

 PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 35-36 5th Floor Free Press House Nariman Point, Mumbai - 400021 Tel: 022-61884700 Email: system@pegasus-arc.com URL: www.pegasus-arc.com	
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 Rules 8 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 Five Trust 2 ("Pegasus"), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Dombivli Nagan Sahakari Bank Limited (DNS Bank), vide Assignment Agreement dated 31/12/2020 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 its known and unknown liabilities on 10/03/2026. The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 11/09/2025 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 Mortgagor(s):	1. Mudrai Multi Facilities Services Pvt. Ltd. (Borrower) 2. Mr. Ramesh Suresh Patil (Director & Guarantor) 3. Mr. Umesh Suresh Patil (Director & Guarantor) 4. Flamingo Construction Private Limited (Co-borrower and Mortgagor) 5. Mr. Kuldeep Singh S. Bhatti (Guarantor) 6. Mr. Dinesh S. Shetty (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 42,78,38,650.67 (Rs. Forty Two Crore Seventy Eight Lakhs Thirty Eight Thousand Six Hundred Fifty and Paise Sixty Only) and thereby called upon the amount as on 29/02/2024 plus further interest at the contractual rate and cost, charges, and expenses thereon till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act.) Rs. 54,77,00,157.74 (Rupees Fifty Four Crore Seventy Seven Lakhs One Hundred Fifty One and Paise Seventy Four Only) for Loan Account No. 02101380000004 and 021401800040475 as on 31/12/2025 plus further interest at the contractual rate and cost, charges, and expenses thereon till the date of payment and realization.
Details of Secured Assets being Immovable Property which is being sold	ALL THAT PIECES AND PARCELS OF Land adm. 05H-45R, 70P (13 Acres 25.70 Gunthe) bearing Gat No. 194, Hissa No. 4(Part) of Mouje Tamhini Budruk, (old name Adarwad), Taluka Mulshi, District Pune and bounded as follows: On or towards East: By Survey No. 194 (Part) On or towards West: By Boundary of Mouje Ville On or towards North: By Survey No. 194 owned by Mr. Gavhane On or towards South: By Survey No. 177 Along with right of way from the Public Road to this land. ALL THAT PIECES AND PARCELS OF (i) Land admeasuring about 00H-89R, 50P bearing Gat No. 194, Hissa No. 1 (Part), (ii) Land admeasuring about 00H-49R, 75P bearing Gat No. 194, Hissa No. 2 (Part), (iii) Land admeasuring about 00H-86R, 50P bearing Gat No. 194, Hissa No. 5 (Part), Tamhini Budruk, (old name Adarwad), Taluka Mulshi, District Pune and bounded as follows. On or towards East: By Gat No. 194 (Part) & Survey No: 195(Part) On or towards West: By Boundary of Mouje Ville On or towards North: By Gat No. 219 land owned by Mr Pavitra Walvekar On or towards South: By Gat No. 177 Along with right of way from the Public Road to this land. Owned and Mortgaged by - Flamingo Construction Private Limited
CERSAI ID:	194(4): Asset ID: 20003459280 Security ID: 400034657103 194(1): Asset ID: 200034629736 Security ID: 400034687649 194(2): Asset ID: 200034639047 Security ID: 400034757104 194(5): Asset ID: 200034630997 Security ID: 400034686911
Reserve Price below which the Secured Asset will not be sold	Rs. 28,02,60,000/- (Rupees Twenty Eight Crore Two Lakhs Sixty Thousand Only)
Earnest Money Deposit (EMD):	Rs. 2,80,26,000/- (Rupees Two Crore Eighty Lakhs Twenty Six Thousand Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Other Information	1. Suit for the cancellation of the mortgage deed bearing Special Civil Suit No. 617/2020, currently pending before the Civil Judge (Senior Division) in Pune. 2. RERA Complaint bearing no. CC:12504533 has been filed against Flamingo Construction Private Limited 3. Cr. Rev. App. No. 370/2025 filed by Flamingo against Pegasus ARC challenging Section 14 Order. 4. OA/1979/2025 is filed before DRT Pune 5. Flamingo filed SA/127/2020 and SA/752/2025 before Pune
Inspection of Properties:	20/02/2026 between 12.30 p.m. To 02.30 p.m.
Contact Person and Phone No:	Mr. Paresh Karande - 9594313111 Ms. Heena Vichare - 9004103652
Last date for submission of Bid:	09/03/2026 till 4.00 pm.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 10/03/2026 from 11.00 am to 12.00 noon.
This publication is also a Thirty (30) days' notice to the aforementioned Borrowers/Co-borrowers/Mortgagors under Rules 8 and 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 https://sarfaesi.auction-tiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.	
Place: PUNE Date: 02/02/2026	AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limited (Acting in its capacity as a Trustee of Pegasus Group Thirty Five Trust 2)



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
 11, Huzari Marg, Fort, Pune-411001
 Email: info@pegasusra.com
PUBLIC NOTICE FOR E-AUCTION
 Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules of the Financial Assets Reconstruction and Enforcement of Security Interest Act, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below mentioned secured assets being movable property mortgaged charge to the Secured Creditors Pegasus Assets Reconstruction Private Limited are in custody of the Auctioneer Pegasus Group of Companies (Pegasus) having been assigned to the Auctioneer Pegasus Group of Companies (Pegasus) by the Secured Creditors Pegasus Assets Reconstruction Private Limited. The said secured assets are being offered for sale through an e-auction on the website www.pptcl.com on 21/02/2025 and the proceeds of the sale shall be used to discharge the dues of the Secured Creditors Pegasus Assets Reconstruction Private Limited. The said secured assets are being offered for sale through an e-auction on the website www.pptcl.com on 21/02/2025 and the proceeds of the sale shall be used to discharge the dues of the Secured Creditors Pegasus Assets Reconstruction Private Limited.

Branch Name **Address** **Last date and time for submission of tender** **Date and time of Opening of tender**

Malinagar Branch	Survey No. 6, Malinagar, Tal. Malinagar, Dist. Solapur	21/02/2025 11:30 AM	21/02/2025 Saturday 3:30 PM
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The tender will be available on the bank's website www.centralbankofindia.com. Similarly, complete information regarding this tender will also be available at Malinagar Branch and Regional Office Solapur. All account holders, borrowers, lender holders, and all other customers of Central Bank of India should take note of the upcoming relocation.

Date: 01/02/2025 Regional Head, Regional Office, Solapur.

INFORMATION REGARDING TENDER NOTICE

Malinagar Branch of Central Bank of India is undergoing relocation/renovation. A public tender has been floated for furniture, electrification, data cabling and other minor works for the bank office.

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Date: 01/02/2025 Regional Head, Regional Office, Solapur.

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ODISHA POWER TRANSMISSION CORPORATION LIMITED
 (A Government of Odisha Undertaking)

REGD. OFFICE: OPTCL Tech Tower, Janpath, Saheed Nagar, Bhubaneswar-751007

EXPRESSION OF INTEREST (EOI) FOR IMPLEMENTATION OF ASSET PERFORMANCE MANAGEMENT SYSTEM IN OPTCL

E-EOI NO- EOI-CPC-61/2025-26 **Date: 31.01.2025**

OPTCL invites sealed Expression of Interest (EOI) for Implementation of Asset Performance Management System in OPTCL.

The EOI Document containing the details of qualification criteria, submission requirement, brief objective & scope of work and evaluation criteria etc. can be downloaded from the website www.optcl.co.in/www.tenderwizard.com/OPTCL Dt: **02.02.2025, 12:00 Hrs** onwards.

The last date for submission of Expression of Interest (EOI) is **16.02.2025 up to 14.00 Hrs.**

HIPR-72/2025-26 Sd/- CGM(CPC)

JANASEVA SAHAKARI BANK LTD; MADAPAS, PUNE.
 Head Office - Plot No. 14, Madhapur Industrial Estate, Madhapur, Pune - 411013

FORM - 2 Rule 107 (11 D-1) Immovable Property Auction Notice

Whereas the undersigned Recovery Officer Mr. Sachin Balkrishna Bojja, under the Maharashtra Co-operative Societies Act, 1960 and Rules, 1961, Rule 107, and under Section 101, has issued Recovery Certificate No. Janaseva/101/7750/251/252/253/254/2025 dated: 15.01.2025 to the borrower and guarantor, stating that:

Borrower - Mr. Hari Om Reshmey Proprietor - Sonawane Bhanuhash Jaysingh Address - S No. 50/2, Udaipur, Near Dharti Road, Pune - 411060

Guarantor - Mr. Barawkar Zumber Rameshb (Owner of the Property) Address - A.P. Dhokralmal, Tal. Shingonda, Dist. Ahilyanagar (Ahmadnagar) - 413703 (Guarantor to Loan A/c No. 167149, 17513, 17515 & 16511)

We issued a demand notice on 04.08.2017 requiring them to pay the outstanding amount. As on 31/07/2025, the total outstanding dues in the above loan accounts are Rs. 8,50,20,545/- (Rupees Eight Crore Eighty-Nine Lakh Twenty Thousand Five Hundred Forty-Five Only), excluding further interest, costs, legal charges, and incidental expenses incurred or to be incurred by the Bank. However, since the borrower and guarantor failed to repay the amount stated in the demand notice, the Recovery Officer issued a seizure notice on 03.01.2023 and issued the below-mentioned property since the borrower and guarantor failed to repay the outstanding loan amount, this notice is hereby issued to the borrower/guarantor and the general public, informing that the undersigned has taken symbolic possession of the below-mentioned properties on 27.01.2024 under the authority vested in him under Rule 107, Sub-rule (1) and (2) of the Maharashtra Co-operative Societies Rules, 1961.

The borrower/guarantor and the general public are hereby notified to enter into any transaction related to the said properties. Any transaction made in respect of the said properties will not be binding on the institution if any transaction is still carried out, the said properties shall remain charged (liable) for the aforesaid outstanding amount along with further interest, expenses, and order-related costs, in favour of Janaseva Sahakari Bank Ltd, Madhapur, Pune, Bivekward Branch.

Description of Immovable Properties

Borrower / Guarantor / Owner Name & Address	Property Details	Symbolic Possession Date
Guarantor - Mr. Barawkar Zumber Rameshb Address: A.P. Dhokralmal, Tal. Shingonda, Dist. Ahilyanagar - 413703	Property No. 1: Gaon Dhokralmal, Taluka Shingonda, Dist. Ahilyanagar - Gal No. 4 Subdivision No. 24, measuring 0.99 R agricultural land	27/01/2025
Same as above	Property No. 2 : Gaon Dhokralmal, Taluka Shingonda, Dist. Ahilyanagar - Gal No. 4 Subdivision No. 19, measuring 0.16 R agricultural land	27/01/2025

(Mr. Sachin Balkrishna Bojja)
 Date - 27/01/2025 Under Maharashtra Co-operative Societies Act, 1960 & Rules 1961, Recovery Officer
 Place - Ahilyanagar Janaseva Sahakari Bank Ltd., Madhapur, Pune

ICICI Bank Branch Office: ICICI Bank Limited, DSGM, 870/1, Suno House, Bhamburda Road, Opp. Hotel Roynor, Moharashtra, Pune-411004.

PUBLIC NOTICE-TENDER CALL FOR SALE OF SECURED ASSET
 (Sale proceeds to be used for E-Auction)

E-Auction Sale Notice for the sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (6) of the Security Interest Enforcement Rules, 2002.

This 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 charge to the Secured Creditors, the physical possession of which has been taken by the Auctioneer of ICICI Bank Limited will be sold on "As is where is", "As what is what" and "Whatever there is" as per the brief particulars given hereunder:

Sr. No.	Name of Borrower/Co-Borrower/Guarantor/ Loan Account No.	Details of the Secured assets/ encumbrances, if any	Amount Outstanding	Reserve Price/Expected EOI Price/Deposited Money	Date and Time of EOI Inspection	Date & Time of Auction
1.	Mr. Shivraj Kumar Mohapatra (Borrower)	Plot No. 202, 2nd Floor, Apartment Bldg. Plot No. 17, 3rd Floor, C/O. No. 15/17, (Employment) 1st Floor, 2nd Floor, 3rd Floor, 4th Floor, 5th Floor, 6th Floor, 7th Floor, 8th Floor, 9th Floor, 10th Floor, 11th Floor, 12th Floor, 13th Floor, 14th Floor, 15th Floor, 16th Floor, 17th Floor, 18th Floor, 19th Floor, 20th Floor, 21st Floor, 22nd Floor, 23rd Floor, 24th Floor, 25th Floor, 26th Floor, 27th Floor, 28th Floor, 29th Floor, 30th Floor, 31st Floor, 32nd Floor, 33rd Floor, 34th Floor, 35th Floor, 36th Floor, 37th Floor, 38th Floor, 39th Floor, 40th Floor, 41st Floor, 42nd Floor, 43rd Floor, 44th Floor, 45th Floor, 46th Floor, 47th Floor, 48th Floor, 49th Floor, 50th Floor, 51st Floor, 52nd Floor, 53rd Floor, 54th Floor, 55th Floor, 56th Floor, 57th Floor, 58th Floor, 59th Floor, 60th Floor, 61st Floor, 62nd Floor, 63rd Floor, 64th Floor, 65th Floor, 66th Floor, 67th Floor, 68th Floor, 69th Floor, 70th Floor, 71st Floor, 72nd Floor, 73rd Floor, 74th Floor, 75th Floor, 76th Floor, 77th Floor, 78th Floor, 79th Floor, 80th Floor, 81st Floor, 82nd Floor, 83rd Floor, 84th Floor, 85th Floor, 86th Floor, 87th Floor, 88th Floor, 89th Floor, 90th Floor, 91st Floor, 92nd Floor, 93rd Floor, 94th Floor, 95th Floor, 96th Floor, 97th Floor, 98th Floor, 99th Floor, 100th Floor, 101st Floor, 102nd Floor, 103rd Floor, 104th Floor, 105th Floor, 106th Floor, 107th Floor, 108th Floor, 109th Floor, 110th Floor, 111th Floor, 112th Floor, 113th Floor, 114th Floor, 115th Floor, 116th Floor, 117th Floor, 118th Floor, 119th Floor, 120th Floor, 121st Floor, 122nd Floor, 123rd Floor, 124th Floor, 125th Floor, 126th Floor, 127th Floor, 128th Floor, 129th Floor, 130th Floor, 131st Floor, 132nd Floor, 133rd Floor, 134th Floor, 135th Floor, 136th Floor, 137th Floor, 138th Floor, 139th Floor, 140th Floor, 141st Floor, 142nd Floor, 143rd Floor, 144th Floor, 145th Floor, 146th Floor, 147th Floor, 148th Floor, 149th Floor, 150th Floor, 151st Floor, 152nd Floor, 153rd Floor, 154th Floor, 155th Floor, 156th Floor, 157th Floor, 158th Floor, 159th Floor, 160th Floor, 161st Floor, 162nd Floor, 163rd Floor, 164th Floor, 165th Floor, 166th Floor, 167th Floor, 168th Floor, 169th Floor, 170th Floor, 171st Floor, 172nd Floor, 173rd Floor, 174th Floor, 175th Floor, 176th Floor, 177th Floor, 178th Floor, 179th Floor, 180th Floor, 181st Floor, 182nd Floor, 183rd Floor, 184th Floor, 185th Floor, 186th Floor, 187th Floor, 188th Floor, 189th Floor, 190th Floor, 191st Floor, 192nd Floor, 193rd Floor, 194th Floor, 195th Floor, 196th Floor, 197th Floor, 198th Floor, 199th Floor, 200th Floor, 201st Floor, 202nd Floor, 203rd Floor, 204th Floor, 205th Floor, 206th Floor, 207th Floor, 208th Floor, 209th Floor, 210th Floor, 211st Floor, 212nd Floor, 213th Floor, 214th Floor, 215th Floor, 216th Floor, 217th Floor, 218th Floor, 219th Floor, 220th Floor, 221st Floor, 222nd Floor, 223rd Floor, 224th Floor, 225th Floor, 226th Floor, 227th Floor, 228th Floor, 229th Floor, 230th Floor, 231st Floor, 232nd Floor, 233rd Floor, 234th Floor, 235th Floor, 236th Floor, 237th Floor, 238th Floor, 239th Floor, 240th Floor, 241st Floor, 242nd Floor, 243rd Floor, 244th Floor, 245th Floor, 246th Floor, 247th Floor, 248th Floor, 249th Floor, 250th Floor, 251st Floor, 252nd Floor, 253rd Floor, 254th Floor, 255th Floor, 256th Floor, 257th Floor, 258th Floor, 259th Floor, 260th Floor, 261st Floor, 262nd Floor, 263rd Floor, 264th Floor, 265th Floor, 266th Floor, 267th Floor, 268th Floor, 269th Floor, 270th Floor, 271st Floor, 272nd Floor, 273rd Floor, 274th Floor, 275th Floor, 276th Floor, 277th Floor, 278th Floor, 279th Floor, 280th Floor, 281st Floor, 282nd Floor, 283rd Floor, 284th Floor, 285th Floor, 286th Floor, 287th Floor, 288th Floor, 289th Floor, 290th Floor, 291st Floor, 292nd Floor, 293rd Floor, 294th Floor, 295th Floor, 296th Floor, 297th Floor, 298th Floor, 299th Floor, 300th Floor, 301st Floor, 302nd Floor, 303rd Floor, 304th Floor, 305th Floor, 306th Floor, 307th Floor, 308th Floor, 309th Floor, 310th Floor, 311st Floor, 312nd Floor, 313th Floor, 314th Floor, 315th Floor, 316th Floor, 317th Floor, 318th Floor, 319th Floor, 320th Floor, 321st Floor, 322nd Floor, 323rd Floor, 324th Floor, 325th Floor, 326th Floor, 327th Floor, 328th Floor, 329th Floor, 330th Floor, 331st Floor, 332nd Floor, 333rd Floor, 334th Floor, 335th Floor, 336th Floor, 337th Floor, 338th Floor, 339th Floor, 340th Floor, 341st Floor, 342nd Floor, 343rd Floor, 344th Floor, 345th Floor, 346th Floor, 347th Floor, 348th Floor, 349th Floor, 350th Floor, 351st Floor, 352nd Floor, 353rd Floor, 354th Floor, 355th Floor, 356th Floor, 357th Floor, 358th Floor, 359th Floor, 360th Floor, 361st Floor, 362nd Floor, 363rd Floor, 364th Floor, 365th Floor, 366th Floor, 367th Floor, 368th Floor, 369th Floor, 370th Floor, 371st Floor, 372nd Floor, 373rd Floor, 374th Floor, 375th Floor, 376th Floor, 377th Floor, 378th Floor, 379th Floor, 380th Floor, 381st Floor, 382nd Floor, 383rd Floor, 384th Floor, 385th Floor, 386th Floor, 387th Floor, 388th Floor, 389th Floor, 390th Floor, 391st Floor, 392nd Floor, 393rd Floor, 394th Floor, 395th Floor, 396th Floor, 397th Floor, 398th Floor, 399th Floor, 400th Floor, 401st Floor, 402nd Floor, 403rd Floor, 404th Floor, 405th Floor, 406th Floor, 407th Floor, 408th Floor, 409th Floor, 410th Floor, 411st Floor, 412nd Floor, 413th Floor, 414th Floor, 415th Floor, 416th Floor, 417th Floor, 418th Floor, 419th Floor, 420th Floor, 421st Floor, 422nd Floor, 423rd Floor, 424th Floor, 425th Floor, 426th Floor, 427th Floor, 428th Floor, 429th Floor, 430th Floor, 431st Floor, 432nd Floor, 433rd Floor, 434th Floor, 435th Floor, 436th Floor, 437th Floor, 438th Floor, 439th Floor, 440th Floor, 441st Floor, 442nd Floor, 443rd Floor, 444th Floor, 445th Floor, 446th Floor, 447th Floor, 448th Floor, 449th Floor, 450th Floor, 451st Floor, 452nd Floor, 453rd Floor, 454th Floor, 455th Floor, 456th Floor, 457th Floor, 458th Floor, 459th Floor, 460th Floor, 461st Floor, 462nd Floor, 463rd Floor, 464th Floor, 465th Floor, 466th Floor, 467th Floor, 468th Floor, 469th Floor, 470th Floor, 471st Floor, 472nd Floor, 473rd Floor, 474th Floor, 475th Floor, 476th Floor, 477th Floor, 478th Floor, 479th Floor, 480th Floor, 481st Floor, 482nd Floor, 483rd Floor, 484th Floor, 485th Floor, 486th Floor, 487th Floor, 488th Floor, 489th Floor, 490th Floor, 491st Floor, 492nd Floor, 493rd Floor, 494th Floor, 495th Floor, 496th Floor, 497th Floor, 498th Floor, 499th Floor, 500th Floor, 501st Floor, 502nd Floor, 503rd Floor, 504th Floor, 505th Floor, 506th Floor, 507th Floor, 508th Floor, 509th Floor, 510th Floor, 511st Floor, 512nd Floor, 513th Floor, 514th Floor, 515th Floor, 516th Floor, 517th Floor, 518th Floor, 519th Floor, 520th Floor, 521st Floor, 522nd Floor, 523rd Floor, 524th Floor, 525th Floor, 526th Floor, 527th Floor, 528th Floor, 529th Floor, 530th Floor, 531st Floor, 532nd Floor, 533rd Floor, 534th Floor, 535th Floor, 536th Floor, 537th Floor, 538th Floor, 539th Floor, 540th Floor, 541st Floor, 542nd Floor, 543rd Floor, 544th Floor, 545th Floor, 546th Floor, 547th Floor, 548th Floor, 549th Floor, 550th Floor, 551st Floor, 552nd Floor, 553rd Floor, 554th Floor, 555th Floor, 556th Floor, 557th Floor, 558th Floor, 559th Floor, 560th Floor, 561st Floor, 562nd Floor, 563rd Floor, 564th Floor, 565th Floor, 566th Floor, 567th Floor, 568th Floor, 569th Floor, 570th Floor, 571st Floor, 572nd Floor, 573rd Floor, 574th Floor, 575th Floor, 576th Floor, 577th Floor, 578th Floor, 579th Floor, 580th Floor, 581st Floor, 582nd Floor, 583rd Floor, 584th Floor, 585th Floor, 586th Floor, 587th Floor, 588th Floor, 589th Floor, 590th Floor, 591st Floor, 592nd Floor, 593rd Floor, 594th Floor, 595th Floor, 596th Floor, 597th Floor, 598th Floor, 599th Floor, 600th Floor, 601st Floor, 602nd Floor, 603rd Floor, 604th Floor, 605th Floor, 606th Floor, 607th Floor, 608th Floor, 609th Floor, 610th Floor, 611st Floor, 612nd Floor, 613th Floor, 614th Floor, 615th Floor, 616th Floor, 617th Floor, 618th Floor, 619th Floor, 620th Floor, 621st Floor, 622nd Floor, 623rd Floor, 624th Floor, 625th Floor, 626th Floor, 627th Floor, 628th Floor, 629th Floor, 630th Floor, 631st Floor, 632nd Floor, 633rd Floor, 634th Floor, 635th Floor, 636th Floor, 637th Floor, 638th Floor, 639th Floor, 640th Floor, 641st Floor, 642nd Floor, 643rd Floor, 644th Floor, 645th Floor, 646th Floor, 647th Floor, 648th Floor, 649th Floor, 650th Floor, 651st Floor, 652nd Floor, 653rd Floor, 654th Floor, 655th Floor, 656th Floor, 657th Floor, 658th Floor, 659th Floor, 660th Floor, 661st Floor, 662nd Floor, 663rd Floor, 664th Floor, 665th Floor, 666th Floor, 667th Floor, 668th Floor, 669th Floor, 670th Floor, 671st Floor, 672nd Floor, 673rd Floor, 674th Floor, 675th Floor, 676th Floor, 677th Floor, 678th Floor, 679th Floor, 680th Floor, 681st Floor, 682nd Floor, 683rd Floor, 684th Floor, 685th Floor, 686th Floor, 687th Floor, 688th Floor, 689th Floor, 690th Floor, 691st Floor, 692nd Floor, 693rd Floor, 694th Floor, 695th Floor, 696th Floor, 697th Floor, 698th Floor, 699th Floor, 700th Floor, 701st Floor, 702nd Floor, 703rd Floor, 704th Floor, 705th Floor, 706th Floor, 707th Floor, 708th Floor, 709th Floor, 710th Floor, 711st Floor, 712nd Floor, 713th Floor, 714th Floor, 715th Floor, 716th Floor, 717th Floor, 718th Floor, 719th Floor, 720th Floor, 721st Floor, 722nd Floor, 723rd Floor, 724th Floor, 725th Floor, 726th Floor, 727th Floor, 728th Floor, 729th Floor, 730th Floor, 731st Floor, 732nd Floor, 733rd Floor, 734th Floor, 735th Floor, 736th Floor, 737th Floor, 738th Floor, 739th Floor, 740th Floor, 741st Floor, 742nd Floor, 743rd Floor, 744th Floor, 745th Floor, 746th Floor, 747th Floor, 748th Floor, 749th Floor, 750th Floor, 751st Floor, 752nd Floor, 753rd Floor, 754th Floor, 755th Floor, 756th Floor, 757th Floor, 758th Floor, 759th Floor, 760th Floor, 761st Floor, 762nd Floor, 763rd Floor, 764th Floor, 765th Floor, 766th Floor, 767th Floor, 768th Floor, 769th Floor, 770th Floor, 771st Floor, 772nd Floor, 773rd Floor, 774th Floor, 775th Floor, 776th Floor, 777th Floor, 778th Floor, 779th Floor, 780th Floor, 781st Floor, 782nd Floor, 783rd Floor, 784th Floor, 785th Floor, 786th Floor, 787th Floor, 788th Floor, 789th Floor, 790th Floor, 791st Floor, 792nd Floor, 793rd Floor, 794th Floor, 795th Floor, 796th Floor, 797th Floor, 798th Floor, 799th Floor, 800th Floor, 801st Floor, 802nd Floor, 803rd Floor, 804th Floor, 805th Floor, 806th Floor, 807th Floor, 808th Floor, 809th Floor, 810th Floor, 811st Floor, 812nd Floor, 813th Floor, 814th Floor, 815th Floor, 816th Floor, 817th Floor, 818th Floor, 819th Floor, 820th Floor, 821st Floor, 822nd Floor, 823rd Floor, 824th Floor, 825th Floor, 826th Floor, 827th Floor, 828th Floor, 829th Floor, 830th Floor, 831st Floor, 832nd Floor, 833rd Floor, 834th Floor, 835th Floor, 836th Floor, 837th Floor, 838th Floor, 839th Floor, 840th Floor, 841st Floor, 842nd Floor, 843rd Floor, 844th Floor, 845th Floor, 846th Floor, 847th Floor, 848th Floor, 849th Floor, 850th Floor, 851st Floor, 852nd Floor, 853rd Floor, 854th Floor, 855th Floor, 856th Floor, 857th Floor, 858th Floor, 859th Floor, 860th Floor, 861st Floor, 862nd Floor, 863rd Floor, 864th Floor, 865th Floor, 866th Floor, 867th Floor, 868th Floor, 869th Floor, 870th Floor, 871st Floor, 872nd Floor, 873rd Floor, 874th Floor, 875th Floor, 876th Floor, 877th Floor, 878th Floor, 879th Floor, 880th Floor, 881st Floor, 882nd Floor, 883rd Floor, 884th Floor, 885th Floor, 886th Floor, 887th Floor, 888th Floor, 889th Floor, 890th Floor, 891st Floor, 892nd Floor, 893rd Floor, 894th Floor, 895th Floor, 896th Floor, 897th Floor, 898th Floor, 899th Floor, 900th Floor, 901st Floor, 902nd Floor, 903rd Floor, 904th Floor, 905th Floor, 906th Floor, 907th Floor, 908th Floor, 909th Floor, 910th Floor, 911st Floor, 912nd Floor, 913th Floor, 914th Floor, 915th Floor, 916th Floor, 917th Floor, 918th Floor, 919th Floor, 920th Floor, 921st Floor, 922nd Floor, 923rd Floor, 924th Floor, 925th Floor, 926th Floor, 927th Floor, 928th Floor, 929th Floor, 930th Floor, 931st Floor, 932nd Floor, 933rd Floor, 934th Floor, 935th Floor, 936th Floor, 937th Floor, 938th Floor, 939th Floor, 940th Floor, 941st Floor, 942nd Floor, 943rd Floor, 944th Floor, 945th Floor, 946th Floor, 947th Floor, 948th Floor, 949th Floor, 950th Floor, 951st Floor, 952nd Floor, 953rd Floor, 954th Floor, 955th Floor, 956th Floor, 957th Floor, 958th Floor, 959th Floor, 960th Floor, 961st Floor, 962nd Floor, 963rd Floor, 964th Floor, 965th Floor, 966th Floor, 967th Floor, 968th Floor, 969th Floor, 970th Floor, 971st Floor, 972nd Floor, 973rd Floor, 974th Floor, 975th Floor, 976th Floor, 977th Floor, 978th Floor, 979th Floor, 980th Floor, 981st Floor, 982nd Floor, 983rd Floor, 984th Floor, 985th Floor, 986th Floor, 987th Floor, 988th Floor, 989th Floor, 990th Floor, 991st Floor, 992nd Floor, 993rd Floor, 994th Floor, 995th Floor, 996th Floor, 997th Floor, 998th Floor, 999th Floor, 1000th Floor, 1001st Floor, 1002nd Floor, 1003rd Floor, 1004th Floor, 1005th Floor, 1006th Floor, 1007th Floor, 1008th Floor, 1009th Floor, 1010th Floor, 1011st Floor, 1012nd Floor, 1013th Floor, 1014th Floor, 1015th Floor, 1016th Floor, 1017th Floor, 1018th Floor, 1019th Floor, 1020th Floor, 1021st Floor, 1022nd Floor, 1023rd Floor, 1024th Floor, 1025th Floor, 1026th Floor, 1027th Floor, 1028th Floor, 1029th Floor, 1030th Floor, 1031st Floor, 1032nd Floor, 1033rd Floor, 1034th Floor, 1035th Floor, 1036th Floor, 1037th Floor, 1038th Floor, 1039th Floor, 1040th Floor, 1041st Floor, 1042nd Floor, 1043rd Floor, 1044th Floor, 1045th Floor, 1046th Floor, 1047th Floor, 1048th Floor, 1049th Floor, 1050th Floor, 1051st Floor, 1052nd Floor, 1053rd Floor, 1054th Floor, 1055th Floor, 1056th Floor, 1057th Floor, 1058th Floor, 1059th Floor, 1060th Floor, 1061st Floor, 1062nd Floor, 1063rd Floor, 1064th Floor, 1065th Floor, 1066th Floor, 1067th Floor, 1068th Floor, 1069th Floor, 1070th Floor, 1071st Floor, 1072nd Floor, 1073rd Floor, 1074th Floor, 1075th Floor, 1076th Floor, 1077th Floor, 1078th Floor, 1079th Floor, 1080th Floor, 1081st Floor, 1082nd Floor, 1083rd Floor, 1084th Floor, 1085th Floor, 1086th Floor, 1087th Floor, 1088th Floor, 1089th Floor, 1090th Floor, 1091st Floor, 1092nd Floor, 1093rd Floor, 1094th Floor, 1095th Floor, 1096th Floor, 1097th Floor, 1098th Floor, 1099th Floor, 1100th Floor, 1101st Floor, 1102nd Floor, 1103rd Floor, 1104th Floor, 1105th Floor, 1106th Floor, 1107th Floor, 1108th Floor, 1109th Floor, 1110th Floor, 1111st Floor, 1112nd Floor, 1113th Floor, 1114th Floor, 1115th Floor, 1116th Floor, 1117th Floor, 1118th Floor, 1119th Floor, 1120th Floor, 1121st Floor, 1122nd Floor, 1123rd Floor, 1124th Floor, 1125th Floor, 1126th Floor, 1127th Floor, 1128th Floor, 1129th Floor, 1130th Floor, 1131st Floor, 1132nd Floor, 1133rd Floor, 1134th Floor, 1135th Floor, 1136th Floor, 1137th Floor, 1138th Floor, 1139th Floor, 1140th Floor, 1141st Floor, 1142nd Floor, 1143rd Floor, 1144th Floor, 1145th Floor, 1146th Floor, 1147th Floor, 1148th Floor, 1149th Floor, 1150th Floor, 1151st Floor, 1152nd Floor, 1153rd Floor, 1154th Floor, 1155th Floor, 1156th Floor, 1157th Floor, 1158th Floor, 1159th Floor, 1160th Floor, 1161st Floor, 1162nd Floor, 1163rd Floor, 1164th Floor, 1165th Floor, 1166th Floor, 1167th Floor, 1168th Floor, 1169th Floor, 1170th Floor, 1171st Floor, 1172nd Floor, 1173rd Floor, 1174th Floor, 1175th Floor, 1176th Floor, 1177th Floor, 1178th Floor, 1179th Floor, 1180th Floor, 1181st Floor, 1182nd Floor, 1183rd Floor, 1184th Floor, 1185th Floor, 1186th Floor, 1187th Floor, 1188th Floor, 1189th Floor, 1190th Floor, 1191st Floor, 1192nd Floor, 1193rd Floor, 1194th Floor, 1195th Floor, 1196th Floor, 1197th Floor, 1198th Floor, 1199th Floor, 1200th Floor, 1201st Floor, 1202nd Floor, 1203rd Floor, 1204th Floor, 1205th Floor, 1206th Floor, 1207th Floor, 1208th Floor, 1209th Floor, 1210th Floor, 1211st Floor, 1212nd Floor, 1213th Floor, 1214th Floor, 1215th Floor, 1216th Floor, 1217th Floor, 1218th Floor, 1219th Floor, 1220th Floor, 1221st Floor, 1222nd Floor, 1223rd Floor, 1224th Floor, 1225th Floor, 1226th Floor, 1227th Floor, 1228th Floor, 1229th Floor, 1230th Floor, 1231st Floor, 1232nd Floor, 1233rd Floor, 1234th Floor, 1235th Floor, 1236th Floor, 1237th Floor, 1238th Floor, 1239th Floor, 1240th Floor, 1241st Floor, 1242nd Floor, 1243rd Floor, 1244th Floor, 1245th Floor, 1246th Floor, 1247th Floor, 1248th Floor, 1249th Floor, 1250th Floor, 1251st Floor, 1252nd Floor, 1253rd Floor, 1254th Floor, 1255th Floor, 1256th Floor, 1257th Floor, 1258th Floor, 1259th Floor, 1260th Floor, 1261st Floor, 1262nd Floor, 1263rd Floor, 1264th Floor, 1265th Floor, 1266th Floor, 1267th Floor, 1268th Floor, 1269th Floor, 1270th Floor, 1271st Floor, 1272nd Floor, 1273rd Floor, 1274th Floor, 1275th Floor, 1276th Floor, 1277th Floor, 1278th Floor, 1279th Floor, 1280th Floor, 1281st Floor, 1282nd Floor, 1283rd Floor, 1284th Floor, 1285th Floor, 1286th Floor, 12				



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, श्री प्रेस हाऊस, नरियन पॉइंट, मुंबई-४०० ०२१.

दूरध्वनी क्र. : ०२२-६९८८४३००

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ई-लिलावाद्वारे विक्रीची जाहीर सूचना

सिक्विरिटायझेशन अॅण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अॅण्ड एन्फोर्समेंट ऑफ सिक्विरिटी इंडेन्स अॅक्ट, २००२ सहवाचन सिक्विरिटी इंडेन्स (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ अंतर्गत स्थावर मालमत्तांची विक्री

तमाम जगतेस व विशेषतः कर्जदार, सहकर्जदार व हनीदारना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमत्ता ही प्रतिभूत धनको - पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड - पेगासस ग्रुप थर्टी फाइव्ह ट्रस्ट - २ ("पेगासस") चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत - खालील निर्देशित कर्जदारांच्या खालील निर्देशित प्रतिभूतीसहभागीत धनकोचे ऑनबिबीसी नागरी सहकारी बँक लिमिटेड (ओएनएस बँक) यांच्याद्वारे सरफेसी कायदा, २००२ च्या तरतुदीअंतर्गत अभिहितान्कन करार दि. ३१.१२.२०२० अंतर्गत अभिहितान्कित यांच्याकडे गहाण/प्रभारित आहे व सरफेसी कायद्याच्या तरतुदी व नियमांतर्गत खालील निर्देशित मालमत्तेची दि. १०.०३.२०२६ रोजी "जशी आहे जेथे आहे", "जशी आहे जी आहे" व "जी काही आहे तेथे आहे तत्वावर" सर्व ज्ञात व अज्ञात दायित्वांसहित विक्री करण्यात येत आहे.

पेगाससच्या प्राधिकृत अधिकार्यांनी सरफेसी कायदा व सरफेसी नियमाच्या तरतुदीअंतर्गत दि. ११.०९.२०२५ रोजी खालील निर्देशित मालमत्तांचा प्रथम ताबा घेतला आहे.

ई-लिलावाचा तपशील खालीलप्रमाणे आहे:

कर्जदार/सहकर्जदार व गहाणवटदार यांचे नाव :	१. मुद्राई मल्टी फॅसिलिटीज सर्व्हिसेस प्रा. लि. (कर्जदार), २. श्री. स्पेश सुशेस पाटील (संचालक व हनीदार), ३. श्री. लपेश सुशेस पाटील (संचालक व हनीदार), ४. फ्लेमिंगो कन्स्ट्रक्शन प्रा. लिमिटेड (सहकर्जदार व हनीदार), ५. श्री. कुलदीपसिंग एस. भट्टी (हनीदार) ६. श्री. दिनेश एस. शेठ्टी (हनीदार)
धकीत देण्यांची रक्कम, ज्याकरिता प्रतिभूत संपत्तीची विक्री करण्यात येत आहे	२१.०२.२०२४ रोजीनुसार रु. ४२,७८,३८,६५०.६७ (रु. वेचालीस कोटी अड्डाहजार लाख अडलीस हजार सव्वसो पन्नास व सव्वसष्ट पैसे मात्र) अधिक केनाटी दराने पुढील व्याज तसेच प्रदान व वसुलीच्या ताखेअर्थात मूल्य, प्रभार व खर्च (सरफेसी कायद्याच्या अनु. १३ (२) अंतर्गत मागणी सूचनेनुसार). दि. ३१.१२.२०२५ रोजीनुसार कर्ज खाते क्र. ०२१०१३८०००००००४ व ०२१४०१८०००००४०४५ अंतर्गत रु. ५४,७७,००,१५७.७४ (रु. चौपन्न कोटी सव्वसहस्र लाख एकशे सत्तावन व बीचाहजार पैसे मात्र) अधिक केनाटी दराने पुढील व्याज तसेच प्रदान व वसुलीच्या ताखेअर्थात मूल्य, प्रभार व खर्च रक्कम.
विक्री करण्यात येत असलेली स्थावर मालमत्ता म्हणून प्रतिभूत संपत्तीचे विवरण	पुढील विक्रणीत जमिनीचा सर्व तो भाग व भूखंड - जमीन नोजमापित ०५ एच-४५ आर ७० पी (१३ एकर २५ ७० गुठ्ठे), गट क्र. ११४, हिस्सा क्र. ४ (पार्ट), मोजे ताहिदणी बुद्रुक (जुने नाव आदारवाडी), तालुका मुळशी, जिल्हा पुणे व सीमा पुढीलप्रमाणे : पूर्वस वा त्या दिशेस : सव्वे क्र. ११४ (पार्ट), पश्चिमेस वा त्या दिशेस - मोजे गाव हद्द, उत्तरेस वा त्या दिशेस : सव्वे क्र. ११४, श्री. गव्हाणे यांच्या मालकीची, दक्षिणेस वा त्या दिशेस : सव्वे क्र. १७७, तसेच सार्वजनिक रस्त्यापासून सदर जमिनीपर्यंत हक्क मार्ग यासमवेत. पुढील विक्रणीत जमिनीचा सर्व तो भाग व भूखंड - अ) जमीन नोजमापित साधारण ०० एच-८९ आर, ५० पी, गट क्र. ११४, हिस्सा क्र. १ (पार्ट), ब) जमीन नोजमापित साधारण ०० एच-४९ आर, ७५ पी, गट क्र. ११४, हिस्सा क्र. २ (पार्ट), क) जमीन नोजमापित साधारण ०० एच-८६ आर, ५० पी, गट क्र. ११४, हिस्सा क्र. ५ (पार्ट), ताहिदणी बुद्रुक (जुने नाव आदारवाडी), तालुका मुळशी, जिल्हा पुणे येथील व सीमा पुढीलप्रमाणे : पूर्वस वा त्या दिशेस : गट क्र. ११४ (पार्ट) व सव्वे क्र. ११५ (पार्ट), पश्चिमेस वा त्या दिशेस : मोजे गावची हद्द, उत्तरेस वा त्या दिशेस - गट क्र. २१९, श्री. पवित्रा वाळ्वेकर यांच्या मालकीची जमीन, दक्षिणेस वा त्या दिशेस : गट क्र. १७७, सार्वजनिक रस्त्यातून सदर जमिनीपर्यंत जाणारा हक्क मार्ग यासमवेत. मालक व गहाणवटदार : फ्लेमिंगो कन्स्ट्रक्शन प्रायव्हेट लिमिटेड
सरसाई आयडी	११४ (४) : अंसेट आयडी : २००३४५१९२८०, सिक्विरिटी आयडी : ४०००३४६५७१०३ ११४ (१) : अंसेट आयडी : २००३४६२९७३६, सिक्विरिटी आयडी : ४०००३४६८७६४९ ११४ (२) : अंसेट आयडी : २००३४६९९०४७, सिक्विरिटी आयडी : ४०००३४७५७१०४ ११४ (५) : अंसेट आयडी : २००३४६३०९१७, सिक्विरिटी आयडी : ४०००३४६८८९१९
साडीव मूल्य, ज्या खाली प्रतिभूत मालमत्तेची विक्री केलेली जाणार नाही	रु. २८,०२,६०,०००/- (रु. अड्डावीस कोटी दोन लाख साठ हजार मात्र)
इसारा रक्कम ठेव (इश्टे) दावे, काही असल्यास, जे मालमत्तेकरिता करण्यात आलेले आहेत तसेच प्रतिभूत धनकोंना ज्ञात अन्य देणी व मूल्य	रु. २,८०,२६,०००/- (रु. दोन कोटी ऐशी लाख सव्वीस हजार मात्र) माहीत नाही
अन्य माहिती	१. गहाण करार रद्द करण्यासमर्थीतल विशेष दिवाणी खटला क्र. ६१७/२०२० धारक खटला दिवाणी न्यायाधीश, पुणे (वरिष्ठ शाखा) यांच्या समक्ष प्रलंबित आहे. २. फ्लेमिंगो कन्स्ट्रक्शन प्रायव्हेट लिमिटेड यांच्याविरोधात रीस तक्रार क्र. सीसी १२५०४५३३ दाखल करण्यात आली आहे. ३. अनुच्छेद १४ आदेशास आव्हान देणारा पेगासस एअरसी यांच्या विरोधात फ्लेमिंगो यांच्याद्वारे फौजदारी सुधारित अर्ज क्र. ३७०/२०२५ दाखल करण्यात आला आहे. ४. डीआरटी पुणे यांच्या समक्ष ओए/१९७९/२०२५ दाखल करण्यात आले आहे. ५. फ्लेमिंगो यांनी पुणे यांच्या समक्ष एसए/१२७/२०२० व एसए/७६२/२०२५ दाखल केले आहे.
मालमत्ताचे परीक्षण	२०.०२.२०२६ रोजी दु. १२.३० ते दु. २.३०
संपर्क व्यक्ती व दूरध्वनी क्र.	श्री. रामप्रसाद मोबाइल नं. + ९१ ९२६५५६२८२९ व ९३७४५१९७५४, ramprasad@auctiontiger.net
बोली सादरीकरणाची अंतिम तारीख	०९.०३.२०२६ रोजी दु. ४.०० पर्यंत
बोली उपडण्याची तारीख व दिवाण	ई-लिलाव/बोली वेबसाइट (https://sarfaesi.auctiontiger.net) च्या माध्यमातून दि. १०.०३.२०२६ रोजी स. ११.०० ते दु. १२.०० या वेळेत
सदर सूचना ही सिक्विरिटी इंडेन्स (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील निर्देशित कर्जदार/सहकर्जदार/गहाणवटदार यांना तीस (३०) दिवसांची सूचनासुद्धा आहे.	
कोणतीही बोली सादर करण्यापूर्वी विक्रीच्या किस्तुत अटी व शर्तीकरिता कृपया प्रतिभूत धनकोंची वेबसाइट अर्थात http://www.pegasus-arc.com/assets-to-auction.html वा https://sarfaesi.auctiontiger.net येथे संपर्क साधावा किंवा सेवा प्रदाते ई-प्रोक्च्युरमेंट टेक्नॉलॉजीस लि., ऑक्शन टायगर बोलीदार साहाय्य क्र. + ९१ ९२६५५६२८२९ व ९३७४५१९७५४, ramprasad@auctiontiger.net, श्री. रामप्रसाद मोबाइल नं. + ९१ ८०००३३२९७, ई-मेल : support@auctiontiger.net येथे संपर्क साधावा.	
दिवाण : पुणे	प्राधिकृत अधिकारी
दिनांक : ०२.०२.२०२६	पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगासस ग्रुप थर्टी फाइव्ह ट्रस्ट - २ चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत)



Account: Mudrai Multi Facilities Services Pvt. Ltd.

Trust: Pegasus Group Thirty Five Trust 2

PROPERTY DESCRIPTION

bearing Gat No. 194, Hissa No. 4(Part) of Mauje Tamhini Budruk, (old name Adarwadi), Taluka Mulshi, District Pune and bounded as follows:

On or towards East : By Survey No. 194 (Part)

On or towards West : By Boundary of Mouje Ville

On or towards North : By Survey No. 194 owned by Mr. Gavhane

On or towards South : By Survey No. 177

Along with right of way from the Public Road to this land.

ALL THAT PIECES AND PARCELS OF (i) Land admeasuring about 00H-89R. 50P bearing Gat No. 194, Hissa No. 1 (Part), (ii) Land admeasuring about 00H-49R. 75P bearing Gat No. 194, Hissa No. 2 (Part), (iii) Land admeasuring about 00H-86R. 50P bearing Gat No. 194, Hissa No. 5 (Part), Tamhini Budruk, (old name Adarwadi), Taluka Mulshi, District Pune and bounded as follows.

On or towards East: By Gat No. 194 (Part) & Survey No: 195(Part)

On or towards West: By Boundary of Mouje Ville

On or towards North: By Gat No. 219 land owned by Mr Pavitra Walvekar

On or towards South: By Gat No. 177

Along with right of way from the Public Road to this land.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **10/03/2026** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 12:00 noon**. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.



3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property:
 - Suit for the cancellation of the mortgage deed, bearing Special Civil Suit No. 617/2020, currently pending before the Civil Judge (Senior Division) in Pune.
 - RERA Complaint bearing no. CC12504533 has been filed against Flamingo Construction Private Limited
 - Cri. Rev. App. No. 370/2025 filed by Flamingo against Pegasus ARC challenging Section 14 Order.
 - OA/1979/2025 is filed before DRT Pune
 - Flamingo filed SA/127/2020 and SA/762/2025 before Pune
 - NOTE: Prospective Buyers should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction. Before submitting bid(s).
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The



- balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
 11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
 12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
 13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, misstatement or omission.
 14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **09/03/2026** till 04.00 p.m. Email address: paresh@pegasus-arc.com to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
 15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
 16. **The reserve price of the auction property is as follows: Rs. 28,02,60,000/- (Rupees Twenty Eight Crore Seventy Two Lakhs Sixty Thousand Only)**



17. The Earnest Money Deposit of the auction property is as follows: - Rs. 2,80,26,000/- (Rupees Two Crore Eighty Lakhs Twenty Six Thousand Only)

18. Last date for submission of bid is 09/03/2026 before 04:00 pm and the Auction is scheduled on 10/03/2026 from 11.00 am to 12.00 noon. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).

19. Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty Five Trust 2 , payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 016011101645657 Account Name: - Pegasus Group Thirty Five Trust 2 , Bank Name: Dombivli Nagari Sahakari Bank Limited., 5/8, Sambhava Chambers, Sir P.M. Road, Fort, Mumbai – 400001 Branch, IFSC Code: DNSB0000016

*OK
Bidders*

20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs. 5,00,000/- (Rupees Five Thousand Only)**.

21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.

22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.

23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.

24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.

25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.



26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
- i. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
 - ii. Affidavit cum Declaration to be provided on Rs. 500 Stamp along with notarization for Compliances of Sec. 29A under Insolvency and Bankruptcy Code, 2016
 - iii. Declaration by Bidder for source of fund to be provided on Rs. 500 Stamp along with notarization
 - iv. KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAARcard, Valid e-mail ID, Landline and Mobile Phone number.
 - v. Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - vi. Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
 - vii. Other necessary statutory and govt. compliances, if any.
27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Paresh Karande – 9594313111 and Ms. Heena Vichare – 9004103652
31. This publication is also **Thirty days' notice** to the aforementioned borrowers/co-borrowers under Rule 8 of The Security Interest (Enforcement) Rules, 2002.
32. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Paresh Karande-9594313111 and Ms. Heena Vichare – 9004103652.



Special Instructions:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situations, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.



AUTHORISED OFFICER

Place: Mumbai

Date: 03/02/2026

Pegasus Assets Reconstruction Private Limited

(Trustee of Pegasus Group Thirty Five Trust 2)

Whether connected to any political party: Yes

No

If Yes, please provide the name of the political party and the connection:

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website https://_____.auctiontiger.net and shall abide by them.

Name & Signature

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/____

Borrower: Mudrai Multi Facilities Services Pvt. Ltd.

Property Description:

ALL THAT PIECES AND PARCELS OF Land adm. 05H-45R. 70P (13 Acres 25.70 Gunthe) bearing Gat No. 194, Hissa No. 4(Part) of Mauje Tamhini Budruk, (old name Adarwadi), Taluka Mulshi, District Pune and bounded as follows:

On or towards East : By Survey No. 194 (Part)

On or towards West : By Boundary of Mouje Ville

On or towards North : By Survey No. 194 owned by Mr. Gavhane

On or towards South : By Survey No. 177

Along with right of way from the Public Road to this land.

ALL THAT PIECES AND PARCELS OF (i) Land admeasuring about 00H-89R. 50P bearing Gat No. 194, Hissa No. 1 (Part), (ii) Land admeasuring about 00H-49R. 75P bearing Gat No. 194, Hissa No. 2 (Part), (iii) Land admeasuring about 00H-86R. 50P bearing Gat No. 194, Hissa No. 5 (Part), Tamhini Budruk, (old name Adarwadi), Taluka Mulshi, District Pune and bounded as follows.

On or towards East: By Gat No. 194 (Part) & Survey No: 195(Part)

On or towards West: By Boundary of Mouje Ville

On or towards North: By Gat No. 219 land owned by Mr Pavitra Walvekar

On or towards South: By Gat No. 177

Along with right of way from the Public Road to this land.

To,

Authorized Officer

Bank Name: Pegasus Assets Reconstruction Pvt. Ltd.

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally

agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.

2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offeror/bidders shall be retained by the Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

9. Source of Funds

- a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **10/03/2026** in the matter of **Mudrai Multi Facilities Services Pvt. Ltd.** are from genuine personal/business sources.
- b. I/we hereby declare that the funds that will be remitted in future for making payment of bid amount, in event of being declared as highest/ successful bidder, shall be from genuine personal/ business sources.
- c. I/we hereby further declare that the said funds do not / shall not originate from any unlawful source and are / shall be in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.
- d. I/we hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Signature: _____

Name: _____

Address: _____

E-Mail ID: _____

Affidavit cum Declaration

Property for which bid submitted ("Property"):

ALL THAT PIECES AND PARCELS OF Land adm. 05H-45R. 70P (13 Acres 25.70 Gunthe) bearing Gat No. 194, Hissa No. 4(Part) of Mauje Tamhini Budruk, (old name Adarwadi), Taluka Mulshi, District Pune and bounded as follows:

On or towards East : By Survey No. 194 (Part)

On or towards West : By Boundary of Mouje Ville

On or towards North : By Survey No. 194 owned by Mr. Gavhane

On or towards South : By Survey No. 177

Along with right of way from the Public Road to this land.

ALL THAT PIECES AND PARCELS OF (i) Land admeasuring about 00H-89R. 50P bearing Gat No. 194, Hissa No. 1 (Part), (ii) Land admeasuring about 00H-49R. 75P bearing Gat No. 194, Hissa No. 2 (Part), (iii) Land admeasuring about 00H-86R. 50P bearing Gat No. 194, Hissa No. 5 (Part), Tamhini Budruk, (old name Adarwadi), Taluka Mulshi, District Pune and bounded as follows.

On or towards East: By Gat No. 194 (Part) & Survey No: 195(Part)

On or towards West: By Boundary of Mouje Ville

On or towards North: By Gat.No. 219 land owned by Mr Pavitra Walvekar

On or towards South: By Gat No. 177

Along with right of way from the Public Road to this land.

Mortgagor of the Property ("Mortgagor"): Flamingo Construction Private Limited

Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"):

1. Mudrai Multi Facilities Services Pvt. Ltd. (Borrower)
2. Mr. Ramesh Suresh Patil (Director & Guarantor)
3. Mr. Umesh Suresh Patil (Director & Guarantor)
4. Flamingo Construction Private Limited (Co-borrower and Mortgagor)
5. Mr. Kuldeep Singh S. Bhatti (Guarantor)
6. Mr. Dinesh S. Shetty (Guarantor)

I/We, _____, R/o
_____, have submitted bid for the Property being sold by

way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus Group Thirty Five Trust 2 ("Pegasus")**.

I/We, _____, _____ R/o
_____ do hereby solemnly swear and affirm:

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):

- (1) if such person, or any other person acting jointly or in concert with such person –
 - (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
 - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

Provided that the person shall be eligible to submit the bid if such person makes payment of all overdue amounts with interest thereon and charges relating to non- performing asset accounts before submission of the bid:

Provided further that nothing in this clause shall apply to a bidder where such bidder is a financial entity and is not a related party to the Mortgagor.

Explanation I.- For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid.

Explanation II.— For the purposes of this clause, where a bidder has an account, or an account of any Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was

acquired pursuant to a prior resolution plan approved under Insolvency & Bankruptcy Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC;

- (d) has been convicted for any offence punishable with imprisonment –
 - (i) for two years or more under any Act specified under the Twelfth Schedule of IBC; or
 - (ii) for seven years or more under any law for the time being in force:

Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

Provided further that this clause shall not apply in relation to a connected person referred to in clause(iii) of *Explanation I*.

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):

Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;

- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;

- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of Mortgagor by the bidder as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;

- (i) is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

*Explanation*⁵[1]. — For the purposes of this clause, the expression "connected person" means—

- (i) any person who is the promoter or in the management or control of the Mortgagor; or
- (ii) any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or
- (iii) the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii):

Provided that nothing in clause (iii) of *Explanation I* shall apply to a bidder where such bidder is a financial entity and is not a related party of any of the Mortgagor:

Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid;

Explanation II— For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely:

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;

- (c) any investment vehicle, registered foreign in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India ;
- (f) such categories of persons as may be notified by the Central Government.

2. I/We _____ is/are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus Group Thirty Five Trust 2 ("Pegasus")**.

3. That no insolvency under the IBC is contemplated or pending against me/us before any of the NCLT/NCLAT or any other court.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-3 of this affidavit to be true and correct.

Deponent

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

(Applicable to Pvt Ltd. Company/Public Ltd. Company/Foreign Ltd. Company/OBC)

1. Name of Company: _____

2. Registered Number: _____

3. Registered Address: _____

The Company as stated above hereby confirms and declares that on the below date:

(Please tick the correct box)

The following **natural person(s)** (listed in Table below) exercise control or ultimately have a controlling ownership interest in the Company i.e., having ownership/entitlement of **more than 10%** of shares/capital/profits or controlling through voting rights, agreement, arrangement, etc.

Or

There are **no natural person(s)** who exercise control or ultimately have a controlling ownership interest in the Company as stated above, therefore details of natural person(s) holding the position of directors/senior management in the Company are given in the Table.

(*If you have ticked any of the above, please complete Table below before signing the declaration)

Sr No.	Full Name of Beneficial owner/controlling natural person(s)	Date of Birth	Nationality	Address	Type of KYC Documents		Controlling ownership Interest (%)
					Identity	Address	

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The Company is listed on _____ (Name of the Stock Exchange) or is a majority owned subsidiary of _____ (Name of the listed Company) listed on (Name of the Stock Exchange).

The Company undertakes that the facts stated above are true and correct.

The Company undertakes and agrees that it will notify **Pegasus** without delay or any changes to the controlling shareholders, person exercising control or having controlling ownership interest in the Company, as declared in **the table above**.

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

(to be signed by the official authorised to sign the Board Resolution)

Full name of the authorised official: _____

Designation/Position: _____

Date: _____

To,

Pegasus Assets Reconstruction Private Limited

55-56, 5th Floor, Free Press House,

Nariman Point,

Mumbai – 400 020

Sub: Consent for KYC Verification

Dear Sir,

I / we had bid for the property put on sale by you under SARFAESI Act. At the time of bidding / purchase, I / we had submitted my / our KYC documents.

I / We understand that as per the applicable laws you are required to do KYC Verification.

1. In view of the above, for entering into any transaction:

a) I voluntarily opt to share my KYC Identifier details with Pegasus Assets Reconstruction Private Limited (“Pegasus”) as part of the customer due diligence (“CDD”) procedure, and provide my explicit consent to Pegasus to download the necessary information from the Central KYC Records Registry; OR

b) I voluntarily opt for Aadhaar based KYC due diligence, or e-KYC or offline verification, and submit to Pegasus, my Aadhaar number, Virtual ID, e-Aadhaar, XML, Masked Aadhaar, Aadhaar details, demographic information, identity information, Aadhaar registered mobile number, face authentication details and/or biometric information; OR

c) I voluntarily opt to provide my consent and furnish my Officially Valid Document (“OVD”), more specifically, my passport, driving licence, proof of possession of Aadhaar number, the Voter's Identity Card issued by the Election Commission of India, job card issued by NREGA duly signed by an officer of the State Government and letter issued by the National Population Register containing details of name and address; and where the OVD furnished by me does not have the updated address, the documents or the equivalent e-documents shall be OVDs for a limited purpose: (i) utility bill not older than two months; or (ii) property or municipal tax receipt; or (iii) applicable pension or family pension payment orders issued by government or public sector undertaking (PSU); (iv) letter of allotment of accommodation issued by government, regulatory bodies, PSUs, scheduled commercial banks financial institutions and listed companies or leave and licence agreements with such employers allotting official accommodation.

2. I am informed by Pegasus and understand that:

a) submission of Aadhaar is not mandatory, and there are alternative options for KYC due diligence and establishing identity including by way of physical KYC with OVD other than Aadhaar and all these options were given to me;

b) where the Permanent Account Number (PAN) is obtained, Pegasus shall verify the PAN using the verification facility of the Income Tax Department;

c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;

d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.

3. I authorise and give my consent to Pegasus (and its service providers), for following informed purposes:

a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);

b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;

c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;

d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.

4. I / We understand that the Aadhaar number will not be stored/ shared except as per law and regulations. I / We will not hold Pegasus or its officials responsible in the event this document submitted by me / us is not found to be in order or in case of any incorrect information provided by me / us.

5. In case of offline KYC, I hereby confirm that I have downloaded the e-Aadhaar myself using the OTP received on my Aadhaar registered mobile number.

The above consent and purpose of collecting Information has been explained to me in my local language.

Name: _____

Signature: _____

Date: _____

