

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,  
Mumbai -400021 Tel: -022-61884700  
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com**[Appendix - IV-A]****[Refer proviso to rule 8 (6)]****PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) 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 2024 Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by HDFC Bank Ltd. ("HDFC Bank") vide Assignment Agreement dated 30.06.2025 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis along with all known and unknown liabilities on 16.04.2026

The Authorized Officer of HDFC Bank has taken possession of the below described secured assets being immovable property on 07.06.2019 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 2024 Trust 1 (Pegasus).

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

<b>Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s):</b>	a) M/s. Hasam Traders (Borrower) b) Mr. Mansoor Hasam (Guarantor) c) Mrs. Maqsood Hasam (Guarantor)
<b>Outstanding Dues for which the secured assets are being sold:</b>	<b>Outstanding Dues for which the secured assets are being sold:</b> <b>Rs. 80,70,977.32/-</b> (Rupees Eighty Lakhs Seventy Thousand Nine Hundred & Seventy-Seven and Thirty Two Paise Only) as on 06.09.2018 together with further interest, cost, charges and expenses thereon w.e.f. 07.09.2018 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.
<b>Details of Secured Asset being Immovable Property which is being sold</b>	<b>Mortgaged by: Mr. Mansoor Hasam &amp; Maqsood Hasam</b> Land & Building thereon situated at No 128/1, Block No 204 Paiké 8193.00 Sq Mts Paiké 600 Sq. Mt admeasuring area at Village Karanj Tal Mandavi Dist Surat owned by Mr. Mansoor Hasam & Mr. Maqsood Hasam <b>North:</b> Block No 204 Paiké (Khodiyar), <b>South:</b> Block No 204, <b>East:</b> Block No 208, <b>West:</b> Block No 204 (Internal Road) <b>Google Location: 21°22'14.1"N 73°00'51.9"E</b>
<b>CERSAI ID:</b>	<b>CERSAI Asset ID: 200100089970</b> <b>CERSAI SI ID: 400097715822</b>
<b>Reserve Price below which the Secured Asset will not be sold (in Rs.):</b>	<b>Rs.72,31,000/-</b> (Rupees Seventy-Two Lakhs Thirty-One Thousand Only)
<b>Earnest Money Deposit (EMD):</b>	<b>Rs. 7,23,100/-</b> (Rupees Seven Lakhs Twenty-Three Thousand & Hundred Only)
<b>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value</b>	<b>Others unknown</b>
<b>Inspection of Properties:</b>	<b>On 08/04/2026 from 11.30 A.M to 1.00 P.M</b>
<b>Contact Person and Phone No:</b>	<b>Mr. Shubhodeep Banerjee, Sr. Manager, Mob No.7710042736</b>
<b>Last date for submission of Bid:</b>	<b>15/04/2026 till 4:00 pm</b>
<b>Time and Venue of Bid Opening:</b>	<b>E-Auction/Bidding through website (<a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a>) on 16/04/2026 from 11.00 a.m. to 12.00 pm.</b>

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers /Guarantors and Mortgagors under Rule 8(6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's **web-site** i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or **website** <https://sarfaesi.auctiontiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297 Email: support@auctiontiger.net before submitting any bid.

**AUTHORISED OFFICER**Place: Surat, Gujrat  
Date: 26.03.2026Pegasus Assets Reconstruction Private Limited  
Acting in its capacity as the Trustee of the Pegasus 2024 Trust 1

**Government of India Ministry of Finance**  
**DEBTS RECOVERY TRIBUNAL-II**  
 4<sup>th</sup> Floor, Bhikhubhai Chambers, Near Kochrab Ashram Paldi, Ahmedabad, Gujarat.

FORM No. 22 (Earlier 22) [Regulation 35 & 36 of DRT Regulations, 2014] [See Rule 52(1) (2) of the Second Schedule to the Income Tax Act, 1961] READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993.  
**E-AUCTION / SALE NOTICE [THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION]**

RP/RC NO.	249/2022	OA No.	44/2022
Certificate Holder Bank	State Bank of India		
Certificate Debtors	Water Edge Hospitality Pvt. Ltd. & Ors.		

**To,**  
**C.D. No. 1: Water Edge Hospitality Private Limited**  
 A Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its Registered Office situated at R/o: 8/211, Parkota Sheri, Nani Daman, Nani Daman - 396210.  
**C.D. No. 2: Shri Naresh Ranchhodhbhai Tandell,** R/o: 8/211, Parkota Sheri, Nani Daman, Nani Daman - 396210.  
**C.D. No. 3: Shri Suresh Ranchhodhbhai Tandell,** R/o: 8/211, Parkota Sheri, Nani Daman, Nani Daman - 396210.  
**C.D. No. 4: Shrimati Alparesh Suresh Tandell,** R/o: 8/211, Parkota Sheri, Nani Daman, Nani Daman - 396210.  
**C.D. No. 5: Shrimati Nirmala Naresh Tandell,** R/o: 8/211, Parkota Sheri, Nani Daman, Nani Daman - 396210.

The above said CDs No. 1 to 5 have failed to pay the outstanding dues of **Rs. 11,07,47,331/- (Rupees Eleven Crore Seven Lac Forty Seven Thousand Three Hundred Thirty One Only)** as on 07.01.2022 including interest in terms of judgment and decree dated 28.09.2022 passed in **O.A. No. 44/2022** as per my order dated 12.03.2026 under the mentioned property(s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction" website: <https://baanknet.com>.

Lot No.	Description of the Property	Reserve Price (Rounded off)	EMD 10% or (Rounded off)
1.	All that Piece and Parcel of N.A. Land bearing Plot No. 38, Survey No. 29 and New Survey No. 23, Admeasuring 6400 Sq. Mtrs. alongwith construction of Hotel Building bearing House No. 76, situated at Village - Devka, Nani Daman within Marvad Gram Panchayat, within the U.T. of Daman & Diu & Hypothecated Properties viz. fixed as well as movable furniture & fixture, Plant & Machineries lying at Hotel building bearing House No. 76 situated at Village - Devka, Nani Daman within Marvad Gram Panchayat, within the U.T. of Daman & Diu.	<b>Rs. 18.17 Crores</b>	<b>Rs. 1,81,70,000/-</b>

**Note:** The EMD shall be deposited in baanknet wallet through E-Auction website i.e. <https://baanknet.com>. The highest bidder shall have to deposit 25% of his final bid amount adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS / NEFT as per the details as under:

Beneficiary Bank Name	State Bank of India		
Beneficiary Bank Address	SARB, Vadodara		
Beneficiary Account No.	40253211845	IFSC Code	SBIN0001141
Branch	Sayajigunj, Vadodara		

- The bid increase amount will be Rs. 2,00,000/- for Lot No. 1.
- Prospective bidders may avail online training from service provider **PSB Alliance (BAANKNET Auction Portal)** (Tel. Helpline No. 8291220220 and Mr. Kashyap Patel (Mobile No. 9327493060), Helpline E - Mail ID: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com) and for any property related queries may contact Mr. Vikas Kumar Singh, Authorised Officer (Mobile No. 7600041017) (Email: [sbi.10059@sbi.co.in](mailto:sbi.10059@sbi.co.in))
- Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
- The prospective bidders are advised to adhere payment schedule of 25% (Minus EMD) immediately after fall of hammer / close of Auction and 75 % within 15 days from the date of auction and if 15th day is Sunday or Other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
- The properties are being put to sale on "AS IS WHERE IS", "AS IS WHAT IS" AND "AS IS WHATEVER IS" basis and prospective buyers are advised to carry out due diligence properly.
- Schedule of auction is as under:-

1.	Inspection of Property	06.04.2026 Between 11.00 AM to 2.00 PM
2.	Last date for receiving bids alongwith earnest money and uploading documents including proof of Payment made	29.04.2026 Upto 05.00 PM
3.	e-auction	30.04.2026 Between 12.00 PM to 1.00 PM (with auto extension clause of 3 minutes till e-auction ends.)

**SEAL**  
 (Anubha) Deputy Officer-1  
 Debts Recovery Tribunal-II  
 Ahmedabad

**ICICI Bank**  
 Branch Office: ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat - 395002.

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

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.  
 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/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder:

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ Loan Account No.	Details of the Secured Asset/ Assets with known encumbrances, if any	Outstanding Amount	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
1.	Santosh Kumar (Borrower) / Poonam Devi (Co-borrower) / Loan A/C no. LBABD00006851767 / TBABD00006845491	Flat No. 203, 2nd Floor, Building - B, Srushiti Residency, Desaiwadi, Near Chhri Police Chowki, Survey No. 163/1, New Survey No. 102, Chhri, Valsad, Vapi 396191 (Admeasuring An Area Of Builtup Area 38.32 Sq. mtr., Undivided Proportionate Area 10.00 Sq.mtr.,)	Rs. 14,08,634/- (as on February 21, 2026)	Rs. 6,20,000/- Rs. 62,000/-	April 10, 2026, From 11:00 AM To 12:00 Noon	April 16, 2026 From 11:00 AM Onwards
2.	Vasaikar Vasan Devidas (Borrower) / Anubh Devasa Vasaikar (Co-borrower) / Loan A/C no. LBSUR00005209325	Flat No.104, 1st Floor, Building No. 2, Kamdhenu Park, Near Vidya Parthi School, R.S.No. 467 Paiki 5 Paiki 1, C.T.S.No. 2253(Hissa No. 2253/2), T.P.S. No. 1, F.P. No. 448, Shanta Devi Road, Navsari 396445 (admeasuring An Area Of Built-up Area 638.17 Sq.Ft., i.e. 59.31 Sq.Mtr.,)	Rs. 12,10,061/- (as on March 20, 2026)	Rs. 12,00,000/- Rs. 1,20,000/-	April 10, 2026, From 11:00 AM To 12:00 Noon	April 16, 2026 From 11:00 AM Onwards
3.	Rana Sanny (Borrower) / Chapaditya Anupkumar, Chapaditya Ushaben (Co-borrower) / Loan A/C no. LBSUR00005151567	Flat no. 401, 4th floor, Mahadev heights, Near Ramesh Pavbhaji, C.T.S. Ward no. 10, Nondh No. 1840/A, Soni faliya, Vagheshwari mata ni pol, Choryasi, Surat 395001 (Admeasuring an area of builtup area 480 Sq.Ft., i.e. 45.52 Sq.Mtr.,)	Rs. 16,84,616/- (as on March 20, 2026)	Rs. 11,00,000/- Rs. 1,10,000/-	April 10, 2026, From 11:00 AM To 12:00 Noon	April 16, 2026 From 11:00 AM Onwards
4.	M/s. Momai Fabrication Represented by Partners Mr. Pareshkumar Vinubhai Chitroda & Mrs. Sonal Pareshbhai Chitroda (Borrower) / Mr. Pareshkumar Vinubhai Chitroda, Mrs. Sonal Pareshbhai Chitroda, Mr. Mahesh Vinubhai Chitroda, (Guarantor)/Mr. Mahesh Vinubhai Chitroda, (Mortgagor) / Loan A/C no. 348005500394	Plot No. 39, in the N.A. Land for Industrial Purpose Known as Sardar Industrial Estate, Block No. 134 within the limit of Moje Village Navagam, Taluka Kamrej, Registration Sub-District Kamrej, Registration District Surat (Admeasuring an area of Admeasuring Area 168 Square Yard i.e. 149.26 Square Meter i.e. 149.12 square Meter)	Rs. 61,65,000/- (as on March 20, 2026)	Rs. 45,50,000/- Rs. 4,55,000/-	April 10, 2026, From 11:00 AM To 12:00 Noon	April 16, 2026 From 11:00 AM Onwards
5.	Jayantibhai K Zadfya (Borrower)/Kanchanber J Zadfya (Co-borrower) / Loan A/C no. LBSUR00003366844	Office No-347 & 348, 3rd Floor, Palaris Canal, Brts Road, R.S. No-610/1/2, Block No. 708, T.P.S. No-12, F.P. No-94, Punagam, Surat 395006 (Admeasuring An Area Of Super Builtup Area 924 Sq.Ft.,)	Rs. 31,00,807/- (as on March 20, 2026)	Rs. 33,00,000/- Rs. 3,30,000/-	April 10, 2026, From 11:00 AM To 12:00 Noon	April 16, 2026 From 11:00 AM Onwards

The online auction will take place on the website <https://disposalhub.com> of the E-Auction agency **M/s NexXen Solutions Private Limited**. The recipients of this Notice are given a last chance to pay the total dues with further interest till **15 April 2026 before 04:00 PM** failing which, the Secured Asset/ Assets will be sold as per schedule.  
 The prospective Bidder/ Bidders must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer to column E) at ICICI Bank ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat - 395002 on or before 15 April 2026 by 04:30 PM. Thereafter, he/ she/ they need to submit the offer/ offers through the website mentioned above on or before 15 April 2026 by 05:00 PM along with a scanned copy of the Bank acknowledged DD as a proof of payment of the EMD. In case, the prospective Bidder/ Bidders is/ are unable to submit the offer/ offers through the website then a signed copy of the tender documents may be submitted at ICICI Bank ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat - 395002, on or before 15 April 2026 by 05:00 PM. The Earnest Money Deposit DD/ PO should be from a Nationalised/ Scheduled Bank in favour of ICICI Bank Limited, payable at Surat. For any further clarifications regarding the inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank employee number on **9099710771, 9825017680**. Please note that the Marketing agencies 1. Value Trust Capital Services Private Limited, 2. Augeo Assets Management Private Limited 3. Cardekho.com 4. Hecta Proptech Private Limited, 5. ARCA E-Mart Private Ltd have also been engaged in facilitating the sale. The Authorised Officer reserves the right to reject any or all of the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit [www.icicibank.com/n4p4s](http://www.icicibank.com/n4p4s)

Date: March 25, 2026  
 Place: Surat & Vapi  
 Authorised Officer  
 ICICI Bank Limited

**SBI STATE BANK OF INDIA**  
 State Bank of India, Stressed Assets Recovery Branch : 2<sup>nd</sup> Floor, Sanyak Status, Opp. D.R. Amin School, Diwalipura Main Road, Vadodara - 390007

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

Whereas, The undersigned being the Authorised Officer of State Bank of India, Stressed Assets Recovery Branch, 2nd Floor, Sanyak Status, Opp. D.R. Amin School, Diwalipura Main Road, Vadodara - 390007 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated mentioned against each account and stated herein calling upon the borrower/ Co-Borrower/ Guarantor to repay the amount mentioned in the notice being below mentioned with further interest at the contractual rate on aforesaid amount together with incidental expenses, costs and charges within 60 days from the date of receipt of the said notice.

The Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower, Legal heirs (known - unknown), Legal representatives (known - unknown), Guarantor and the public in general that the undersigned, as per Order & Dated as mentioned below, has taken Physical Possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said (Act) read with Rule 9 of the said rules.

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

Name of Account/ Borrower/ Demand Notice & Amount/ Outstanding in Rs.	Description of the Property Mortgaged / Charged	Order No. & Order Date	Date of Physical Possession
Mr. Wasimraza Bilalbhai Darogaji (Borrower) 06.06.2025 Rs. 24,84,617/- as on 06.06.2025	The Immovable Property with erections thereon (Both Present and Future) located at Plot No. 158 & 159, R.S. No. 73, Block No. 62/A Paiki, Plot area 42.65 Sq. meters + 42.65 Sq. meters, Moje - Hetampura, Bapu Nagar, Registration Sub District and District - Vadodara. (Property owned by Wasimraza Bilalbhai Darogaji). Bounded by :- East : Lagu Immovable Property, West : Society Road, North : Plot No. 157, South : Plot No. 160.	Compliance of Order of Hon'ble Chief Judicial Magistrate, Vadodara dated 28.02.2026 in CRMA No. 1075 of 2026.	25.03.2026

Date : 25.03.2026, Place : Vadodara  
 Authorised Officer, State Bank of India, SARB, Vadodara

**Muthoot Homefin**  
 Muthoot Homefin (India) Ltd.  
 CIN - U65922KL2011PLC029231  
 Corporate Office: Muthoot Homefin (India) Ltd. 19/E, The Ruby, SenapatiBapat Marg, Tulsi Pipe Road, Near Ruparel College, Dadar West, Mumbai - 400028.  
 Branch Office: Muthoot Finance Ltd., 1st Floor, Shop No. 1Bhavani Trade Centre, Sardar Road, Morbi, Gujarat - 363641

**APPENDIX-IV-A [See proviso to Rule 8(6)]  
 PUBLIC NOTICE FOR PRIVATE TREATY CUM SALE**

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on "As is Where is Basis", "As is What is Basis" and "Whatever is There is Basis", Particulars of which are given below:-

Sr. No.	Borrower(s)/ Co-Borrower(s)/ Loan Account No. / Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)
1.	Girjesh Dhansingh Baghel/ Dhansingh Ram Dayal/ Gudiyi Girjesh/ 044-04400785/ Morbi	18-Aug-23/ Rs. 7,02,939/- Rupees Seven Lakh Two Thousand Nine Hundred Thirty Nine Only.	Trajpur Survey No 15 Paikhi And 16 Paikhi Part No 11 Shantivani Society Near Shobheswar Mahadev Temple Morbi Gujarat- 363642	Rs. 4,60,000/- Rupees Four Lakh Sixty Thousand Only.	Rs. 46,000/- Rupees Forty Six Thousand Only.

- The Auction is being held on "AS IS WHERE IS" AND "AS IS WHAT IS" basis
- The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned regional office
- Last Date of Submission of Sealed Bid/Offer in the prescribed tender forms along with EMD payable by way of Demand Draft in Favor of "Muthoot Homefin (India) Ltd.", along with KYC is on 14-Apr-26 till 04:00 PM at Regional Office the address mentioned herein above. Tenders that are not filled up completely or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
- Date of Inspection of the Immovable Property is on 13-Apr-26 between 01:00 P.M. to 03:00 P.M.
- Date of Opening of the Bid/Offer Auction Date is on 15-Apr-26 at the above mentioned Branch Office address at 01:00 PM, by the Authorised Officer.
- The MHLL shall not be responsible for payment of any outstanding statutory notice and Encumbrances / taxes arrears etc. if any & their responsible to pay the sum would be that of the Successful auction purchase. The intending bidder should make their own independent inquiries regarding the Encumbrances Title of property & also inspect & satisfy themselves.
- The Highest bidder shall be subject to approval of MHLL. Authorised Officer shall Reserve the right to accept all any of the offer/Bid so received without assign any reason whatsoever. His decision shall be final and binding.
- The Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Muthoot Homefin (India) Ltd, in full, before the date of sale, auction is liable to be set aside.

For further details, contact the Authorised Officer, at the above mentioned Office address Contact Person- Ravi K-7046484811  
 Date : March 26, 2026, Place: Morbi  
 Sd/- Authorized Officer,  
 Muthoot Homefin (India) Limited

**Bank of India**  
**ZONAL OFFICE, VADODARA ZONE:**  
 Ellorapark, Subhanpura, Vadodara - 390023.  
 Ph.: (0265) 2396573, 2397032

**Public Notice for Drill Opening of Overdue Rent Lockers Drill Opening Exercise on 08.04.2026**

Following are the locker holders of Bank of India having locker facility from various branches. Bank has issued various overdue notices to the locker holders. However, the overdue rent has not been paid by the locker holders. Hence, Bank will be undertaking drill opening the following lockers. The drill opening exercise will be carried on 08.04.2026 at the respective branches.  
 This public notice to be consider as Final Notice to all the locker holders to repay the overdue rent before 07.04.2026, failing to which the Bank will drill open the lockers without further notice. Bank will not be liable for any loss or adverse CIR/CIBIL of the locker holder/s due to drill opening exercise. Bank will exercise all recourse with or without intervention of Court for recovery of overdue rent and cost of drill opening and the locker holder shall be responsible for all the consequences arising there from.

Sr. No.	Branch Name, Account Number & Name Of Locker Holder	Address	Details of Notices Sent	Overdue Rent as Date 12.03.2026 (Excluding GST)	Overdue Since
1.	Branch: Karamsad A/c No.000034 Sureshbhai Jethabhai Vyas	Library Falia At Sinhol Petlad Karamsad Distt Anand Gujarat 388130	02-02-2026, 27-11-2025 15-07-2025	5000.00	07.03.2022
2.	Branch: Karamsad A/c No.000053 Rajendra Vithalbhai Patel	Sandesar Distt Anand Gujarat 388130	02-02-2026, 27-11-2025 15-07-2025	5600.00	13.03.2023
3.	Branch: Karamsad A/c No.000009 ILA Satishbhai Patel	Vakil House Karamsad Gujarat 388325	02-02-2026, 27-11-2025 15-07-2025	12000.00	09.01.2015
4.	Branch: Godhra A/c No.000045 Ashif Gordhanbhai Patel	Patel Farm Popatpura Godhra 389001	17-12-2025, 07-07-2025 06-06-2025	19500.00	23.06.2012
5.	Branch: Godhra A/c No.000102 Sonal Jethanand Luhana	Ankur Society, Bamroli Road Godhra Gujarat 389001	17-12-2025, 07-07-2025 06-06-2025	21000.00	07.10.2012
6.	Branch: Godhra A/c No.000091 Pragnesh Gunvantbhai Patel	Rohit C Modi, 9/522, Premanand Kavi Pole Gandhinagar, Gujarat 389001	17-12-2025, 07-07-2025 06-06-2025	15000.00	22.07.2016
7.	Branch: Godhra A/c No.000075 Shilaben Dhanrajbhai Mangalani	Baharpura Road, B/H Civil Hospital, kuvarram Falia Godhra, Gujarat 389001	18-02-2026, 07-07-2025 06-06-2025	16800.00	07-11-2015
8.	Branch: Godhra A/c No.000089 Harshaben Jagdish Chandra Luhana	Opposite Swami Narayan Complex Nr. Satyam Society, Bamroli.	18-02-2026, 07-07-2025 06-06-2025	16500.00	07-10-2015
9.	Branch: Padra A/c No.000050 Jayesh Mahesh Chandra Purohit	Near SBI Jashpur Padra Vadodara, Gujarat 391440	27-11-2025, 27-08-2025 27-06-2025	14000.00	12-01-2014
10.	Branch: Padra A/c No.000032 Rafik Madar Abdul Madar Diwan	Laxmipura Sangama Padra Vadodara Gujarat 391440	27-11-2025, 27-08-2025 27-06-2025	13000.00	09.10.2013
11.	Branch: University Road A/c No.000109 Santosh Dwarakadas Ramrakhiani	3 Prarthana Duplex BH Dajinagar Warashiya Ring Road Vadodara Gujarat 390015	09-09-2025, 25-06-2025 03-01-2025	8000.00	21.05.2022
12.	Branch: University Road A/c No.000174 Suresh Kumar Mohanlal Kotak	19 Morley Crescent West Stanmore Middlesex HA 7 2LJ UK	09-09-2025, 25-06-2025 14-02-2025, 14-10-2024	8400.00	19.11.2020
13.	Branch: University Road A/c No.000281 Shyamali Banerjee	B-244 Sundervan Society, Opp Ambe Mataji Mandir, New Sama Road Vadodara Gujarat 390024	25-06-2025, 14-02-2025 03-01-2025, 14-10-2024	12000.00	18.01.2021
14.	Branch: University Road A/c No.000664 Bharitben Chhotabhai Patel	201 Akshar Apartment Opposite Rosary School Vadodara Gujarat 390002.	09-09-2025, 25-06-2025 03-01-2025, 14-10-2024	6000.00	11.01.2023
15.	Branch: University Road A/c No.002142 Rama Katwala	1812, Santa FE PR Apt 116, Naverville IL 60563 USA	09-09-2025, 25-06-2025 14-02-2025, 14-10-2024	15000.00	05-03-2017
16.	Branch: University Road A/c No.002162 Sirajuddin Gulambhai Shaikh	401 Yash Complex, Sadarbar, Fatehgunj Main Road, Vadodara, Gujarat 390002	09-09-2025, 25-06-2025 03-01-2025, 14-10-2024	7500.00	16.03.2022
17.	Branch: University Road A/c No.002181 Pradhuman Rasiklal Mehta	303, Regalia Residency, 267, Kadamanagar, Nemehansa Nagargarba Ground, Nizampura Gujarat 390016	09-09-2025, 25-06-2025 03-01-2025, 14-10-2024	8400.00	23-11-2021

Date: 26.03.2026. - Place: Vadodara  
 Authorised Officer, Bank of India

**PUBLIC NOTICE**

All that peace and parcel of immovable property bearing FLAT NO./A/404 on Fourth Floor in Block No. "A" having area admeasuring about 151 Sq.Yards. i.e. 126.25 Sq.Mtrs. in the scheme was known as "SATYAM APARTMENT" of Rajdeep Co. Op. Hou. Soc. Ltd. contracted on Non-Agricultural land bearing Revenue Survey No.262/B being Final Plot No.299 Paikiof T. P. Scheme No.14 situate, lying and being at Mouje/Village -DARIYAPUR-KAZIPIUR, Taluka-Asarwan the District of Ahmedabad and Registration Sub-District of Ahmedabad - 06 (Nardora) within state of Gujarat was belonged to Kaushalya Raj Maheshwari and having said that, I have found that, Original Share Certificate No.49is misplaced and not traceable and Hence, Society had issued Duplicate Share Certificate No. 49. our client has demanded a title clearance certificate from us. If any person or finance company or bank or any kind of interest, right-share, encumbrance, or any other right claim on the above mentioned property, with documentary evidence thereof, inform in writing to the following address within 15 days from the date of publication of the notice. In case of failure to do so, a title clearance certificate will be issued after expiry of the period. After that, no one will have any kind of conflict which should be noted. Ahmedabad: 26/03/2026  
 By my instruction and order Through Me,  
**Kaushalya Raj Maheshwari Nirali V Shah (Advocate & Notary)**  
 Address: 503, D & C Majestic, Opp. Law Garden BRTS Bus Stand, Next to CCD, Law Garden, Ahmedabad-380006. MOB: 7383207828 & 7574827828

**PUBLIC NOTICE**

This is to inform the general public that Bank of Baroda Por Branch intends to accept the undermentioned property standing in the name of Sonalben Raju Shah Residing at Vadodara as a security for a loan/credit facility requested by one of its customers. In case anyone has got any right / title / interest / claims over the undermentioned property, they are advised to approach the Bank within 7 days along with necessary proof to substantiate their claim. If no response is received within 7 days, it is presumed that the property is free of any charge/claim / encumbrance and Title Report shall be issued and bank shall proceed with the mortgage.

**Description of Property**

Registration District & Sub-District Vadodara.

Type of Land	Moje	Block No.	Area	Owner
Non Agricultural	Kotali	O.R.S.No.60/1	67	9308 Sonalben Rajubhai Shah
Non Agricultural	Kotali	O.R.S.No.59	68	8296 Sonalben Rajubhai Shah
Non Agricultural	Kotali	R.S.No.61	69/1	8489 Sonalben Rajubhai Shah
Non Agricultural	Kotali	69/2	8400	Sonalben Rajubhai Shah
Non Agricultural	Kotali	69/3	8300	Sonalben Rajubhai Shah
Non Agricultural	Kotali	69/4	8400	Sonalben Rajubhai Shah

Branch Details/ Contact No. 9953129768  
**BANK OF BARODA, POR BRANCH, VADODARA.**  
 NO.4. SHIV VATIKA SOCIETY, B/H MANJALPUR TOWNSHIP NO.1. MANJALPUR, VADODARA (M) 9825567500  
**PRAYAS N. SONI**  
 ADVOCATE & NOTARY

**BEFORE THE NATIONAL COMPANY LAW TRIBUNAL AHMEDABAD BENCH, COURT-II**  
 Company Petition No. CP/4(AHM)/2023  
 In the matter of the Companies Act, 2013  
 AND  
 In the matter of Section 131 read with other applicable provisions of the Companies Act, 2013 and rules framed there under force from time to time  
 AND  
 In the matter **Acey Engineering Private Limited (Applicant)**

**NOTICE OF HEARING**

Notice is hereby given that pursuant to the Order dated 05th February, 2026 passed by the Hon'ble National Company Law Tribunal, Ahmedabad Bench, Court-II, in the above Company Petition filed under Section 131 of the Companies Act, 2013, the Hon'ble Tribunal has permitted publication of notice of hearing of the said petition in newspapers under Rule 77 of the NCLT Rules, 2016. Accordingly, notice is hereby given that the above Company Petition is fixed for hearing before the Hon'ble National Company Law Tribunal, Ahmedabad Bench, on 02nd April, 2026.

Anyone desirous of supporting or opposing the said petition should send to the Petitioner's Advocates at the address mentioned below, a Notice of his intention signed by him or his advocate with his name and address so as to reach Petitioner's Advocate and National Company Law Tribunal, Ahmedabad Bench, Corporate Bhavan, Near Zyodus Hospital, Thalteji, Ahmedabad - 380059, not later than two days before the date fixed for the hearing of the Petition. Where he seeks to oppose the petition, the grounds of opposition or a copy of affidavit shall be furnished with such notice.

A copy of the Petition will be furnished by the Petitioner's Advocate to any person requiring the same on payment of the prescribed charges for the same

sd/- **Jaimin R. Dave,** Advocate  
 For, **Acey Engineering Private Limited**  
 Office : 201-202, Hir-Asha Arcade, Nr. Shalin Hospital, High Court Judicial Academy Road, B/h. High Court, Science City, Ahmedabad - 380060

Dated : 15-03-2026  
 Place : Ahmedabad

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

**PEGASUS**

**[Appendix - IV-A]**  
 [Refer proviso to rule 8 (6)]  
**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) 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 2024 Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by HDFC Bank Ltd. (HDFC Bank) vide Assignment Agreement dated 30.06.2025 under the provisions of the





Pegasus Assets Reconstruction Pvt. Ltd.  
55-56, 5th Floor, Free Press House,  
Nariman Point, Mumbai - 400 021  
Ph. : 022-6188 4700  
email : sys@pegasus-arc.com  
URL : www.pegasus-arc.com

**Account: M/s. Hasam Traders**

**Trust: Pegasus 2024 Trust 1**

**PROPERTY DESCRIPTION**

Land & Building thereon situated at No 128/1, Block No 204 Paik 8193.00 Sq Mts Paik 600 Sq. Mt admeasuring area at Village Karanj Tal Mandavi Dist Surat owned by Mr. Mansoor Hasam & Mr. Maqsood Hasam, North: Block No 204 Paik (Khodiyar), South: Block No 204, East: Block No 208, West: Block No 204 (Internal Road)

**Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website <https://sarfaesi.auctiontiger.net> on **16.04.2026** for the mortgaged property mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am. to 12:00 pm.** 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



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URL : [www.pegasus-arc.com](http://www.pegasus-arc.com)

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: Other unknown
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 Authorized 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, mis-statement or omission.
14. Bids shall be submitted through Offline/Application/Email to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5<sup>th</sup> floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **15.04.2026** till **04.00 p.m.** Email address: [shubhodeep@pegasus-arc.com](mailto:shubhodeep@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



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email : sys@pegasus-arc.com  
URL : www.pegasus-arc.com

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.72,31,000/- (Rupees Seventy-Two Lakhs Thirty One Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 7,23,100/- (Rupees Seven Lakhs Twenty-Three Thousand & Hundred Only)**
18. Last date for submission of bid is **15.04.2026** before **04:00 pm** and the Auction is scheduled on **16.04.2026 from 11.00 am. to 12.00 pm**. 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 2024 Trust 1, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 2101011000000019, A/c Name: Pegasus 2024 Trust 1, Bank Name: Karur Vysya Bank, Branch Address- Fort, Mumbai IFSC Code: KVBL0002101.**
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.1,00,000/- (Rupees One Lakh 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 shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing,



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both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**

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.
  - Notarized copy on Rs.500 stamp paper to be provided for Compliances of Sec. 29A-Declaration under Insolvency and Bankruptcy Code, 2016.
  - Notarized copy on Rs.500 stamp paper to be provided for Source of fund declaration by bidders.
  - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
  - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
  - Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
  - 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. Shubhodeep Banerjee, Sr. Manager, Mob No.7710042736.
31. This publication is also 15 (thirty) days' notice to the aforementioned borrowers/co-borrowers/mortgagors under Rule 8 & 9 of The Security Interest (Enforcement) Rules, 2002.



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**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.



**Place: Mumbai**  
**Date: 26.03.2026**

**AUTHORISED OFFICER**  
**Pegasus Assets Reconstruction Private Limited**  
**(Trustee of Pegasus 2024 Trust 1)**



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**

On Rs. 500/- Stamp paper and notarized

**ANNEXURE-III**  
**DECLARATION BY BIDDER(S)**

**Date: \_\_\_/\_\_\_/2026**

**Borrower: M/s. Hasam Traders**

**Property Description:**

Land & Building thereon situated at No 128/1, Block No 204 Paike 8193.00 Sq Mts Paike 600 Sq. Mt admeasuring area at Village Karanj Tal Mandavi Dist Surat owned by Mr. Mansoor Hasam & Mr. Maqsood Hasam North: Block No 204 Paikee (Khodiyar), South: Block No 204, East: Block No 208, West: Block No 204 (Internal Road)

**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.

On Rs. 500/- Stamp paper and notarized

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**

I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **16.04.2026** in the matter of **Hasam Trades**

- a. 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.

**1. Signature:** \_\_\_\_\_

**Name:**

**Add:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**E-Mail ID:** \_\_\_\_\_

**2. Signature:** \_\_\_\_\_

**Name:**

**Add:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**E-Mail ID:** \_\_\_\_\_

**3. Signature:** \_\_\_\_\_

**Name:**

**Add:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**E-Mail ID:** \_\_\_\_\_

**4. Signature:** \_\_\_\_\_

**Name:**

**Add:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**E-Mail ID:** \_\_\_\_\_

On Rs. 500/- Stamp paper and notarized

**Affidavit cum Declaration**

**Property for which bid submitted ("Property"):** Land & Building thereon situated at No 128/1, Block No 204 Paik 8193.00 Sq Mts Paik 600 Sq. Mt admeasuring area at Village Karanj Tal Mandavi Dist Surat owned by Mr. Mansoor Hasam & Mr. Maqsood Hasam North: Block No 204 Paik (Khodiyar),South: Block No 204,East: Block No 208,West: Block No 204 (Internal Road)

**Mortgagor of the Property ("Mortgagor"):** Hasam Traders

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

- a) **M/s. Hasam Traders (Borrower)**
- b) **Mr. Mansoor Hasam (Guarantor)**
- c) **Mrs. Maqsood Hasam (Guarantor)**

1) I/We, \_\_\_\_\_ S/o \_\_\_\_\_, R/o: C/o,

\_\_\_\_\_

2) I/We, \_\_\_\_\_ S/o \_\_\_\_\_, R/o: C/o,

\_\_\_\_\_

3) I/We, \_\_\_\_\_ S/o \_\_\_\_\_, R/o: C/o,

\_\_\_\_\_

4) I/We, \_\_\_\_\_ S/o \_\_\_\_\_, R/o: C/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 2023 Trust 10 ("Pegasus")**.

1) I/We, \_\_\_\_\_ S/o \_\_\_\_\_, R/o: C/o,

\_\_\_\_\_

2) I/We, \_\_\_\_\_ S/o \_\_\_\_\_, R/o: C/o,

\_\_\_\_\_

3) I/We, \_\_\_\_\_ S/o \_\_\_\_\_, R/o: C/o,

\_\_\_\_\_

4) I/We, \_\_\_\_\_ S/o \_\_\_\_\_, R/o: C/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):

On Rs. 500/- Stamp paper and notarized

- (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*<sup>5</sup>[I]. — 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;

On Rs. 500/- Stamp paper and notarized

*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 \_\_\_\_\_ S/o \_\_\_\_\_  
I/We \_\_\_\_\_ S/o \_\_\_\_\_  
I/We \_\_\_\_\_ S/o \_\_\_\_\_  
I/We \_\_\_\_\_ S/o \_\_\_\_\_

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 2024 Trust 1 ("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.

**1. Signature:** \_\_\_\_\_

**Name:**

Deponent

**2. Signature:** \_\_\_\_\_

**Name:**

Deponent

On Rs. 500/- Stamp paper and notarized

**1. Signature:** \_\_\_\_\_

**Name:**

Deponent

**2. Signature:** \_\_\_\_\_

**Name:**

Deponent

**Verification**

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

**1. Signature:** \_\_\_\_\_

**Name:**

Deponent

**2. Signature:** \_\_\_\_\_

**Name:**

Deponent

**1. Signature:** \_\_\_\_\_

**Name:**

Deponent

**2. Signature:** \_\_\_\_\_

**Name:**

Deponent

From:

**Mr.** \_\_\_\_\_,

**Add:** \_\_\_\_\_,

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

To,

**Pegasus Assets Reconstruction Private Limited**

**Add:** 55-56, 5<sup>th</sup> Floor, Free Press House,

Nariman Point,

Mumbai – 400 021

**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: \_\_\_\_\_