુજબના દેણા અધિકારોસહિત તા.૩૦/૦૮/૨૦૨૧ના રોજ થયેલા એસાઈનમેન્ટ એગ્રીમેન્ટ દ્વારા મેળવી લીધા હતા તે મિલકતનું વેચાણ જેમ છે ત્યાં છે, 'જે છે તેમ છે' અને 'જે છે તે છે'ના ધોરણે તમામ જાણીતા અને અજાણ્યા બોજા સાથે તા. ૨૭/૦૨/૨૦૨૪ના રોજ થશે.

પેગાસસના અધિકૃત અધિકારીએ નીચે જણાવેલી સિક્યોર્સ મિલકતનો ફિઝિકલ કબજો સરફેસી કાયદો અને તેની હેઠળના નિયમોની જોગવાઈઓ મુજબ તા.૦૫/૧૧/૨૦૨૩ના રોજ લીધો છે.

હરાજની વિગતો નીચે મુજબ છે:

દેવાદાર (રો), સહ-દેવાદાર (રો) અને ગિરવેદાર(રો)નાં નામ	૧) અંબિકા એન્ટરપ્રાઇઝ(દેવાદાર), ૨) હેમંત રોહિતભાઈ પરીખ (સહ-દેવાદાર) ૩) હીનાબેન હેમંત પરીખ (સહ-દેવાદાર)
જેના માટે સિક્યોર્સ અસ્કયામત વેચાણે તે બાકી નીકળતી લેણી રકમ:	તા.૩૦/૦૪/૨૦૨૧ મુજબ રૂ. ૬૮,૫૭,૭૦૩.૨૫/- (અંકે રૂપિયા અડસઠ લાખ સત્તાવન હજાર સાતસો ત્રણ અને પૈસા પચ્ચીસ પૂરા) વત્તા ૦૧/૦૫/૨૦૨૧થી તે કથિત વેચાણ અગાઉ કોઈ પણ સમયે પૂરેપૂરી ચૂકવણી સુધીની તારીખ સુધી થતી તેના પર કરાર મુજબનું ચડત વ્યાજ, કિંમત, ચાર્જેસ અને ખર્ચ સહિતની રકમ.
જેનું વેચાણ કરવાનું છે તે સ્થાવર મિલકત એવી સિક્યોર્સ અસ્કયામતની વિગતો:	હીનાબેન હેમંત પરીખ દ્વારા ગિરવે - મોજે વેજલપુર, પેટાજિલ્લો અમદાવાદ-૧૦(વેજલપુર) અને રજિસ્ટ્રેશન જિલ્લો અમદાવાદ ખાતે સર્વે નં. ૪૦ પૈકી અને ૧૦૬/૨ પૈકી અને ૮૬ પૈકી સાથે, ટી.પી. સ્કીમ નં.૩, એફ.પી. નં. ૨૮૩/૨, ૨૮૩/૩ પૈકી સબ પ્લોટ નં. ૧ પર બંધાયેલ સ્કિમ નામે સચીન ટાવર, ગેરતપુર ભાગ્યલક્ષ્મી કો-ઓપ હાઉસિંગ સોસાયટી લિમિટેડ વિભાગ-૮માં રહેણાંક મિલકત ફ્લેટ નં. ઈ-૮૨, ઈ બ્લોકમાં ૮મે માળે, માપણી ૧૩૩.૭૬ ચો.મીટર. જેની સીમાઓ નીચે મુજબ છે: પૂર્વતરફ: ફ્લેટ નં. ઈ/૮૧, દક્ષિણ તરફ: કોમન પેસેજ અને ફ્લેટ નં. ઈ/૮૩, પશ્ચિમ તરફ: સોસાયટી કોમન રોડ અને બગીચો, ઉત્તર તરફ: સોસાયટી કોમન રોડ.
સેરસાઈ આઈડી	સિક્યુરિટી આઈડી- ૪૦૦૦૧૭૨૦૮૭૪૦, એસેટ આઈડી- ૨૦૦૦૧૭૧૭૧૦૨૪
અનામત કિંમત (રૂ.માં) જેનાથી ઓછી કિંમતે સિક્યોર્સ અસ્કયામત નહીં વેચાય	રૂ. ૫૮,૫૦,૦૦૦/- (અંકે રૂપિયા અઠાવન લાખ પચાસ હજાર પૂરા)
અરનેસ્ટ મની રીપોઝીટ (ઈએમડી)	રૂ. ૫,૮૫,૦૦૦/- (અંકે રૂપિયા પાંચ લાખ પંચાસી હજાર પૂરા)
સિક્યોર્સ લેણદારની જાણમાં હોય એવા મિલકત સામેના કોઈ બાકી રકમના દાવા	ખબર નથી.
મિલકતનું નિરીક્ષણ	તા. ૧૨/૦૨/૨૦૨૪ ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૦૧.૦૦ વચ્ચે
સંપર્ક વ્યક્તિ અને ફોન નંબર:	શ્રી નીલેશ મોરે -મો. ૮૦૦૪૭૨૨૪૬૮ શ્રી રોહન કદમ-મો. ૮૧૬૭૮૮૭૬૦૭
બીડ રજૂ કરવાની છેલ્લી તારીખ	૨૬-૦૨-૨૦૨૪ સાંજે ૦૪.૦૦ સુધી
બીડ ખોલવાનો સમય અને સ્થળ	૨૭-૦૨-૨૦૨૪ના રોજ સવારે ૧૧.૦૦ થી સવારે ૦૧.૦૦ માં વેબસાઈટ (https:// sarfaesi.auctiontiger.net) દ્વારા ઈ-હરાજ/બીડિંગ

આ નોટીસ ઉપર જણાવેલ દેવાદાર (રો)/સહ-દેવાદાર (રો)/ગિરવેદાર(રો)માટેની સિક્યુરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ના નિયમ ૮ અને ૯ હેઠળ પંદર (૧૫) દિવસીય નોટીસ પણ છે.

વેચાણના નિયમો અને શરતોની વધુ વિગતવાર જાણકારી માટે મહેરબાની કરી સિક્યોર્સ લેણદારની વેબસાઈટ એટલે કે <http://www.pegasus-arc.com/assets-to-auction.html> પર આપેલ લિંકનો ઉપયોગ કરવો.

બીડરો ઈ-હરાજમાં ભાગ લેવા માટે બીડ જમા કરાવતા પહેલા સંબંધિત મિલકતોની ઈ-હરાજ/વેચાણ અને અન્ય વિગતો માટે વેબસાઈટ <https://sarfaesi.auctiontiger.net> ની મુલાકાત પણ લઈ શકે છે અથવા સર્વિસ પ્રોવાઈડરનો સંપર્ક કરવો: મે. ઈ-પ્રોક્યોરમેન્ટ ટેકનોલોજીસ લિ. ઓકશન ટાઈગર બીડર સપોર્ટ ૦૭૮-૬૮૧૩૬૮૦૫/૬૮૧૩૬૮૩૭, મો. નં.: +૯૧૮૮૭૮૫૮૧૮૮૮, ઈમેઇલ: ramprasada@auctiontiger.net, અને support@auctiontiger.net.

સ્થળ: અમદાવાદ

તા. ૦૭-૦૨-૨૦૨૪

અધિકૃત અધિકારી

પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રા. લિ.
(પેગાસસ ગ્રૂપ થર્ટી નાઈન ટ્રસ્ટ-૨ના ટ્રસ્ટી)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **27/02/2024** from **11.00 am to 01:00 pm** 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.
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: Mob. : 9265562821/9265562818/9265562819 & Help Line Nos.: 079-68136813/68136880; Mr. Ramprasad Mobile No. +91 8000023297, Email: vijay.shetty@auctiontiger.net, ramprasad@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. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). 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 be submitted by the bidder).
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. 409819116155 Account Name: - Pegasus Group Thirty Nine Trust 2, Bank Name: M/s 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.1,00,000 (Rupees One Lakh)**.
9. 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 next working day) 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 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.
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, the conditions mentioned above and the conditions mentioned in the public notice dated 07/02/2024.
17. The sale is subject to "As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities.
18. **This publication is also a fifteen (15) days' notice to the aforementioned borrowers/guarantors under Rule 8 & 9 (1) of The Security Interest (Enforcement) Rules, 2002.**
19. Further enquiries may be clarified with Officer, Mr. Rohan Kadam and the Authorized Officer, Mr. Nilesh More at the Office:-Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Email: rohan@pegasus-arc.com & nilesh@pegasus-arc.com, Contact: Mr. Rohan Kadam 9167981607 & Mr. Nilesh More 9004722468.

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.

Place: Mumbai
Date: 07/02/2024

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Pegasus Group Thirty Nine Trust – 2)

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: _____