

For detailed terms and conditions of the sale, please refer to the **TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-**

- The Property is being sold on "AS IS WHERE IS, WHATEVER IS" basis.
- Particulars of the property / assets (viz. extent & measurement) shall be as per the plan and survey available for any error, misstatement or omission. Actual extent shall be as per the survey.
- E-Auction Sale Notice issued by the Secured Creditor is a representation on the part of the Secured Creditor. Interested parties shall verify the title & present condition of the property / assets and claims / dues.
- Auction/bidding shall only be through "online electronic mode" through the website of the Secured Creditor, Pegasus Assets Reconstruction Private Limited, Ahmedabad who shall arrange & coordinate the entire process.
- The bidders may participate in e-auction for bidding from the website of the Secured Creditor. Bidding shall be done through the internet connectivity, network problems, system crash or any other reason shall not be a ground for withdrawal of bids.
- For details, help, procedure and online bidding on e-auction, contact the Secured Creditor at **68136880/68136837, Mr. Ram Kumar Mob. 8000023297. E-mail: ramprasad@auctiontiger.net**
- For participating in the e-auction sale the intending bidders shall change only the password immediately upon receiving it from the Secured Creditor.
- For participating in e-auction, intending bidders have to deposit the earnest money in favor of "Capri Global Capital Limited" on or before 29-June-2023.
- The intending bidders should submit the duly filled in Bid Form to the Authorized Officer, Capri Global Capital Limited Regional Office, Plot no. 9B, 2nd Floor, Pusa Road, Rajinder Place, New Delhi-110057.
- After expiry of the last date of submission of bids with EMD, the reserve price and paid the specified EMD with the Secured Creditor, the auction proceedings at the date and time mentioned in the notice shall start.
- Inter-se bidding among the qualified bidders shall start from the end time of e-auction shall be automatically extended by 10 minutes.
- Bids once made shall not be cancelled or withdrawn. All bidders shall be bound by the terms and conditions of the E-Auction.
- Immediately upon closure of E-Auction proceedings, the Secured Creditor shall issue the Sale Certificate to the successful bidder. **Office/Plot no. 9B, 2nd Floor, Pusa Road, Rajinder Place, New Delhi-110057.**
- The successful bidder shall deposit 25% of the bid amount in the form of DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Capital Limited.
- In case of default in payment of above stipulated amount, the bid amount shall be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorized Officer shall issue the Sale Certificate.
- The Successful Bidder shall pay 1% of Sale price towards deduction of 1% towards TDS, adjusting the EMD within 15 days of the date of issue of Sale Certificate, which the earnest deposit will be forfeited.
- Municipal / Panchayat Taxes, Electricity dues (if any) and other statutory dues pertaining to the property shall be paid by the successful bidder.
- Sale Certificate will be issued by the Authorized Officer in the form of DD/Pay order/NEFT/RTGS/Chq.
- Applicable legal charges for conveyance, stamp duty, registration, etc. shall be paid by the successful bidder.
- The Authorized officer may postpone / cancel the E-Auction if the scheduled date of sale, it will be displayed on the website of the Secured Creditor.
- The decision of the Authorized Officer is final, binding and non-appealable.
- All bidders who submitted the bids, shall be deemed to have accepted the terms and conditions of the E-Auction.
- Movable item (if any) lying in the property is not offer with the property.
- For further details and queries, contact Authorised Officer at 68136880/68136837, Mr. Ram Kumar Mob. 8000023297. E-mail: ramprasad@auctiontiger.net**
- This publication is also 15 (Fifteen) days notice to the Borrower/Guarantors for holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the name of Capri Global Capital Limited nor the Service Provider will be accepted in such cases. In order to ward off such complications, the successful bidder shall provide back-up power supply and whatever else is required for the auction to be conducted successfully.

Place: Delhi/NCR Date : 13-JUN-2023

**FORM G
INVITATION FOR EXPRESSION OF INTEREST**
(Under Regulation 36A (1) of the Insolvency and Bankruptcy (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS

1. Name of the corporate debtor	Elly Realcon Private Limited
2. Date of incorporation of corporate debtor	09 th August, 2016
3. Authority under which corporate debtor is incorporated / registered	Companies Act, 2013, Registrar of Companies, Delhi
4. Corporate identity number / limited liability identification number of corporate debtor	U45200DL2016PTC304157
5. Address of the registered office and principal office (if any) of corporate debtor	1/3571 Ram Nagar Extension, Shahdra, East Delhi, Delhi-110032, India
6. Insolvency commencement date of the corporate debtor	14 th March, 2023 (Order Received on 16 th March, 2023)
7. Date of invitation of expression of interest	12 th June, 2023
8. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at:	This can be sought by sending the email on ellyrealcon.amitagcs@gmail.com
9. Norms of ineligibility applicable under section 29A are available at:	This can be sought by sending the email on ellyrealcon.amitagcs@gmail.com
10. Last date for receipt of expression of interest	05 th July, 2023
11. Date of issue of provisional list of prospective resolution applicants	10 th July, 2023
12. Last date for submission of objections to provisional list	15 th July, 2023
13. Date of issue of final list of prospective resolution applicants	18 th July, 2023
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	10 th July, 2023
15. Manner of obtaining request for resolution plan, evaluation matrix, information memorandum and further information	Shall be shares in electronic form to all the Prospective Resolution Applicants (PRA) eligible to receive the same under regulation 36B(1) of the Insolvency and Bankruptcy Board of India (Insolvency Regulation Process for Corporate Persons) Regulations, 2016.
16. Last date for submission of resolution plans	10 th August, 2023
17. Estimated date for submission of resolution plan to the Adjudicating Authority for approval	26 th August, 2023
18. Name and registration number of the resolution professional	Amit Agrawal Reg No.- IBBI/IPA-02/IP-N00185/2017-18/10456
19. Name, Address and e-mail of the resolution professional, as registered with the Board	Amit Agrawal, H-63, Vijay Chowk, Laxmi Nagar, Delhi-110092 Email Id- ellyrealcon.amitagcs@gmail.com
20. Address and email to be used for correspondence with the resolution professional	Amit Agrawal, H-63, Vijay Chowk, Laxmi Nagar, Delhi-110092 Email Id- ellyrealcon.amitagcs@gmail.com
21. Further Details are available at or with	The details can be sought by sending a mail at ellyrealcon.amitagcs@gmail.com
22. Date of publication of Form G	12 th June, 2023

Sd/-
Amit Agrawal
Reg No.- IBBI/IPA-02/IP-N00185/2017-18/10456
H-63, Vijay Chowk, Laxmi Nagar, Delhi-110092
For Elly Realcon Private Limited
(12th June, 2023)

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 and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group One Trust 37(Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities interest by IndusInd Bank Ltd. vide Assignment Agreement dated 29/03/2019 under the provisions of SARFAESI Act, 2002.

In view of the aforesaid Assignment Agreement, the possession of the below mentioned mortgaged property has been taken on 14.03.2023 by Authorised Officer of Pegasus ARC being the Secured Creditors and will be sold on "As is where is", "As is what is" and "Whatever there is basis" on 18.07.2023, for recovery of Rs. 85,83,427.36 (Rs. Eighty-Five Lakhs Eighty Three Thousand Four Hundred Twenty Seven Paise Thirty-Six only) as on 01/11/2018 as per notice issued u/s 13(2), and As on 12/04/2023, Rs. 1,49,11,430.04/- (Rupees One Crore Forty Nine Lakhs Eleven Thousand Four Hundred Thirty and Four Paise Only) plus further interest w.e.f. 13/04/2023 at the contractual rate and costs, charges and expenses thereon till realization, due to Pegasus Assets Reconstruction Pvt Ltd., from Mr. Bijender Singh and Ms. Usha Rani. If the borrower/guarantors pay the dues amount of the Pegasus in full with all costs, charges and expenses incurred, to Pegasus any time before sale of the secured asset, no sale will be conducted.

The Reserve Price will be Rs. 1,18,51,000/- (Rupees One Crore Eighteen Lakhs and Fifty-One Thousand Only) and the earnest money deposit will be Rs. 11,85,100/- (Rupees Eleven Lakhs Eighty-Five Thousand and One Hundred Only).

Name of the Borrower/Guarantor:	1. Mr. Bijender Singh 2. Ms. Usha Rani
Outstanding Dues	Rs. 85,83,427.36 (Rs. Eighty-Five Lacs Eighty-Three Thousand Four Hundred Twenty-Seven Paise Thirty-Six only) As on 01/01/2018, and Rs. 1,49,11,430.04/- (Rupees One Crore Forty Nine Lakhs Eleven Thousand Four Hundred Thirty and Four Paise Only) as on 12/04/2023 plus further interest w.e.f. 13/04/2023 at the contractual rate and costs, charges and expenses thereon till realization
Description of Immovable Property being sold:	All that piece and parcel of residential property situated at House no. 821-R(Part) Model Town, Near Arora Hospital, inside MC Limit Panipat - 132103, Haryana, Area Admeasuring 225 Sq. Yard.
Reserve Price	Rs. 1,18,51,000/-
Earnest Money Deposit	Rs. 11,85,100/-
Description of Movable Property:	NIL
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value.	Not Known
CERSAI	Asset ID-200013206394, Security ID -400013234095
Inspection of Property	On 10/07/2023 between 11.00 a.m. to 2.00 p.m. Contact Person: Mr. Ramakant Pandey (Authorized Officer)@9087788888
Last date for submission of Bid/Bid:	17/07/2023 between 11.00 a.m. to 4:00 p.m.
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 18/07/2023 from 11.00 a.m. to 1:00 p.m.

This publication is Thirty days' notice to the aforementioned borrowers/guarantors under Rule 8 (6) 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, & 8000023297 Email : ramprasad@auctiontiger.net and support@auctiontiger.net.

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group One Trust 37)

Place: Delhi
Date: 13/06/2023