

PUBLIC NOTICE FOR E-AUCTION SALE

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Co Borrowers, Guarantors and Mortgagors that the below described secured assets mortgaged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of PEGASUS GROUP THIRTY NINE TRUST 1 (Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities, interest by RBL Bank Limited vide Assignment Agreement dated **31/03/2021** under the provisions of SARFAESI Act,2002.

The Authorized officer of Pegasus has taken physical possession of the below mentioned mortgaged property under the provisions of the SARFAESI Act and SARFAESI Rules. In view of the aforesaid the below mentioned mortgaged property will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** basis on **24/12/2024** for recovery of **Rs.2,89,86,041.81/- (Rupees Two Crores Eighty Nine Lakhs Eighty Six Thousand Forty One And Eighty One Paise Only)** as on **18/11/2024** together with further interest, costs, charges and expenses thereon w.e.f. **19/11/2024** due to the Pegasus, from M/s. Dianche INC (Partnership Firm) Rep by its Partner Mr. Jitendra Kumar (Borrower), Smt. Shanthi Devi (Co-Borrower), Smt. Anjana Bantiya (Co-Borrower), Smt. Vimala Bantiya (Co-Borrower) and Mr. Jitendra Kumar (Co-Borrower and Mortgagor). The reserve price is as mentioned below.

Description of Immovable Property which is being sold:

Name of the Borrower:	M/s. Dianche INC (Partnership Firm) Rep by its Partner Mr. Jitendra Kumar
Names of Co-Borrowers/ Mortgagor:	Smt. Shanthi Devi, Smt. Anjana Bantiya, Smt. Vimala Bantiya, Mr. Jitendra Kumar (Mortgagor).
Outstanding Dues	Rs.2,89,86,041.81/- (Rupees Two Crores Eighty Nine Lakhs Eighty Six Thousand Forty One And Eighty One Paise Only) as on 18/11/2024 together with further interest, costs, charges and expenses thereon w.e.f. 19/11/2024.

Description of Immovable Property:

Description of property	Reserve Price below which the property will not be sold in Rs.	Earnest Money Deposit (EMD) in Rs.	Bid Increment in Rs.
All that piece and parcel of the residential site bearing old House List No. 2, old Khatha No. 53/3 and 53/4A, situated at Chikkalasandra Village, Uttarahalli Hobli, Bangalore South Taluk, now coming under an administrative jurisdiction of BBMP and having New BBMP Khatha No. 36/37/12/53/3, measuring East to West: 40 Feet and North to South: 70 Feet and bounded on; East by : Site No. 3, West by : Site No. 1 North by : Road, South by : Private Property. Together with a residential building constructed thereon comprising of 1312.75 Square Feet on ground floor having RCC roofed, Red oxide flooring and all other civic amenities. Above schedule is as per Sale deed deposited with us. In site building is with GF & FF with approximate BUA of 1749 Sq.ft. (Owned by Mr. Jitendra Kumar)	2,51,98,560.00	25,19,856.00	1,00,000.00
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Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	NA		
Inspection of Properties	17/12/2024.		

Contact Person and Phone No	Sai Venkatesan Mobile No: 9884624225 Vishal Kumar Shukla Mobile No: 9591103226 Shankar Balasubramanian Mobile No: 8056178676 Vivek Arayakat Mobile No: 9962229588	
Last date for submission of Bid:	20/12/2024 till 4:00 pm	
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 24/12/2024 from 11.00 am to 1:00 pm.	

This publication is also a 30 days' notice to the aforementioned Borrower/Co-Borrowers/ Guarantors/Mortgagors under Rule 8 of the Security Interest (Enforcement) Rule 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors 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.: +91 9265562821 & 9374519754, Email :vijay.shetty@auctiontiger.net, chintan.bhatt@auctiontiger.net @ support@auctiontiger.net.

AUTHORISED OFFICER

**Place: Bangalore
Date: 19/11/2024**

**Pegasus Assets Reconstruction Private Limited
(Trustee of PEGASUS GROUP THIRTY NINE TRUST 1)**