

**Central Bank of India, Lunsikui Branch**  
**NOTICE TO LOCKER HIRERS**

We have to advise that our branch is in process of shifting to new premises at:  
**Central Bank of India, Lunsikui Branch : 860 – 861, "Shreenath House",**  
 Near Zilla Collector Kacheri, Lunsikui Grid Main Road, Navsari – 396445.

**Tentatively On 18<sup>th</sup> December, 2023. Please visit our existing office at:**  
**Central Bank of India, Lunsikui Branch, Sai Krupa Apartment, Lunsikui, Navsari – 396445.**

to temporary vacate the locker article(s). If you do not turn up within the prescribed time, the locker units should be shifted with its contents at the sole risk and responsibility of the hirers. Please also note that we are not responsible in any way for damage or loss of the above articles arising out of any reason or cause whatsoever. \* In case of discrepancy between the English version and translated version in other languages, the English version shall prevail.

**Branch Manager**

**JASHANK IMPX PRIVATE LIMITED IN LIQUIDATION**  
 CIN : U52393GJ2011PTC064575  
 Address : Landmark Empire Build-A, 5th Floor, SH-516,  
 Landmark Corpo, Saroli, Surat – 395010, Gujarat

**PUBLIC ANNOUNCEMENT FOR LIST OF STAKEHOLDERS**  
 (Regulation 31 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016).

NOTICE is hereby given by the Liquidator of M/s. Jashank Impex Private Limited under Regulation 31(2) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, that a List of Stakeholders has been filed with the National Company Law Tribunal, Ahmedabad Bench, on 10.11.2023

Pursuant to Regulation 31(5), the List of Stakeholders shall be available for inspection to the persons who have submitted the proof of claims and to the Members, Partners, Directors and Guarantors of the Company. Interested stakeholders may please get in touch with the liquidator at [jain\\_cp@yahoo.com/liquidation.jashankimpex@gmail.com](mailto:jain_cp@yahoo.com/liquidation.jashankimpex@gmail.com)

Sd/- CA Chandra Prakash Jain  
 Liquidator of Jashank Impex Pvt. Ltd.

Date : 08.12.2023  
 Place : Ahmedabad IP Reg. No. IBB/PA-001/IP-P00147/2017-18/10311

**IDFC FIRST Bank Limited**  
 (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)  
 CIN : L65110TN2014PLC09792

Registered Office: KRM Towers, 8<sup>th</sup> Floor, Harrington Road, Chetpet, Chennai-600031. TEL: +91 44 4564 4000 FAX: +91 44 4564 4022.

**APPENDIX IV (Rule 8(1)) POSSESSION NOTICE (For immovable property)**

Whereas the undersigned being the authorised officer of the IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 31.08.2023 calling upon the borrower, co-borrowers and guarantors 1. Sunbarg Tradlink Pvt Ltd, 2. Asha Basantlal Surana (In The Capacity Of Legal Heir Of Late Basantlal Mithal Surana), 3. Beena Nishant Jain (In The Capacity Of Legal Heir Of Late Basantlal Mithal Surana), 4. Shweta Rahul Jhabak (In The Capacity Of Legal Heir Of Late Basantlal Mithal Surana), 5. Kinjal Sohil Chordia (In The Capacity Of Legal Heir Of Late Basantlal Mithal Surana), 6. Preksha Krish Sanghvi (In The Capacity Of Legal Heir Of Late Basantlal Mithal Surana), 7. Saroj Sunil Surana, 8. Sunil Mithal Surana, 9. Asha Basantlal Surana to repay the amount mentioned in the notice being Rs. 4,53,00,868.62/- (Rupees Four Crore Fifty Three Lacs Eight Hundred Sixty eight And Sixty Two Paise Only) as on 31.08.2023 within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under sub-section 4 of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 5<sup>th</sup> day of December 2023.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount of Rs. 4,53,00,868.62/- (Rupees Four Crore Fifty Three Lacs Eight Hundred Sixty eight And Sixty Two Paise Only) and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

**Description of the Immovable properties**

All That Piece And Parcel Of Property Bearing Unit Of Land / Bunglow No. 33 Admeasuring 251.67 Sq. Mtrs. And Internal Road And Common Plot Admeasuring 87.66 Sq. Mtrs. Total Admeasuring 339.35 Sq. Mtrs. And Construction Thereon, In Scheme Known As "Shahi Kuti" Situated At Land Bearing City Survey No. 7575, 7576, 7577, 7578, 7617, 7618, 7619, Final Plot No.270 Of Town Planning Scheme No. 14 (Shahibaug) Of Moudje Danyapur-Kajipur, Taluka Asarva In The District Of Ahmedabad And Registration Sub District Of Ahmedabad-6 (Naroda), Gujarat-380004, And Bounded As: East : Unit Of Land No. 32 West: Internal Road, North : Internal Road, South: Unit Of Land No. 35

Sd/-  
 Authorised Officer  
 IDFC First Bank Limited  
 (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

Date : 5<sup>th</sup> December 2023  
 Place : Ahmedabad

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400 021. Phone No : 022 - 6188 4700  
 Email : [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL : [www.pegasus-arc.com](http://www.pegasus-arc.com)

**PUBLIC NOTICE FOR E-AUCTION**  
 Sale of Immoveable Property under the Securitization 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 27/12/2023.

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

**THE DETAILS OF THE AUCTION ARE AS FOLLOWS:**

<b>Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):</b>	1. Ambika Enterprise (Borrower) 2. Hemant Rohitbhai Parikh (Co-Borrower) 3. Heenaben Hemant Parikh (Co-Borrower)
<b>Outstanding Dues for which the secured assets are being sold:</b>	Rs. 68,57,703.25/- (Rupees Sixty Eight Lakh 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.
<b>Details of Secured Asset being Immoveable Property which is being sold</b>	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", Genarapur Bhayalipuri Co-Op Housing Society Limited, Vihag-8, constructed on Survey No. 40 Paiki alongwith 106/2 Paiki and 96 Paiki, T.P. Scheme No. 3, F.P. No. 293/2, 293/3 Paiki, Sub Plot No. 1 of Moudje: 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.
<b>CERSAI ID</b>	Security Interest ID - 400017209740, Asset ID - 200017171024
<b>Reserve Price below which the Secured Asset will not be sold (in Rs.):</b>	Rs. 65,00,000/- (Rupees Sixty-Five Lakhs Only)
<b>Earnest Money Deposit (EMD)</b>	Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand Only)
<b>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value</b>	Not Known
<b>Inspection of Property</b>	22/12/2023 between 11.00 a.m. to 01.00 p.m.
<b>Contact Person and Phone Number:</b>	Mr. Nilesh More- 9004722468
<b>Last date for submission of Bid/Bid:</b>	11/01/2024 till 4:00 PM
<b>Time and Venue of Bid Opening</b>	E-Auction/Bidding through website ( <a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a> ) on 12/01/2024 from 11.00 A.M. to 11.30 A.M.

This publication is also a thirty (30) days' notice to the aforementioned borrower(s)/co-borrower(s)/Mortgagor(s) under Rule 8 & 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> 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)

AUTHORISED OFFICER  
 Pegasus Assets Reconstruction Private Limited  
 (Trustee of Pegasus Group Thirty Nine Trust-2)

Date: 08/12/2023

**पंजाब नैशनल बैंक Punjab National Bank**  
 BO: ONGC Ankleshwar 513410, Mob No.: 9418028386, Email: [bo513410@pnb.co.in](mailto:bo513410@pnb.co.in)

Annexure-1 (Revised Sl-4)  
 Date: 06.10.2023

**60 Days' Notice to Borrower**

Mrs. Nirmla Khatik W/O Mr. Pyarchand Khatik  
 House no 355 Sarvoday Society Nr. Apna Nagar Society, Off Link Road, Moje Kanbiwaga Bharuch-392002 Distt Bharuch, Gujarat.

Mr. Pyarchand Khatik  
 House no 355 Sarvoday Society Nr. Apna Nagar Society Off Link Road, Moje Kanbiwaga Bharuch- 392002 Distt Bharuch Gujarat.

Mrs. Nirmla Khatik W/O Mr. Pyarchand Khatik  
 A/80 Narmada Banglo Makampur Bharuch- 392002 Distt Bharuch Gujarat.

Mr. Pyarchand Khatik  
 Nr. Aavri Mata Mandir Pancharatn Complex Kankroli, Rajsamand Rajasthan 313324.

**NOTICE U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002**  
 Reg : Account No.51346011000139 (TLPHL) credit facilities availed by Mrs. Nirmla Khatik & Mr. Pyarchand Khatik. Resident at House no 355 Sarvoday Society, Nr. Apna Nagar Society, Off Link Road Moje Kanbiwaga, Bharuch-392002, Distt. Bharuch Gujarat.

have availed the following credit facilities:

Sr. No	Credit facility sanctioned /Availed	Limit of Credit facility	Balance outstanding as on 08.09.2023	Recorded interest as on 30.09.2023	Any other amount chargeable	Total as on 30.09.2023	Rate of interest as on 28.09.2023 (Subject to change from time to time as per RBI/HO guidelines and credit risk)
1	TLPHL	16.00 L	16,58,413/-	33671/-	NIL	16,92,084/-	8.2%
<b>TOTAL</b>						<b>RS.</b>	<b>16,92,084/-</b>

Due to nonpayment of installment/ interest/ principal debt, the account/s has/have been classified as Non Performing Asset as per Reserve Bank of India guidelines on 28-09-2023 (Date of NPA).  
 The amount due to the Bank as on 16,92,084/- in Rs. Sixteen lakh ninety two thousand eighty four rs only with further interest until payment in full (hereinafter referred to as "secured debt").

To secure the outstanding under the above said facilities, you have, inter alia, created security interest in respect of the following properties/assets

Sr. No.	Facility	Details of the securities	Name & Address of Mortgagor/Hypothecator
1.	TLPHL	R Survey No 28,29/1,29/2, Paiki Gujarat Housing Board 218 LIG Sheme, Tenement / House No L-355 adm 35.00 Sq Mt Ground Built up area 21.00 Sq.mt & First floor Built up area 21.00 Sq.mt in Sarvodaya nagar, Moje Kanbiwaga, Tal. Dist Bharuch 392002 Gujarat. Boundaries: East: Open space of GHB, West : House no 356, North: Society internal road, South :Society internal road.	Mrs. Nirmla Khatik & Mr. Pyarchand Khatik House no 355 Sarvoday Society Nr. Apna Nagar Society Off Link Road Moje Kanbiwaga Bharuch-392002 Distt Bharuch Gujarat Permanent Add- Nraavri mata mandir pancharatn complex Kankroli Rajsamand Rajasthan 313324.

Your attention is hereby drawn invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to you to redeem the secured assets.

Please take notice that in terms of section 13(13) of the said Act, you shall not, after receipt of this notice, transfer by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured assets above referred to, without prior written consent of the Bank.

You are also put on notice that any contravention of this statutory injunction/restraint, as provided under the said Act, is an offence. If for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall be deposited/remitted with the Bank. You will have to render proper account of such realisation / income.

\*We reserve our rights to enforce other secured assets.

Please comply with this demand under this notice and avoid all unpleasantness. In case of non-compliance, further needful action will be resorted to, holding you liable for all costs and consequences.

Date: 08.12.2023- Place: Vadodara  
 Authorised Officer - Punjab National Bank

**HDFC HOUSING DEVELOPMENT FINANCE CORPORATION LTD.**  
 201-204 Riddhi Shoppers, Opp. Imperial Square, Adajan- Hazira Road, Adajan, Surat-395 009 Ph.No.0261-4141212

**DEMAND NOTICE**

Under Section 13 (2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002

Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notices, within 60 days from the date of publication of this Notice, as per details given below. The undersigned have, caused these Notices to be pasted on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s). Copies of the said Notices are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to HDFC, within 60 days from the date of publication of this Notice, the amounts indicated hereunder in their respective names, together with further interest @ 18% p.a. as detailed in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HDFC by the said Borrower(s) respectively.

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Sr. No.	Name of Borrower (s)	Total Outstanding Dues	Date of Demand Notice	Description of Secured Asset (s) / Immoveable Property (ies)
1.	Mr Mahajan Sudhakar Madhukar (Borrower) 167891 - 68256236, 611771950, 611773062, 660224476	Rs.36,490/- Rs.35,536/- Rs.4,71,499/- Rs.39,407/- As on 31-OCT-2023	05-DEC-2023	Flat-b/1/103, Floor-1, Shivaji Park, Bldg: B, R. S. No. 92/P, Khodiyar Nagar, Near Narathi School, Koparli Road, Vapi, Valsad-396191.
2.	Mr Mehta Kanakkumar H (Borrower) 156268-618900214	Rs.16,48,500/- As on 31-OCT-2023	05-DEC-2023	Flat-201, Floor-2nd, J K Palace, Plot 14/1, S. No. 282/287, Satadhar Society, Muktanand Marg, Chala, Vapi-396191.
3.	Mr Maheta Piyush (Borrower), Mr Maheta Darshakumar Bharatbhai (Guarantor) 156270-615867590	Rs.23,03,112/- As on 31-OCT-2023	05-DEC-2023	Flat-101, Floor-1st, J K Palace, Plot 14/1, S. No. 282/287, Satadhar Society, Muktanand Marg, Chala, Vapi-396191.
4.	Mr Mehta Jayeshkumar A (Borrower) 156265-616025504	Rs.10,45,555/- As on 31-OCT-2023	05-DEC-2023	Flat-102, Floor-1st, J K Palace, Plot 14/1, S. No. 282/287, Satadhar Society, Muktanand Marg, Chala, Vapi-396191.

\*with further interest @ 18% p.a. as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realization.

If the said Borrowers shall fail to make payment to HDFC as aforesaid, then HDFC shall proceed against the above Secured Asset(s) / Immoveable Property (ies) under Section 13 (4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) as to the costs and consequences.

The said Borrower (s) / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset (s) / Immoveable Property (ies), whether by way of sale, lease or otherwise without the prior written consent of HDFC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 08/12/2023  
 Place : SURAT  
 For HDFC Bank Limited,  
 Authorised Officer.

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai- 400020

**Business Standard CAMPUS TALK PROMOTIONS**

**DR. D.C. BAXI, AT SKPIMCS**

SVKM Sanchalit S.K. Patel Institute of Management and Computer Studies, MBA, on November 28th, 2023 hosted a comprehensive workshop on "HR and Current Trends in Labour Laws" equipping aspiring and current HR Professionals with the knowledge and insights to navigate the complexities of the modern workplace. Dr D. C. Baxi, Former Additional Commissioner of Labour, provided participants with an in-depth understanding of the latest trends shaping the HR landscape. Participants gained thorough understanding of the latest legislative updates, including minimum wage laws, overtime regulation, and employee benefits mandates. They also emphasized how to effectively manage workplace compliance and mitigate potential legal risks.

The workshop on "HR and Current Trends in Labour Laws" was a valuable experience for aspiring and current HR professionals. Shri Vallabhchai. M. Patel Chairman, SVKM Congratulated team SKPIMCS-MBA for organizing a successful event.

**Campus Reporter – Tirth and Ayushi**



**PDEU'S BMS SHEDS LIGHT ON BUSINESS TRANSFORMATION THROUGH DIGITALISATION**

Pandit Deendayal Energy University's School of Management organised the Business Management Symposium (BMS) on November 23, 2023, centred around the theme 'Business Transformation Through Digitalisation'. The event served as a dynamic platform for students, spotlighting skill displays, insightful discussions, and spirited competition. In Track 1, the renowned speakers and industry experts, Mr Rajiv Agarwal (Senior Manager at Accenture) and Ms Richa Gautam (Senior IT Advisor at Shell), shared profound insights on Digitalisation. They explored into the transformative influence of technology on businesses, providing valuable perspectives on leveraging digital tools for organizational growth and sustainability. Track 2 featured two significant competitions: The Quiz and Case Study Competition. It comprised Qualifying Rounds and Final Rounds for both competitions, culminating in the coronation of champions. BMS 2023 not only fostered knowledge exchange but also celebrated excellence through engaging competitions, marking a significant milestone in the journey of business education and digital transformation.



**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
 55-56, 5th Floor Free Press House Nariman Point, Mumbai -400021. Tel: -022-61884700  
 Email: [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL: [www.pegasus-arc.com](http://www.pegasus-arc.com)

**PUBLIC NOTICE FOR E-AUCTION SALE**  
 Sale of Immoveable Properties under the Securitization 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 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 Group Thirty Nine Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Ratnakar Bank Ltd. vide Assignment Agreement dated 31/03/2021 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 27/12/2023.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 29/04/2023 under the provisions of the SARFAESI Act and Rules thereunder.

**The details of Auction are as follows:**

<b>Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):</b>	a) Mr. Vivek Gope Sainani (Borrower) b) Mrs. Divya Vivek Sainani (Co-Borrower)
<b>Outstanding Dues for which the secured assets are being sold:</b>	Rs. 1,33,05,922.50/- (Rupees One Crore Thirty-Three Lakhs Five Thousand Nine Hundred Twenty-Two and Paise Fifty Only) as on 10/09/2021 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 11/09/2021 till the date of payment and realization.
<b>Details of Secured Asset being Immoveable Property which is being sold</b>	Mortgaged by: Mr. Vivek Gope Sainani All that piece and parcel of immovable property being Flat no. 401 (4th Floor & 5th Floor), admeasuring 2498 sq.ft., Elysium, Plot No-30, Suvemgarut Society, Chikowadi, Mouje: Jetalpur, Alkapuri, Vadodra, Pin- 390007. Boundaries are as follows - On or Towards North: Margin than society's 30 ft. Road On or Towards East: Margin than sub plot no. 29 On or Towards West: Pent House flat no. 402 On or Towards South: Margin than sub plot no. 35
<b>CERSAI ID:</b>	Security ID- 400021347599 Asset ID- 200021301760
<b>Reserve Price below which the Secured Asset will not be sold (in Rs.):</b>	Rs. 1,08,00,000/- (Rupees One Crore Eight Lakhs Only)
<b>Earnest Money Deposit (EMD):</b>	Rs. 10,80,000/- (Rupees Ten Lakhs Eighty Thousand Only)
<b>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value</b>	Not Known
<b>Inspection of Properties:</b>	15/12/2023 Between 11.00 a.m. to 01.00 p.m.
<b>Contact Person and Phone No.:</b>	Mr. Yogesh Palaskar - 7506342256
<b>Last date for submission of Bid:</b>	26/12/2023 till 4:00 pm
<b>Time and Venue of Bid Opening:</b>	E-Auction/Bidding through website ( <a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a> ) on 27/12/2023 from 11.00 a.m. to 12.00 p.m.

This publication is also a fifteen (15) days' notice to the aforementioned Borrower/Co-Borrower/Guarantor under Rule 8 & 9 (1) of the Security Interest (Enforcement) Rules, 2002. 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> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: [viyashshetty@auctiontiger.net](mailto:viyashshetty@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), Mr. Ramprasad Mobile No. +91 8000023297, email: [support@auctiontiger.net](mailto:support@auctiontiger.net) before submitting any bid.

AUTHORISED OFFICER  
 Pegasus Assets Reconstruction Private Limited  
 (Trustee of Pegasus Group Thirty Nine Trust 1)

Date: 08.12.2023  
 Place: Vadodara

**SBBI STATE BANK OF INDIA**  
 Stressed Assets Recovery Branch (SARB), 2nd Floor, Samyakh Status, Opp. D.R. Amin School, Diwalipura Main Road, Vadodara-390007

**PUBLICATION OF NOTICE REGARDING POSSESSION OF PROPERTY U/S 13(4) OF SARFAESI ACT 2002**

Whereas, the undersigned being the Authorised Officer of State Bank of India, Stressed Assets Recovery Branch, 2nd Floor, Samyakh Status, Opp. D.R. Amin School, Diwalipura Main Road, Vadodara-390007 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated mentioned against each account and stated herein calling upon the Borrower/Co-borrower/Guarantor to repay the amount mentioned in the notice being below mentioned with further interest at the contractual rate on aforesaid amount together with incidental expenses, costs, charges within 60 days from the date of receipt of the said notice.

The Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the borrower, legal heirs (known – unknown), legal representatives (known – unknown), guarantor and the public in general that the undersigned, as per Order & Dated as mentioned below, has taken Physical Possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said [Act] read with Rule 8 of the said rules on this 6<sup>th</sup> day of December of the year 2023.

The borrower, legal heirs (known – unknown), legal representatives (known – unknown), guarantor and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of State Bank of India for an amount below mentioned with further interest at the contractual rate on aforesaid amount together with incidental expenses, costs and charges thereon. The borrower's attention is invited to provision of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of Account / Borrower	Demand Notice & Outstanding Amount in Rs	Description of the Property Mortgaged / Charged	Date & Type of Possession	Order No. / Order Date
1	Shri Phoolanand Sagar Gupta (Borrower)	01.11.2021 Rs.66,24,381.23 as on 31.10.2021	All that landed property or the piece and parcel of Non-Agricultural land bearing Survey No. 348/1/Paikae 1 admeasuring about 20546.00 Sq. Mtrs. Paikae Row House No. 43 Open Land admeasuring about 1041.00 Sq. ft. Equivalent to 96.71 sq. mtrs. Prominently known as 'LAKEVIEW BUNGALOWS' Situated at: Dunga, Tal: Vapi, Dist: Valsad with all the rights and easements attached to the said Property and which is bounded as under : East: Open Land West: Plot No. 42 North: Open Land South: Internal Road	Physical 06.12.2023	Compliance of Order No. DCC/MAG/SARF AESI/REG 128/2 022 dated 21.06.2023 of Hon'ble District Magistrate, Valsad.

Date : 06.12.2023  
 Place : Dunga (Vapi)  
 Authorised Officer  
 State Bank of India, SARB Vadodara

**ICICI Bank**  
 Branch Office: ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395001.

**PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET**  
 [See proviso to rule 8(6)]  
**Notice for sale of immovable assets**

E-Auction Sale Notice for Sale of Immoveable Assets 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 Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is", and "Whatever there is" basis as per the brief particulars given hereunder:

Sr. No.	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
1.	Nikulbhai G Tejani (Borrower) Loan A/C No. Mittalben Nikulbhai Tejani (Co-Appllicant) LBSUR00005114760	Shop No.6 & Shop No.7, Upper Ground Floor, Building No. A, Shlok Business Arcade, survey, No./Block No: 292, TP No: 58, FP No: 135/A & 135/B Paiki, O.P. 135 Surat- 395006. (admeasuring an Area of Shop No. 6 Is Super Built Up Area 74.44 Sqmt & Built Up Area Is 39.10 Sqmt) and (admeasuring an Area of Shop No.7 Is Super Built Up Area 63.47 & Built Up Area Is 33.01 Sqmt)	Rs. 80,42,937/- (As on December 31, 2023)	Rs. 50,56,000/- Rs. 5,06,000/-	December 20, 2023 03:00 PM To 04:00 PM	December 30, 2023 From 11:00 AM Onwards
2.	Kailashben D Ghori (Borrower)/ Darshankumar G Ghori (Co-Borrowers) Loan A/C No. LBSUR00004177786	Flat No.701, 7th Floor, Anupam Heights, Building No. A, B/H Ambika Heights, Moja-parvat, Godadara Rs No.40, Block No.55, Tp Scheme No.19 (Parvat-Magob) Fp No.36, Surat- 395001. Admeasuring Built Up Area 93.30 Sq Mtr. Free Hold Property.	Rs. 54,32,657/- (as on December 31, 2023)	Rs. 32,95,000/- Rs. 3,30,000/-	December 20, 2023 01:00 PM To 02:00 PM	December 30, 2023 From 11:30 AM Onwards
3.	Dipeshkumar Dhirajlal Patel (Borrower) Asha Dipesh Patel, Dhirajlal Malaviya (Co-Borrowers) Loan A/C No. LBSUR00002897402/ LBSUR00004347070	Plot No.03, Prabhugangra Society- 2, Revenue Survey No.455 & 456/1, City Survey Ward- Katargam, T.P. Scheme No.3, Final Plot No.439, Village- Katargam, Sub Dist. Surat City, Dist. Surat. Admeasuring Plot Area 83.42 Sq. Mtr	Rs. 63,10,966/- (As on December 31, 2023)	Rs. 38,17,000/- Rs. 3,82,000/-	December 20, 2023 04:00 PM To 05:00 PM	December 30, 2023 From 12:00 Noon Onwards

The online e-auction will take place on the website of e-auction agency M/s NexGen Solutions Private Limited. (URL Link- <https://disposalhub.com>). The Mortgagors/ Noticee are given last chance to pay the total dues with further interest till December 29, 2023 before 04:00 PM failing which, this these secured asset/s will be sold as per schedule.

The prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395001 or before December 29, 2023 before 03:00 PM and thereafter they need to submit their offer