

pnb पंजाब नेशनल बैंक **punjab national bank**

ARMB Rajkot, 2nd Floor, JP Sapphire Building, Race Course Road, Rajkot, Gujarat - 360001. Phone : 97813 33069, Email : cs8304@pnb.bank.in

Appendix – IV-A [See Rule 9 (1)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

To,
Mr. Sandha Arbad - S/o Abbas (Borrower)
Address 1: Yogeshwar Society, Plot No. 159 3, Dhinchda Road, Jamnagar, Gujarat - 361 006
Address 2: Jay Dwarkadhish Park-03, Plot No. 21/3, Dhinchda Village, R.S. No. 38/p-1, Jamnagar, Gujarat - 361 006
Address 3: Bed, Jamnagar, Gujarat-361006

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) 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 **Punjab National Bank, Branch Jamnagar Udyog Nagar (Sol ID 411500)**, the **Symbolic Possession** of which has been taken by the Authorized Officer of the Secured Creditor on 08.04.2026, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on E-Auction Dt. 17.07.2026 for recovery of Rs. 22,32,910.29 (Rupees Twenty Two Lakh Thirty Two Thousand Nine Hundred Ten and paise Twenty Nine Only) as on 16.01.2026 with further interest w.e.f. 16.01.2026 and other expenses, less recovery if any, until payment in full, from **Mr. Sandha Arbad - S/o Abbas (Borrower)**,

Description of Properties
All the Pieces and Parcel of the Property situated at outside limit of Jamnagar Municipal Corporation, Village Dhinchda, R.S. No. 38/Paika 1, N.A. Residential Plots, known as 'Jay Dwarkadhish Park-3', Sub Plot No. 21/3, Land Area Sq. Mtr. 65.38, i.e. Sq. Ft. 703.74, Construction Area Sq. Mtr. 84.10 (as per Revised permission & Plan) Bounded as follows : To the East : 7.50 Mtr. Wide Road, To the West : Land of R.S. No. 32/2, To the North : Plot No. 20, To the South : Sub Plot No. 21/2, Property Owner : Mr. Arbad Abbas Shandh (Covered under Doc. No. 9017 dated 13.10.2023)
Reserve Price (in Lacs) Rs. 21.87 - Twenty One Lakh Eighty Seven Thousand Only
Earnest Money Deposit (EMD in lac) Rs. 2.19 - Two Lakh Nineteen Thousand Only

Note : The auction sale will be "online through e-auction" portal <https://baanknet.com/>
Date : 30.06.2026
Place : ARMB Rajkot

**Sd/- Authorised Officer,
Punjab National Bank**

DEBTS RECOVERY TRIBUNAL-I Form No. 14 [See Regulation 21 (2)]

Govt. of India, Ministry of Finance, Department of Financial Services
4th Floor, Bikhubhai Chambers, 16, Gandhikhani Society, Nr. Kachhi Ashram, Ellisbridge, Ahmedabad-380 006

(Established u/s 3 of the Recovery of Debts due to Banks & Financial Institutions Act, 1993, for the area comprising Districts of Ahmedabad, Gandhinagar, Mehsana, Patan, Sabarkantha, (Himmattnagar), Banaskantha (Palanpur) of Gujarat State w.e.f. 1st June, 2007)

(See Section 25 to 29 of the Recovery of Debts and Bankruptcy Act, 1993 read with Rule 2 of Second Schedule of the Income Tax Act-1961)

R.C. No.	03/2025	O.A. No.	71/2021
Union Bank of India		Certificate Holder	
V/S,			
M/s. Geetaram Ramdhan & Company.		Certificate Debtor	

To, Demand Notice

CD No.1	M/s. Geetaram Ramdhan & Company Registered office at 6, 6th Floor, CGR Mall, Hanumanagar Road, Sriganganagar, Rajasthan, AL SO at 411, 4th Floor, AFMC Building, Ganj Bazar, Unjha, Mehsana.
CD No.2	M/s. Adityakumar B. Singh House No. 36, Sardar Nagar Society, Muktipur, Taluka-Unjha, District Mehsana.
CD No.3	M/s. CGR Collateral Management Limited 205-206, 2nd Floor, Prakash deep complex, Near Mayank Trade Centre, Station Road, Jaipur, Rajasthan, also at, 151, 1st floor, New Dhan Mandi, Near Shiv Chowk, Sriganganagar, Rajasthan-335001

In view of the Recovery Certificate issued in O.A./M.A./Misc. I.A. /Exe. Pet./ No. 71/2021 passed by the Hon'ble Presiding Officer, DRT-I, Ahmedabad an amount of Rs. 93,37,120/- (Rupees: Ninety Three Lakhs Thirty Seven Thousand One Hundred Twenty and Paise Ninety One Only) is due against you, (amount paid during the pendency of OA shall be adjusted).

You are hereby called upon to deposit the above/below sum within 15 days of the receipt of the notice, failing which the recovery shall be made as per rules.

In addition to the sum aforesaid you will be liable to pay:

(a) Such interest & Cost as is payable in terms of Recovery Certificate.
(b) All costs, charges and expenses incurred in respect of the service of this notice and other process that may be taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, Sd/- (Love Kumar)
this 21st day of April, 2026. Recovery Officer/ I.C. DRT-I, Ahmedabad

Next Date: 03.07.2026.

केनरा बैंक Canara Bank Canara Bank Mahuva Branch :
Ground Floor, Shyam Apartment,
Garden Road, Mahuva, Bhavnagar

SYMBOLIC POSSESSION NOTICE

Whereas The undersigned being the Authorized Officer of the **Canara Bank** under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 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 27.02.2026 calling upon the Borrower **M/s. Krishna Enterprise (Proprietorship Firm) and Mr. Rohitkumar Mavajibhai Viras (Proprietor and Legal Heir of Deceased Guarantor Late Mr. Mavajibhai Ratnabhai Virash) and Late Mr. Mavajibhai Ratnabhai Virash - S/o Ratnabhai (Deceased Guarantor)** represented through his Legal Heirs **Mrs. Santokben Mavajibhai Virash (Wife / Legal Heir of Deceased Guarantor)** to repay the amount mentioned in the notice being Rs. 15,44,887.00 (Rupees Fifteen Lakh Forty Four Thousand Eight Hundred Eighty Seven Only) as on 14.12.2025 in the OD/OCC account with interest and other charges thereon from 15.12.2025 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 Borrowers 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/her under section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rule on this 27th June, 2026.

The Borrower in particular, 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 the **Canara Bank, Mahuva Branch** for an amount being Rs. 15,44,887.00 (Rupees Fifteen Lakh Forty Four Thousand Eight Hundred Eighty Seven Only) as on 14.12.2025 in the OD/OCC account with interest and other charges thereon from 15.12.2025.

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

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s)	a) Bhardiya Ashvinbhai Tulshibhai b) Bhardiya Shilpaben Ashvinbhai
Outstanding Dues for which the secured assets are being sold:	Rs.11,27,000/- (Rupees Eleven Lakh Twenty Seven Thousand Only)
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.1,12,700/- (Rupees One Lakh Twelve Thousand Seven Hundred Only)
Earnest Money Deposit (EMD):	Rs.1,12,700/- (Rupees One Lakh Twelve Thousand Seven 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:	On 14.07.2026 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	21.07.2026 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.auctionbazaar.com) on 23.07.2026 from 11:00 A.M. to 12:00 Noon.

This publication is also **Fifteen (15) days' notice** to the aforementioned Borrowers/ Co-Borrowers/ Guarantors and Mortgagors under Rule 8 & 9 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 (www.auctionbazaar.com) or contact service provider E-Auction Support; Contact Number: 8370969696 & 7997043999. Email id: contact@auctionbazaar.com / support@auctionbazaar.com. before submitting any bid.

Place: Gujarat
Date: 30.06.2026

**Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,
Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10**

HERO FINCORP LIMITED CIN: U74899DL1991PLC046774
Regd Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Ph: 011-4948 7150 | Fax: 011-4948 7197 | 011-4948 7198
Email: info@herofincorp.com | Web: www.herofincorp.com

POSSESSION NOTICE [APPENDIX IV] RULE 8(1)

Whereas The Authorized officer of **Hero FinCorp Limited (HFCL)**, a Non-Banking Financial Company, under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (hereinafter referred to as "Act") and in exercise of the powers conferred under Section 13(2) of the Act read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a **Demand Notice dated 27.03.2026**, calling upon:

- Mrs. Kawsarali Mondal (Borrower / Addressee No.1) Residing At :** - Raja Manjil Sukh Sagar Society, Street No. 3, Parvadi Chok, Bhagavati Para, Rajkot- 360002, Ph. No: 9723350731, Email: kawsarmondal213@gmail.com,
Also at: Shop. No. 101, Dev Darshan Chamber, Opp. Swaminaraya, Temple, Bhupendra Road, Rajkot, Gujarat- 360001
- Mrs. Manoarabhi Kawsarali Mondal (Co-Borrower / Addressee No.2) Residing At :** - Raja Manjil, Sukh Sagar Society Street No. 3, Parvadi Chok, Bhagavati Para, Rajkot- 360001, Ph. No: 9664884419, Email: hasinmondal120863@gmail.com

to repay the amount mentioned in the notice Rs. 20,58,647.42/- (Rupee Twenty Lakh Fifty Eight Thousand Six Hundred Forty Seven and Forty Two Paise Only) due as on 27.03.2026 along with the applicable interest and other charges within Sixty (60) days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, Notice is hereby given to the Borrower and the public in general that the undersigned has taken the possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 27.06.2026.

The Borrower in particular 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 HFCL for an amount of **Rs. 20,58,647.42/- (Rupee Twenty Lakh Fifty Eight Thousand Six Hundred and Forty Seven and Forty Two Paise Only)** due as on 27.03.2026 along with the applicable interest and other charges.

The attention of the Borrower is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

DESCRIPTION OF IMMOVABLE PROPERTY/SECURED ASSETS IS AS UNDER:
All that piece and parcel of the Residential House having land area 54-365 Sq. Mtrs i.e. 65-02 Sq. Yards of Sub Plot no. 21/2 of Plot No. 21, area known as "SUKH SAGAR" situated at Rajkot Revenue Survey no. 6/P City Survey Ward no. 13/2, city survey no. 3866 in sub-dist. & Reg. Dist. Rajkot. Property bounded as ~ As Per Deed- North: Adj. Plot no. 20 South: Property on Sub plot no 21/1 East: Adj. Plot No. 18 West: 7-50 Mtrs Road

Place: Rajkot
Date: 27.06.2026

**SD/-, AUTHORIZED OFFICER,
HERO FINCORP LIMITED**

ECL Finance Limited

Regd. Office: Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kuria (W), Mumbai-400070.

E-AUCTION - STATUTORY 15 DAYS SALE NOTICE

Sale by E-Auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" for the recovery of Rs.20,37,241.19/- (Rupees Twenty Lakh Thirty Seven Thousand Two Hundred Forty One and Nineteen Paise Only) with respect to Loan Account Bearing Number L132ECSL500005231128 due as on 08-07-2025 further interest thereon + Legal Expenses till the recovery of loan dues. The said property is mortgaged by **AMAN ENTERPRISES, AZAD ANSARI, GUDIYA KHATUN** to ECL Finance Limited for the loan availed by them. The secured creditor is having physical possession of the below-mentioned Secured Asset.

Description of the secured Asset	Reserve Price and EMD	Date & Time of the Auction	Date & Time of the Inspection
ALL THE RIGHTS TITLE AND INTEREST OF APARTMENT NO. E-103 HAVING CARPET AREA ADMEASURING 52.29 SQ. MTRS. AND HAVING BALCONY-1 AREA ADMEASURING 3.53 SQ.MTRS. AND HAVING BALCONY-2 AREA ADMEASURING 1.30 SQ. MTRS., TOTAL ADMEASURING ABOUT 57.12 SQ. MTRS. LYING AND LOCATED ON THE FIRST FLOOR OF THE TYPE 'E' TYPE BUILDING/ WING KNOWN AS 'AZAD RESIDENCY', CONSTRUCTED ON N.A. LAND BEARING OLD SURVEY NO. 3671/1/PAIKEE 1/PAIKEE 1, NEW SURVEY NO.2800, ADMEASURING 8701.00 SQ. MTRS., SITUATED AT VILLAGE- DUNGRA, TALUKA-VAPI, DISTRICT- VALSAD, GUJARAT STATE AND IS BOUNDED AS UNDER- EAST -BY OPEN SPACE AND COMMON PLOT. WEST - BY FLAT NO. E-102, NORTH - BY OPEN SPACE AND G-BLDG, SOUTH -BY COMMON PASSAGE AND FLAT NO. E-104 NOTE: MORE PRECISELY MENTIONED IN DEED OF MORTGAGE DATED 31.07.2024 (12182/2024, REGISTERED AT SRO-VAPI) EXECUTED BY MR. AZAD HUSSAIN ANSARI AND MRS. GUDIYA KHATUN AZAD HUSSAIN ANSARI IN FAVOUR OF ECL FINANCE LIMITED IN RESPECT OF THE SAID PROPERTY.	Rs. 17,46,000/- (Rupees Seventeen Lakhs Forty Thousand and only) 10% Earnest Money Deposit Rs. 1,74,600/- (Rupees One Lakh Seventy Four Thousand Six Hundred Only)	22-07-2026 Between 11.am to 12 Noon (With 5 Minutes unlimited auto Extensions)	20-07-2026 between 11.00 am to 4.00 pm

Note:-
1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontger.net> and Only those bidders holding valid EMD ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-auction".
2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: ECL Finance Limited
3) Bank Name: State Bank of India
4) Account Holder Name: ECL FINANCE LIMITED
Bank Account No. -38922201620, [SARFAESI-Auction, (ECL Finance Limited)], IFSC code: SBIN0003838
5) Last date for submission of online application BID form along with EMD is 21-07-2026 till 4:00 PM only.
6) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontger.net> or Please contact on the Mr. Maulik Shrimali Ph. +91 9173528727, Help Line e-mail ID: Support@auctiontger.net.

Mobile No. 8866817771, 8347669009
Date: 30-06-2026
Place: Mumbai

**Sd/- Authorized Officer
ECL Finance Limited**

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
Regd. Office: 507, Datamal House, Jammalal Bajaj Road, Nariman Point, Mumbai-400021.

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 and 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) Guarantor(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 2023 Trust 10 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Jana Small Finance Bank Ltd. ("Jana Bank")** vide Assignment Agreement dated 28/03/2024 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of the 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 liabilities on 23.07.2026.

The Authorized Officer of **Jana Bank** has taken possession of the below described secured assets being immovable property on 15/08/2024 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorised officer acting in its capacity as Trustee of **Pegasus 2023 Trust 10 ("Pegasus")**.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s)	a) Thakkar Gaurav Rameshkumar b) Thakkar Bharatiben
Outstanding Dues for which the secured assets are being sold:	Rs.14,68,567/- (Rupees Fourteen Lakhs Sixty Eight Thousands Five Hundred and Sixty Seven Only) as of 19/12/2023 together with further interest, cost, charges and expenses thereon w.e.f. 20/12/2023 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. (Rs.22,54,516/- (Twenty Two Lakh Fifty Four Thousand Five Hundred and Sixteen Only) outstanding as of 29/06/2026 together with further interest, cost, charges and expenses thereon w.e.f. 30/06/2026 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Thakkar Gaurav Rameshkumar Immovable Commercial Bearing City Survey No.3290/1/00/5/5 Sheet No.35, Ground Floor, Shop No.05, total admeasuring 7.255 Sq.mtrs., known as Mangaldas Market, situated at Harji, Ta. Harji & Dist. Patan. Boundaries: North by: C.S.No.3290 Paiki & Shop No.4, South by: C.S.No.3290/2 Thakker Bhagatprasad Valukunthram etc-2, East by: C.S.No.3290 Paiki & Shop No.3, West by: Entry of this Property & Road than Mangaldas Market. CERSAI S.I.D.: 400067116985; Asset ID: 200068138688; LAN: 32109630000114;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.11,27,000/- (Rupees Eleven Lakh Twenty Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs.1,12,700/- (Rupees One Lakh Twelve Thousand Seven 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:	On 14.07.2026 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	21.07.2026 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.auctionbazaar.com) on 23.07.2026 from 11:00 A.M. to 12:00 Noon.

This publication is also **Fifteen (15) days' notice** to the aforementioned Borrowers/ Co-Borrowers/ Guarantors and Mortgagors under Rule 8 & 9 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 (www.auctionbazaar.com) or contact service provider E-Auction Support; Contact Number: 8370969696 & 7997043999. Email id: contact@auctionbazaar.com / support@auctionbazaar.com. before submitting any bid.

Place: Gujarat
Date: 30.06.2026

**Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,
Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10**

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
Regd. Office: 507, Datamal House, Jammalal Bajaj Road, Nariman Point, Mumbai-400021.

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 and 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) Guarantor(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 2023 Trust 10 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Jana Small Finance Bank Ltd. ("Jana Bank")** vide Assignment Agreement dated 28/03/2024 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of the 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 liabilities on 23.07.2026.

The Authorized Officer of **Pegasus (Acting in its capacity as Trustee of Pegasus 2023 Trust-10)** has taken possession of the below described secured assets being immovable property on 06.08.2025 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s)	a) Bhardiya Ashvinbhai Tulshibhai b) Bhardiya Shilpaben Ashvinbhai
Outstanding Dues for which the secured assets are being sold:	Rs.31,10,493.00 (Rupees Thirty One Lacs Ten Thousand Four Hundred Ninety Three Only) outstanding as of 08/07/2024 together with further interest, cost, charges and expenses thereon w.e.f. 09/07/2024 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act on 23/07/2024. (Rs.39,40,432.53 (Rupees Thirty Nine Lakhs Forty Thousand Four Hundred and Thirty Two and Fifty Three Paise Only) outstanding as of 29/06/2026 together with further interest, cost, charges and expenses thereon w.e.f. 30/06/2026 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Bhardiya Ashvinbhai Tulshibhai Property-1: All that piece and parcel of the immovable Property bearing Flat No.A-7/307 on the 3rd Floor admeasuring 59.62 Sq.mtrs., Built up along with 20.72 Sq.mtrs., undivided share in the land of "TULSI PARK SOCIETY", situated at Survey No.19, 20, Block No.29, New Block No.30 admeasuring Hecor Area. 35793 Sq.mtrs., Akar Rs. 8-50 Paisa Paiki New Block No.30/196, Plot No.A-3, Plot No.A-7 admeasuring 1194.39 Sq.mtrs., City Survey No.NA30/3 & NA30/7, of Moje Chikhli, Ta. Vyara, Dist. Tapi. Boundaries by: East: Flat No.303, West: Flat No.308, North: O.T.S., South: Ground Floor Road. Property-2: All that piece and parcel of the immovable property bearing Flat No.A7/308 on 3rd Floor admeasuring 63.14 Sq.mtr built up along-with 21.26 Sq.mtr undivided share in the land of "Tulsi Park Society" situated at Survey 19, 20, Block No.29, New Block No.30 admeasuring Hecor Area 35793 Sq.mtr., Akar Rs 8-50 Paisa Paiki, New Block No.30/196, Plot No.A-3, Plot No.A-7, admeasuring 1194.39 Sq.mtr, City Survey No.NA30/3 & NA30/7 of Moje Chikhli, Ta. Vyara, District Tapi, Gujrat-394650. Bounded as: East: Flat No.307, West: Ground Floor Road, North: Passage & Flat No.306, South: Ground Floor Road. CERSAI S.I.D.: 40006908018; Asset ID: 200070236867; LAN:45249420005451;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	For Property No.1: Rs.6,94,000/- (For Flat No.A-7/307, 3rd Floor) For Property No.2: Rs.7,35,000/- (For Flat No.A-7/308, 3rd Floor) Total RP Rs.14,29,000/- (Rupees Fourteen Lakh Twenty Nine Thousand Only)
Earnest Money Deposit (EMD):	For Property No.1: Rs.69,400/- (For Flat No.A-7/307, 3rd Floor) For Property No.2: Rs.73,500/- (For Flat No.A-7/308, 3rd Floor) Total EMD of Rs.1,42,900/- (Rupees One Lakh Forty Two Thousand Nine 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:	On 14.07.2026 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	21.07.2026 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.auctionbazaar.com) on 23.07.2026 from 11:00 A.M. to 12:00 Noon.

This publication is also **Fifteen (15) days' notice** to the aforementioned Borrowers/ Co-Borrowers/ Guarantors and Mortgagors under Rule 8 & 9 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 (www.auctionbazaar.com) or contact service provider E-Auction Support; Contact Number: 8370969696 & 7997043999. Email id: contact@auctionbazaar.com / support@auctionbazaar.com. before submitting any bid.

Place: Gujarat
Date: 30.06.2026

**Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,
Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10**

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
Regd. Office: 507, Datamal House, Jammalal Bajaj Road, Nariman Point, Mumbai-400021.

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 and 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) Guarantor(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 2023 Trust 10 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Jana Small Finance Bank Ltd. ("Jana Bank")** vide Assignment Agreement dated 28/03/2024 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of the 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 liabilities on 23.07.2026.

The Authorized Officer of **Jana Bank** has taken possession of the below described secured assets being immovable property on 01/08/2024 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorised officer of **Pegasus (acting in its capacity as Trustee of Pegasus 2023 Trust 10 ("Pegasus")**.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s)	a) Sahni Mukeshbhai Dinanathbhai b) Kanti Mukesh Sahani
Outstanding Dues for which the secured assets are being sold:	Rs.15,21,781/- (Rupees Fifteen Lakhs Twenty One Thousand Seven Hundred Eighty One Only) as of 07/01/2024 together with further interest, cost, charges and expenses thereon w.e.f. 08/01/2024 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act, on 12/01/2024. (Rs.21,03,989/- (Rupees Twenty One Lakhs Three Thousand Nine Hundred and Eighty Nine Only) outstanding as of 29/06/2026 together with further interest, cost, charges and expenses thereon w.e.f. 30/06/2026 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Sahni Mukeshbhai Dinanathbhai & Kanti Mukesh Sahani All that piece and parcel of the immovable Property Non-agricultural Plot of land in Moje Bardoli, lying being land bearing R.S. No.3/5, City Survey No.6325, known as "AMAN PARK", Paikki A-Wing Paikki, Second Floor, Flat No.201, (Bardoli Nagarpalika Office Property No.1214/Ward No.8), Built up area admeasuring 594.17 Sq.ft.s., i.e. 55.20 Sq.mtrs., at Registration District & Sub-District Bardoli District Surat. Boundaries by: East: Open Space, West: Lift, Common Passage & Flat No.A/204, North: Flat No.B/202, South: Flat No.A/202. CERSAI S.I.D.: 40006932553; Asset ID: 200067941446; LAN: 45259420005196;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.9,56,000/- (Rupees Nine Lakh Fifty Six Thousand Only)
Earnest Money Deposit (EMD):	Rs.95,600/- (Rupees Ninety Five Thousand Six 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:	On 14.07.2026 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	21.07.2026 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.auctionbazaar.com) on 23.07.2026 from 11:00 A.M. to 12:00 Noon.

This publication is also **Fifteen (15) days' notice** to the aforementioned Borrowers/ Co-Borrowers/ Guarantors and Mortgagors under Rule 8 & 9 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 (www.auctionbazaar.com) or contact service provider E-Auction Support; Contact Number: