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Mr. H. A. Chauhan, appointed as Court Commissioner in execution of order passed by Chief Judicial Magistrate Court, Surendranagar in Case No. 175/2026 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 17th Day of (May) of the year 2026.

The borrower 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 **Nido Home Finance Limited** (formerly known as Edelweiss Housing Finance Limited) for an amount Rs. 7,49,944.41/- (Rupees Seven Lakhs Forty Nine Thousand Nine Hundred Forty Four and Forty One Paise Only) & Rs. 6.84.205.08/- (Rupees Six Lakh Eighty Four Thousand Two

Hundred Five & Eighty Five Paise and interest thereon.

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

THE SCHEDULE OF THE PROPERTY

All That Right, Title and Interest of Property Bearing Plot No.11 Palki, Sub Plot No: 3 Lands Admeasuring 12.91 Sq.Mt. Bounded by: Revenue Survey No. 4555 Palki, Situated at Area Known As "Ramnagar Palki", B.H. C.U. Shah Medical College, At Surendernagar, Taluka Surendernagar, District: Surendernagar. Within The Corporation Limits of Surendernagar Municipality Corporation Bounded By: **North:** Mt. 14.33 This Side Plot No.11 Palki Sub Plot No.4. **South:** Mt. 14.33 This Side Plot No.11 Palki Sub Plot No.2. **East:** Mt. 03.00 This Side Road, **West:** Mt. 03.00 This Side Plot No.11 Palki Sub Plot No.5.

Place: 17/08/2026
Date: 17/08/2026

54th Authorized Officer
FOR NID NO BANKING FINANCE LIMITED

(Formerly known as EDELFISH WORKING FINANCE LIMITED)

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56/54 Floor Free Press House Marimann Point,
Mumbai - 400021, Tel: 022-26111111
Email: smys@pegasus-ar.com URL: www.pegasus-ar.com

PUBLIC NOTICE FOR SALE BY AUCTION

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

Notice is hereby given to the public in general and in particular to the below mentioned (Trustor(s)/ Borrower(s), Co-Borrower(s), & Mortgagee(s)) that the below described security assets belonging to the below mentioned mortgagee(s) to the Secured Creditors, Pegasus Assets Reconstruction Private Limited acting as Securitization Trustee, Pegasus Group of Companies, Trust 32 (Pegasus), having been assigned the details of the below mentioned Borrower along with underlying securities interest by Industrial Bank Limited under Assignment Agreement dated 14.03.2018 under the provisions of the SARFESI Act, 2002, are being sold under the provisions of SARFESI Act and Rules thereunder on "As where is", "As what is", and "Whatever is" basis.

there is “basis with all known and unknown liabilities as on 09.06.2026. The Authorized Officer of Pegasus has taken the following steps of the below described secured assets being immovable property on 19.01.2022 under the provisions of the SARFAESI Act and Rules thereunder.	
The sale / auction details are as follows:-	
Name of the Director(s), Borrower(s), Co-Borrower(s) and Mortgagee(s)	1. Mr. Rajesh Mangilal Jain 2. Ms. Kokila Rajesh Jain 3. M/s. Logo Fashions Pvt Ltd
Outstanding Dues for which the secured assets are being sold:	Rs. 1,37,41,669.99/- (Rupees One Crore Thirty Seven Lakhs Forty One Thousand Six Hundred Sixty Nine And Paise Ninety Nine Only) as on 09/07/2020 as per notice under section 13(2) of SARFAESI Act. (Rs. 3,95,56,123.48/- (Rupees Three Crore Ninety Five Lakhs Fifty Six Thousand One Hundred Twenty Nine And Paise Forty Eight Only) as on 09.06.2026)

Details of Secured Asset being Immovable Property which is being sold	expenses thereon w.e.f. 12/05/2026 till the date of payment and realization Mortgaged by:- Mr. Rajesh Mangal Jain. Ms. Kokilaben Rajesh Jain. Flat No. 11/D, addressing about 1584 sq. ft. equivalent to 147.1536 sq. mtrs. on 11th floor, together with undivided proportional share in the underneath land measuring 36.28 sq. mtrs. of Golden Avenue Apartment, constructed on the land bearing Revenue Survey No. 70/4 T. P. Scheme No. 4 (Umaru-South) F. P. No. 821 of Ward: Umaru Taluka: Chonyasi, Dist: Surat.
CSAI ID:	Security ID- 400007055542; Asset ID- 200007046436

Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 40,26,000/- (Rupees Forty Lakhs Twenty Six Thousand Only)
Earnest Money	Rs. 4,02,600/-

Deposit (EMD):	(Rupees Four Lakhs Two Thousand Six Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured	Not Known

Creator and value of the property	Date: - 22.05.2026 Time: - 10:00 a.m. to 11:30 am.
Inspection of Properties:	
Contact Person and Phone No:	Rohan Kadam - 9167981607 Shubhodeep Banerjee - 7710042736
Last date for submission of Bid:	05.06.2026 till 04:00 pm
Time and Venue of Bid	E-Auction/Bidding through website (https://sarfaesi.auction.in)

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ii) Shop Nos. L/10 admeasuring 394.00 sq ft equivalent to 36.60 sq. mts. on Lower Ground Floor together with undivided proportionate share in undermeath land of "Heera Panna Shopping Mall", constructed on the land bearing Plot No 2, 3 & 6 of FPN 173 Scheme No. 4 (I) under

CERSA ID:	Shop Rev. S. No. 1441/ Part Village Uru, City Surat. Shop No. 179 Security ID: 4000062884 - Asset ID: 200006919338 Shop No. L110 Security ID: 4000062831 - Asset ID: 200006919963
Reserve Price below which the Secured Asset will not be sold	INR. 3,39,000/- (Thirty Three Lakhs Fifty Six Thousand Only)
Earnest Money Deposit (EMD):	INR. 3,39,000/- (Thirty Three Lakhs Thirty Nine Thousand One Hundred 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 Properties:	Date: - 22.06.2026 Time: - 12:00 noon. To: 6:30 pm.
Contact Person and phone no.	Rohan Kadakia 9719871607
Last date for submission of Bid:	Shubhdeep Banerjee 9719842736 05.06.2026 till 05:00 pm
Mode and Venue of Bid:	E-auction/Bidding through website on https://aarfai.auction-tiger.in/ or 09.06.2026 from 03:00 pm to 04:00 pm
This publication is also a fileen (15 days) refer to the aforementioned Director(s), Borrower(s), Co-Borrower(s), & Mortgagee(s) under 5 & 6 of the Security Interest (Enforcement) Rules, 2002. For more details on the sale, please refer to Secured Creditor's website (https://www.pegasus-ar.com/documents-to-auction.html) or website https://aarfai.auction-tiger.in/ or contact service provider M/s. eProcurement Technologies Ltd Auction Tiger Support Center. 9744259519/9744259161.	

Place: Surat, Gujarat	AUTHORISED OFFICER Pegasus Assets Reconstruction Pvt. Ltd.
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