

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor, Free Press House, Nariman Point,  
Mumbai – 400021, Tel: 91-2261884700Email: [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL: [www.pegasus-arc.com](http://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 30.03.2026.

The Authorized Officer of HDFC Bank has taken possession of the below described secured assets being immovable property on 31.01.2018 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:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s):	1) M/s. Vishal Ginning (Borrower) 2) Mr. Vishal Chandak (Partner/Guarantor) 3) Mrs. Shobha Chandak (Partner/Guarantor) 4) Mrs. Sheetal Chandak (Partner/Guarantor) 5) Mrs. Shalini Chandak (Partner/Guarantor)
Outstanding Dues for which the secured assets are being sold:	Outstanding Dues for which the secured assets are being sold: <b>Rs.3,62,18,564/-</b> (Rupees Three Crore Sixty-Two Lakhs Eighteen Thousand Five Hundred & Sixty-Four Only) as on 12.01.2015 together with further interest, cost, charges and expenses thereon w.e.f. 13/01/2015 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: M/s. Vishal Ginning All that part & parcel of non-agriculture land along with Industrial Unit Structure admeasuring 0.80 H&R of Mouza Khaparkheda, Gram Panchayat Belad, Field Gat No 21. Old Survey No 6/1,7/1,7/4, House No 568 within the limits of Gram Panchayat Belad Tashil Malkapur & Dist Buldhana Maharashtra 443101 & Bounded as under: East: Field Owned by Mr. Sheshrao Waman Patil West: Field owned by Mrs. Vimalabai Dinkarrao Raipure North: Field Owned by Mr. Vijaykumar Champalal Chandak South: Waghud Road Latitude & Longitude: 20.878316, 76.231564
CERSAI ID:	CERSAI Asset ID: 200083767859 CERSAI SI ID: 400081990796
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.1,71,37,000/- (Rupees One Crore Seventy-One Lakhs Thirty-Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs.17,13,700/- (Rupees Seventeen Lakhs Thirteen Thousand & Seven Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	On 20/03/2026 from 11.30 A.M to 1.00 P.M
Contact Person and Phone No:	Mr. Shubhodeep Banerjee, Sr. Manager, Mob No.7710042736 Mr. Vishal Kapse 7875456757
Last date for submission of Bid:	28/03/2026 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website ( <a href="http://www.eauctions.co.in">www.eauctions.co.in</a> ) on 30/03/2026 from 11.00 a.m. to 12.00 pm.
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 website i.e. <a href="http://www.pegasus-arc.com/assets-to-auction.html">http://www.pegasus-arc.com/assets-to-auction.html</a> or website <a href="http://www.eauctions.co.in">www.eauctions.co.in</a> or contact service provider LINKSTAR TECH SOLUTIONS PRIVATE LIMITED Bidder Support Nos: 9870099713, Email: <a href="mailto:admin@eauctions.co.in">admin@eauctions.co.in</a> before submitting any bid.	
<b>AUTHORISED OFFICER</b>	
Place: AURANGABAD	Pegasus Assets Reconstruction Private Limited
Date: 10.03.2026	Acting in its capacity as the Trustee of the Pegasus 2024 Trust 1

PARTIES MEET CHIEF ELECTION COMMISSIONER

BJP demands Bengal polls in three phases, CPI(M) asks for one

Atri Mitra Kolkata, March 9

ON THE first of the Election Commission's (EC) three-day tour of West Bengal ahead of the Assembly elections, the poll body held talks with political parties on the conduct of elections, including on the number of voting phases. While the state's Opposition parties have demanded fewer than three phases, the TMC raised concerns over the recently concluded Special Intensive Revision (SIR) of electoral rolls and demanded "full proof" of the process and "full compliance with the Supreme Court order".



Chief Election Commissioner Gyanesh Kumar visits Kalighat Temple in Kolkata on Monday. EXPRESS

On Monday, party delegations met a panel of EC officials led by Chief Election Commissioner (CEC) Gyanesh Kumar, and Deputy Election Commissioners S S Sandhu and Vivek Joshi in Kolkata.

The BJP delegation demanded the Assembly election be completed within three phases of voting and called on the EC to ensure "violence free" polls in Bengal. The party also submitted a 16-point charter highlighting security concerns, among others, to the EC.

BJP leader Jagannath Chattopadhyay, who was part of the party's three-member delegation that met EC officials, said, "We demanded a one-, two- or three-phase election, but not more."

Chattopadhyay, however, raised concerns over the deployment of as many as 400 companies of Central forces and criticised the role of the state police in directing these forces. "We are

dissatisfied with the way the state police is utilising the Central forces. If a violence-free and fearless environment is to be created, the EC must take action against the state police and government officials who prevent voters from casting their own ballots," he said.

The CPI(M), meanwhile, demanded a single-phase election, arguing that holding elections in multiple phases allows for the "movement of anti-social elements" across constituencies, potentially affecting the fairness of the electoral process. The CPI(M)'s West Bengal secretary, Mohammed Salim said if a single-phase election is unfeasible, the process should not extend beyond two phases. In 2021, the EC scheduled voting over an unprecedented eight phases.

In an official statement, the EC said parties asked it to conduct shorter elections and ensure they are conducted in a free and fair manner. "Political parties urged the Commission to

take stringent measures to curb the aggression of anti-social elements and ensure there is no intimidation of voters during the forthcoming elections..."

After the TMC and CPI(M) raised concerns over the SIR, and the alleged deletion of genuine voters, the EC in its statement said, "The CEC reiterated that the SIR has been conducted in the most transparent manner... He added that Forms 6/7/8 can still be filed for any inclusions/deletions/changes."

Meanwhile, on Monday while visiting the Kalighat Temple in Kolkata, CEC Kumar faced demonstrations as a group of protesters surrounded him and shouted "go back", marking the second such incident after he landed in Kolkata on Sunday. The protesters claimed many names were erroneously removed during the SIR. Supporters of the TMC and Left parties staged separate demonstrations, with Left activists chanting "No voters, no vote".

take stringent measures to curb the aggression of anti-social elements and ensure there is no intimidation of voters during the forthcoming elections..."

'PM ran away': Rahul Gandhi targets Modi over US deal, West Asia silence as LS adjourned

Express News Service New Delhi, March 9

AS THE government accused the Opposition of being "irresponsible", Lok Sabha Leader of Opposition Rahul Gandhi Monday hit back, saying that Prime Minister Narendra Modi is running away from Parliament because he is scared to discuss the West Asia situation, fearing his "compromise and blackmail" will come out.



Rahul Gandhi. FILE

The first day of the second half of the Budget Session was washed out in Lok Sabha Monday as the Opposition demanded a "full-fledged" discussion on the situation in West Asia. Asked about the "loss" being suffered by the country due to Lok Sabha not functioning, Gandhi said, "What about the monetary loss being suffered by what is happening in West Asia? It is a central thing."

"In a way, there is a fight going on to bring about a paradigm shift. It will result in huge losses for our economy. You have seen what happened in the stock market. The US deal has been signed by Modi. The country is going to suffer a big

hit. What is the problem in discussing that? That is what we are asking," Gandhi told reporters in the Parliament complex Monday afternoon.

Gandhi asked whether the West Asia issue and related issues, such as fuel prices, are not important. "Fuel prices, economic devastation. Is this not important? These are people's issues, and we consider this essential. After that, we can discuss the Speaker motion (no confidence)."

Lok Sabha listed for Monday a notice by the Opposition to move a resolution to remove Om Birla as the Speaker for allegedly acting in a "blatantly partisan" manner. "They don't want to discuss

it (West Asia) because other things will come out. The PM's position will come out, the compromise and blackmail of the PM will come out, and questions will be raised. You saw the PM run away. He won't be able to come in. You can see," said Gandhi.

Earlier, External Affairs Minister S Jaishankar, in a statement to Parliament, said India's approach to the West Asia conflict is guided by three principles: promoting peace, ensuring civilian safety and the security of the Indian community, and protecting national interests such as energy security and commerce.

After Jaishankar's statement, Parliamentary Affairs Minister Kiren Rijiju accused the Opposition of being irresponsible. "The Opposition does not know what it wants. They don't follow basic decorum. When we are ready to act on a no-confidence (motion) against the Speaker. I have not seen any opposition as irresponsible as they are. Is one family the ruler of the country? We are ready for a discussion on the Speaker. If you have the courage, allow it."

SC IN UNNAO RAPE CASE

Survivor to be heard in CBI plea against bail granted to Sengar

Express News Service New Delhi, March 9

THE SUPREME Court Monday permitted the survivor in the Unnao rape case to become a party in the Central Bureau of Investigation (CBI)'s appeal challenging the bail granted to ex-BJP MLA Kuldeep Singh Sengar in the case. A bench of Chief Justice of India Surya Kant and Justice Joymalya Bagchi allowed the impleadment application filed by the survivor, observing that she has a right to be heard in light of the judgment in the Lakhimpur Kheri violence case.

cousin seeking to intervene in the proceedings. The bench asked the minor boy, who contended that granting bail to Sengar would jeopardise his life and liberty, to approach the High Court if so advised. The bench adjourned the hearing as the CBI counsel was not available, and said it will fix a date for the final hearing. The applications came up as the bench took up for hearing the CBI appeal against the December 23, 2025, order of the Delhi High Court suspending the life sentence of Sengar and granting him bail.

In its April 18, 2022, order in the Lakhimpur Kheri violence case, the SC had held that a victim in a criminal case "has a legally vested right to be heard at every step post the occurrence of an offence". "Such a 'victim' has unbridled participatory rights from the stage of investigation till the culmination of the proceedings in an appeal or revision."

On December 29, the Supreme Court stayed the HC order, saying there are "various substantial questions of law which arise for consideration".

On Monday, however, the apex court refused to entertain an application by the survivor's

CBI contended that the HC "failed to consider that a sitting MLA (he was MLA when the crime was committed), by virtue of holding a constitutional office, is vested with public trust and authority over the electorate, and that such a position carries heightened responsibility arising from duties owed to the State and society".

Academic stress trigger in 3 of 5 suicides on BITS' Goa campus, indicates police probe

Pavneet Singh Chadha Panaji, March 9

THE POLICE investigation into the death of at least five students at BITS Pilani's Goa campus over the past 15 months indicates that academic stress was a probable trigger in at least three cases. The Indian Express has learnt. While the investigators suspect that one suicide was related to a "personal issue", another death remains under investigation.



Last year, college authorities implemented certain measures, including streamlining academic content, expanding counselling services and setting up a 24x7 helpline

Six students are reported to have died on the campus since December 2024. The police probe has found that four of these cases were suicides, one was a natural death, and in one case, the cause of death remains under inquiry.

partment, five cases of unnatural death were reported in 2024 and 2025. In response to a question, the Home Department said that all five unnatural death cases till then had "occurred during the exam period". It recorded

that in four of those cases, the reason for suicide was "stress over exams", while the fifth case of suicide occurred due to a personal issue, wherein "the deceased was in depression" after his partner died by suicide.

In September last year, Goa CM Pramod Sawant had announced that a committee would conduct an inquiry. According to sources, the committee has held three meetings. In its report, the committee is learnt to have observed that "suicide contagion" — a phenomenon where exposure to a suicide or suicidal behaviour of one or more persons influences others to do the same — could be the reason behind the spurt.

2026, BITS Pilani, K K Birla Goa campus painfully witnessed the tragic demise of six of its young and bright students... Suicide is a very complex phenomenon associated with multiple factors, and it is extremely challenging to identify a specific reason that led to the suicides, with a distinct possibility of the incidents being part of a suicide contagion. Internal investigations and circumstantial evidence indicate factors like academic and personal self-expectations and aspirations, emotional distress, parental expectations...

In a statement, BITS Goa management said, "Between December 2024 and February

19 who donated blood at Lucknow camp test positive for Hepatitis B

Manish Sahu Lucknow, March 9

NINETEEN PEOPLE who donated blood at a camp in Lucknow 10 days ago have tested positive for Hepatitis B, officials said, adding that the state government is collecting their blood samples again for reconfirmation and to determine the viral load.

Chief Medical Officer (CMO) of Lucknow, Dr N B Singh, "We have decided to carry out a fresh examination of blood samples of the 19 persons."

The move is a precautionary measure to verify the initial findings and assess the health status of those who had participated in the camp.

According to officials, the camp was organised by a local organisation at Munshi Khara village, on the outskirts of the state capital, on February 27. A medical team from Balrampur Hospital collected blood samples from the donors as part of routine screening procedures.

When the samples were tested at the hospital laboratory, initial results indicated that 19

CAUSE FOR WORRY

According to the WHO, Hepatitis B is a viral infection that attacks the liver and can cause both acute and chronic disease

In adults, it can spread through contact with infected blood or bodily fluids.

This can happen through unprotected sex, sharing needles, using unsterilised medical or dental tools, sharing razors or blades, and unsafe tattooing or piercing.

Their family members have been informed and advised to ask them to provide their blood samples at the earliest.

The CMO said the new samples have been sent to the laboratory at King George's Medical University (KGMU) for detailed examination. The results are awaited. Health department officials said they are closely monitoring the situation. Authorities said a detailed investigation will be carried out to ascertain the exact cause and circumstances that may have led to the suspected infections.

Last year, at least 95 people in a village in Uttar Pradesh's Sitapur district were detected with Hepatitis B and C. At the time, preliminary investigations by health officials had suggested that the likely cause of the outbreak in Sansari village, which does not have a barber shop, was unsafe shaving and hair-cutting practices followed by barbers coming from neighbouring villages. These barbers were suspected to have used non-sterile blades and equipment, which could have resulted in the widespread transmission.

persons might have Hepatitis B. Officials said the samples were sent to another laboratory at a government hospital, which reportedly confirmed the presence of Hepatitis B markers but the viral load was not detected.

The 19 persons, who are middle-aged, belong to six different villages in Lucknow.

Officials said while fresh samples have been collected from 13 people on Sunday, the remaining six were not at home when the health teams visited.

Change in Name

My All Documents My Name Mentioned is Dalavi Suraj Dattatraya it is True and Correct. But on my 10th certificate and Marksheet My father Name Mentioned Dattatraya and degree certificate Dattatraya is Same Person and No Other Person Consider Dalavi Suraj Dattatraya. This is Correct and permanent name. (Aff.No-182, Dt. 27 Jan 2026)

Indian Overseas Bank

Regional Office: Showroom No. 1 & 2 Stilt Floor, Navjeevan Blue Bells Co-op. Hsg. Soc. Ltd., In front of P.L. Deshpande Garden, Pune-411 030. Ph. 020-25660134, 020-25660210, Email: iob2584@iob.bank.in

Corrigendum

This is to inform the public at large that the notice for the invitation for offer for auction published in the newspapers Indian Express (Mumbai Parcel Edition) & LokSatta, Nashik and Ratnagiri Editions on 05/03/2026 which is scheduled on 24/03/2026 for account - 1. Mr. Sunil Ramlal Jadhav & Mrs. Ujwala Sunil Jadhav, 2. Mr. Rakshesh Manohar Shetye & Mrs. Shashikha Rakshesh Shetye, 3. Sujendra C Surve stands cancelled. All the other details remain same.

CORRIGENDUM

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED CIN: U67100MH2007PLC174759 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

"It is hereby to inform to the general public that the Auction Notice published on 21.02.2026 in this newspaper, pertaining to the Borrowers 1.Mrs. Komal Kailas Malve ("Borrower") 2. Mr. Shalun Kailas Malve ("Co-Borrower") LAN- LHADR00001275326 has been rescheduled.

The date of auction is now extended to 21-03-2026 at 1.30 PM All other terms and conditions of the said Auction Notice remain unchanged. The public is requested to take note of the revised auction date.

Date: 10.03.2026 Authorised Officer Place: AHMEDNAGAR Edelweiss Asset Reconstruction Company Limited

Edelweiss Asset Reconstruction

Dr. Babasaheb Ambedkar Technological University, Lonere

Tal. Mangaon, Dist. Raigad-402103, Maharashtra AS per the change in the recruitment process as per ref No.01 above it is required to publish the re-advertisement in newspaper for the 120 teaching positions. The format for the re-advertisement is as follows:

RE-ADVERTISEMENT FOR THE 120 TEACHING POSITIONS In view of the updates as per Government Resolution No. Sankirna-2025/E-860421/Vish-1 dated 11th February 2026 the University is issuing this re-advertisement for the 120 teaching positions.

Candidates who had applied earlier in response to the previous advertisement dated 07th July 2025 need not pay the application fees again (but required to enter details of the earlier payment). However, they will have to submit a fresh application online and submit the hard copy of their application with the supporting documents. Schedule for Application:

Starting of online application through https://dbatuec.samarth.edu.in 15th March 2026 Last date for submission of application online 4th April 2026 Last date for submission two hard copies (by post or in person) of the completed application along with the supporting documents to: 6th April 2026 (up to 5.00 p.m.)

The Registrar, Dr. Babasaheb Ambedkar Technological University, Lonere, Tal. Mangaon, Dist. Raigad-402103, Maharashtra.

Detailed advertisement is available on the University web site (www.dbatuec.ac.in).

Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS: 8291889888 Website: www.motilaloswal.com. Email: hqenquiry@motilaloswal.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

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

Table with columns: Sr, Loan Agreement No. / Name Of The Borrower/ Co-Borrower/Guarantor, Date of Demand Notice & Outstanding, Date Of Possession Taken, Description Of The Immovable Property: All That Part And Parcel Of Property Consisting Of Property Address

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Place: MAHARASHTRA Date: 10.03.2026 Sd/-, Authorized Officer (Motilal Oswal Home Finance Limited)

PNB Housing Finance Limited

REG. OFFICE: 9th FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001, PHONES: 011-23357171, 23357172, 23705414 WEBSITE: www.pnbhousing.com B.O.AURANGABAD: E-1, E-2 & E-3, Fourth Floor, Aurangabad Business Centre, Adalat Road, Aurangabad, Maharashtra - 431001.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice(s) on the date mentioned against each account calling upon the respective borrower(s) to repay the amount as mentioned against each account within 60 days from the date of notice(s) of date of receipt of the said notice(s). The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Table with columns: Loan Account, Name of the Borrower/Co-Borrower/Guarantor, Date of Demand Notice, Amount Outstanding, Date of Possession Taken, Description of the Property/ies Mortgaged

PLACE : AURANGABAD DATE: 10.03.2026 AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD.

Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS: 8291889888 Website: www.motilaloswal.com. Email: hqenquiry@motilaloswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is what is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website motilaloswal.com as per the details given below:

Date and time of E-Auction Date: 27-03-2026 12:30 Pm to 05:00 Pm (with unlimited extensions of 5 minute each) Last date of EMD Deposit: 26-03-2026

Table with columns: Borrower(s)/Guarantor(s)/ Loan Account, Demand Notice Date and Amount, Description of the Immovable property, Reserve Price, EMD/ Last date of EMD

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal : https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Deepak Thakur 9823351505 & Martin Shamuluv Sonawane 9860003738, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com

Place : Maharashtra / Date : 10.03.2026 Sd/-, Authorized Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)

SBI STATE BANK OF INDIA

Stressed Assets Management Branch, Ahmedabad-380006 COMMERCIAL PLOT AT L P SAVANI ROAD, ADAJAN, SURAT FOR SALE (UNDER SARFAESI)

Reserve Price : Rs. 76.15 Cr

Commercial Plot (Wonder 7) : TP Scheme 31, Part 1, Final Plot No. 54, Area 5199 Sq Mts and Part -2 Final Plot No. 53 @ L P Savani Road, Surat, Area 1795 Sq Mts. Total area of the land 6994 Sq.Mts Auction Date : 16.03.2026 (Physical Possession with SBI)

For More Details Please contact or SCAN : Authorised Officer, State Bank of India Phone No.: 9824275526, 9440780127

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400021, Tel: 91-2261884700 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

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The Authorized Officer of HDFC Bank has taken possession of the below described secured assets being immovable property on 31.01.2018 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:

Table with columns: Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s); Outstanding Dues for which the secured assets are being sold; Details of Secured Asset being Immoveable Property which is being sold

CERSAI ID: CERSAI Asset ID: 200083767859 CERSAI SI ID: 400081990796

Reserve Price below which the Secured Asset will not be sold (in Rs.): Rs.1,71,37,000/- (Rupees One Crore Seventy-One Lakhs Thirty-Seven Thousand Only)

Earnest Money Deposit (EMD): Rs.17,13,700/- (Rupees Seventeen Lakhs Thirteen Thousand & Seven Hundred Only)

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value: Not Known

Inspection of Properties: On 20/03/2026 from 11.30 A.M to 1.00 P.M

Contact Person and Phone No: Mr. Shubhdeep Banerjee, Sr. Manager, Mob No.7710042736 Mr. Vishal Kapre 7875456757

Last date for submission of Bid: 28/03/2026 till 4:00 pm

Time and Venue of Bid: E-Auction/Bidding through website (www.eauctions.co.in) on 30/03/2026 from 11.00 a.m. to 12.00 pm.

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 website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website www.eauctions.co.in or contact service provider LINKSTAR TECH SOLUTIONS PRIVATE LIMITED Bidder Support Nos: 9870099713, Email: admin@eauctions.co.in before submitting any bid.

Place: AURANGABAD Pegasus Assets Reconstruction Private Limited Date: 10.03.2026 Acting in its capacity as the Trustee of the Pegasus 2024 Trust 1



**Account: M/s. Vishal Ginning**

**Trust: Pegasus 2024 Trust 1**



Pegasus Assets Reconstruction Pvt. Ltd.  
55-56, 5th Floor, Free Press House,  
Mouza Khaparkheda, 400 021.  
Ph : 022-61884700  
email : svst@pegasus-arc.com  
URL : www.pegasus-arc.com

**PROPERTY DESCRIPTION**

All that part & parcel of non-agriculture land admeasuring 0.80 H&R of Mouza Khaparkheda, Gram Panchayat Belad, Field Gat No 21, Old Survey No 6/1,7/1,7/4, House No 568 within the limits of Gram Panchayat Belad Tashil Malkapur & Dist Buldhana owned by M/s. Vishal Ginning & Bounded as under: East: Field Owned by Mr. Sheshrao Waman Patil West: Field owned by Mrs. Vimalabai Dinkarrao Raipure North: Field Owned by Mr. Vijaykumar Champalal Chandak South: Waghud Road.

**Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website [www.eauctions.co.in](http://www.eauctions.co.in) on **30.03.2026** 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 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")

Regd. Office : 507, Dalamai House, Jamnalal Bajaj Road, Nariman Point, Mumbai - 400 021.

CIN No. : U65999MH2004PTC144113 Grievance Officer - Mr. Dhimant Shah Ph : 022-61884707, email id : grievances@pegasus-arc.com



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, 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 **28.03.2026** till **04.00 p.m.** Email address: shubhodeep@pegasus-arc.com & vishalk@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.1,71,37,000/- (Rupees One Crore Seventy-One Lakhs Thirty-Seven Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs.17,13,700/- (Rupees Seventeen Lakhs Thirteen Thousand & Seven Hundred Only)**
18. Last date for submission of bid is **28.03.2026** before **06:00 pm** and the Auction is scheduled on **30.06.2026 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.2,00,000/- (Rupees Two Lakhs 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, 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 Mr. Vishal Kapse 7875456757.
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.

**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: 10.03.2026**

**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: \_\_\_/02/2026**

**Borrower: M/s. Vishal Ginning**

**Property Description:**

All that part & parcel of non-agriculture land admeasuring 0.80 H&R of Mouza Khaparkheda, Gram Panchayat Belad, Field Gat No 21, Old Survey No 6/1,7/1,7/4, House No 568 within the limits of Gram Panchayat Belad Tashil Malkapur & Dist Buldhana owned by M/s. Vishal Ginning & Bounded as under: East: Field Owned by Mr. Sheshrao Waman Patil West: Field owned by Mrs. Vimalabai Dinkarrao Raipure North: Field Owned by Mr. Vijaykumar Champalal Chandak South: Waghud 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.

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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**

I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **26.03.2026** in the matter of **Vishal Ginning**

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

**Affidavit cum Declaration**

**Property for which bid submitted ("Property"):** All that part & parcel of non-agriculture land admeasuring 0.80 H&R of Mouza Khaparkheda, Gram Panchayat Belad, Field Gat No 21, Old Survey No 6/1,7/1,7/4, House No 568 within the limits of Gram Panchayat Belad Tashil Malkapur & Dist Buldhana owned by M/s. Vishal Ginning & Bounded as under: East: Field Owned by Mr. Sheshrao Waman Patil West: Field owned by Mrs. Vimalabai Dinkarrao Raipure North: Field Owned by Mr. Vijaykumar Champalal Chandak South: Waghud Road

**Mortgagor of the Property ("Mortgagor"):** Vishal Ginning

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

- a) M/s. Vishal Ginning (Borrower)
- b) Mr. Vishal Chandak (Guarantor)
- c) Mrs. Shobha Chandak (Guarantor)
- d) Mrs. Sheetal Chandak (Guarantor)
- e) Mrs. Shalini Chandak (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, \_\_\_\_\_

On Rs. 500/- Stamp paper and notarized

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.*

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- (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

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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 \_\_\_\_\_ 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.

On Rs. 500/- Stamp paper and notarized

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

**Name: Jat Jitendra Chamanbhai**

Deponent

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

**Name:**

Deponent

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

**Name: Jat Jitendra Chamanbhai**

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: Jat Jitendra Chamanbhai**

Deponent

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

**Name:**

Deponent

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

**Name: Jat Jitendra Chamanbhai**

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: \_\_\_\_\_