

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700Email: sys@pegasus-arc.com URL: www.pegasus-arc.com**PUBLIC NOTICE FOR SALE BY E-AUCTION****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 assets on **05/11/2023** under the provisions of the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 ("SARFAESI Rules"). In view of the aforesaid below mentioned secured assets will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis with all known & unknown liabilities on 19/06/2024. The Reserve Price and the Earnest Money Deposit are mentioned below.

Name of the Borrower:	M/s. New Mangaldeep Palace (Through its proprietor Mr. Brijkishor Ghanshyambhai Agrawal)
Name of the Co-Borrowers and Mortgagors:	Mr. Brijkishor Ghanshyambhai Agrawal (Co-borrower/Mortgagor) M/s. Rangoli Steampress Job Works (through its proprietor Mrs. Usha Brijkishor Agrawal) (Co-borrower) Mrs. Usha Brijkishor Agrawal (Co-borrower/ Mortgagor)
Outstanding dues for which the secured assets are being sold	Rs. 63,90,772.83 (Rupees Sixty Three Lakhs Ninety Thousand Seven Hundred Seventy Two and Eighty Three Paise Only) as on 06/02/2019 with further interest at the contractual rate and charges, costs and expenses incurred/to be incurred from the date of 07/02/2019 thereon (as per demand notice issued under section 13(2) of SARFAESI Act) Rs.1,18,15,870.68 (Rupees One Crore Eighteen Lakhs Fifteen Thousand Eight Hundred Seventy and Sixty Eight Paise Only) as on 14/05/2024 with further interest at the contractual rate and charges, costs and expenses incurred/to be incurred from the date of 15/05/2024
Description of the secured asset being Immovable Properties:	Lot No. 1: - Shop No. 4 admeasuring 13.20 Sq.Mts on ground floor, in the scheme Shreenath Complex, New Abhideep (Amraiwadi) Owners Associations, forming part of R.S. no.350 & 349/2, T.P. Scheme No. 10 F. P. No. 157 paiki, adm.661.30 sq.mts of Mouje: Amraiwadi alias Bag -E-Firdosh, Sub-District: Ahmedabad -7 (Odhav), and District Ahmedabad which is bounded as follows: East: Torrent Power House, West: Rajput Hospital North: New Mangaldeep Palace South: Stair Lot No. 2:- Shop No. 10 & 11, total admeasuring 56.48 Sq.Mts. on 1st floor, in the scheme Shreenath Complex, New Abhideep (Amraiwadi) Owners Associations, forming part of R.S. no.350 & 349/2, T.P. Scheme No. 10 F. P. No. 157 paiki, adm.661.30 sq.mts of Mouje: Amraiwadi alias Bag -E-Firdosh, Sub-District: Ahmedabad -7 (Odhav), and District Ahmedabad which is bounded as follows: East: Torrent Power House, West: Rajput Hospital North: Stair, South: Shop No. 11. Lot No. 3:- Lot No. 3 - Flat No. 302, admeasuring 60.20 Sq.Mts on 3rd Floor in the scheme known as "Kanishka-4" forming part of C. S. No. 383 & 384 adm.214-32-39 & 29-26-05 sq.mts. of mouje Amraiwadi alias Bag -E-Firdosh, District and Sub -District: Ahmedabad -7 (Odhav) & District Ahmedabad which is bounded as follows: East: Valda Vas, West: Flat No. 303, North: Flat No. 301, South: Pan Parlour.
Reserve Price	Lot No.1) Rs. 10,22,000/- , Lot No. 2)Rs. 27,35,000/-, Lot No. 3)Rs. 15,60,000/-
Earnest Money Deposit (10% of Reserve Price)	Lot No.1) Rs. 1,02,200/-, Lot No. 2)Rs. 2,73,500/-, Lot No. 3)Rs. 1,56,000/-
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	Lot No. 1) Security ID- 400018109024 Asset ID - 200018069025 Lot No. 2)Shop No. 10 Security ID- 400018109047 Asset ID - 200018069048 & Shop No. 11 Security ID- 400018109061 Asset ID - 200018069062 Lot No.3) Security ID - 400018109139 Asset ID - 200018069140
Inspection of Properties	31/05/2024 between 01.00 p.m. to 3.00 p.m.
Contact Person and Phone No:	Mr. Nilesh More - 9004722468 Mr. Rohan Kadam - 9167981607
Last date for submission of Bid/Bid:	18/06/2024 till 04:00 p.m.
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 19/06/2024 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 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: Ahmedabad
Date: 16/05/2024Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group One Trust 37)**8X24_AHMEDABAD**