

**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

PUBLIC NOTICE FOR SALE BY E-AUCTION**Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 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 dues on 05/03/2026.**

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **14/02/2024** under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s):	Tasaa Software Services Pvt. Ltd., (Borrower) a) Mr. Ameet B Shah (Director, Co Borrower and Mortgagor) b) Mr. Rushab Ameet Shah (Co Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 1,15,08,669.91 (Rupees One Crore Fifteen Lakhs Eight Thousand Six Hundred Sixty-Nine and Paise Ninety-One Only) as on 10/09/2021 plus further interest at the contractual rate and costs, charges and expenses thereon w.e.f. 11/09/2021 till the date of payment and realization. (as per notice under section 13 (2) of SARFAESI Act) [Rs. 2,34,97,165/- (Rupees Two Crore Thirty-Four Lakhs Ninety-Seven Thousand One Hundred and Sixty Five Only) as on 19/09/2025 plus further interest at the contractual rate and costs, charges and expenses thereon w.e.f. 20/09/2025 till the date of payment and realization.]
Details of Secured Asset being Immovable Property which is being sold	Owned and Mortgage by: - Tasaa Software Services Pvt. Ltd. Office No. 602, adm. 61.78 sq. mtrs.(built up), 6th floor, Sai Plaza, all that piece of land bearing Survey No. 10, Hissa No.2 (part), CTS No. 761, 761/1, 761/2 of City Survey Mohili, Taluka-Kurla, Situated at Village – Mohili, (Kurla) within the registration district and Sub-district of MSD and Kurla-1.
CERSAI ID:	Security ID- 400030356889 Asset ID- 200030307475
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 73,74,000/- (Rupees Seventy-Three Lakhs Seventy-Four Thousand Only)
Earnest Money Deposit (EMD):	Rs. 7,37,400/- (Rupees Seven Lakhs Thirty-Seven Thousand Four 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:	16/02/2026 Between 2:00 p.m. to 4:00 p.m.
Contact Person and Phone No:	Mr. Nilesh More- 9004722468 ; Mr. Rohan Kadam - 9167981607
Last date for submission of Bid:	04/03/2026 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 05/03/2026 from 11:30 a.m. to 01:30 p.m.

This publication is also a fifteen (15) days' notice to the aforementioned Borrower/Co-Borrower/Mortgagor under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or 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 OFFICERPlace: Mumbai
Date: 14/02/2026Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty-Nine Trust 1)



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०००२१.

दूरध्वनी क्र. : ०२२-६१८८४७००.

ई-मेल : sys@pegasus-arc.com युआरएल : www.pegasus-arc.com

ई लिलावद्वारे विक्री करिता जाहीर सूचना

सिक्विरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ ला परंतुकासह वाचत सिक्विरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल असेट्स अँड एन्फोर्समेंट ऑफ सिक्विरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार, गहाणदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकत ही सरफैसी अँक्ट, २००२ च्या तरतुदीन्वये दिनांक ३१.०३.२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे रत्नाकर बँक लिमिटेड (आरबीएल बँक लि.) द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत. जे सरफैसी अँक्ट च्या तरतुदी आणि त्या नियमानुसार ०५/०३/२०२६ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्वाने विकण्यात येईल. पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफैसी अँक्ट आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये १४/०२/२०२४ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मालमतेचा प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढीलप्रमाणे :

कर्जदार, सह-कर्जदार आणि गहाणदारांचे नाव:	ए) तासा सॉफ्टवेअर सर्व्हिसेस प्रा. लि. (कर्जदार) बी) अमीत बी शाह आणि (संचालक, सह कर्जदार आणि गहाणदार) सी) रुशभ अमीत शाह (सह कर्जदार)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे:	रु. १,१५,०८,६६९.९१/- (रुपये एक करोड पंधरा लाख आठ हजार सहाशे एकोणसत्तर आणि पैसे एक्याण्णव मात्र) १०.०९.२०२१ रोजीस अधिक प्रदान आणि वसुलीच्या तारखेपर्यंत ११.०९.२०२१ रोजीपासून त्यावरील सांपाश्विक दराने पुढील व्याज आणि परिव्यय, प्रभार आणि खर्च. (सरफैसी अँक्टचे कलम १३(२) अन्वये सूचना नुसार). (रु. २,३४,९७,१६५/- (रुपये दोन करोड चौतीस लाख सत्याण्णव हजार एकशे पासष्ट मात्र) १९/०९/२०२५ रोजीस अधिक प्रदान आणि वसुलीच्या तारखेपर्यंत २०/०९/२०२५ रोजीपासून त्यावरील सांपाश्विक दराने पुढील व्याज आणि परिव्यय, प्रभार आणि खर्च.
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	गहाण द्वारे : तासा सॉफ्टवेअर सर्व्हिसेस प्रा. लि., एमएसडी आणि कुर्ला-१ च्या नोंदणीकृत जिल्हा आणि उप जिल्ह्यातील गाव मोहिली (कुर्ला) येथे स्थित सीटी सर्वे मोहिली, तालुका कुर्लाचा सर्वे क्र.१०, हिस्सा क्र. २(भाग), सीटीएस क्र. ७६१, ७६१/१, ७६१/२ धारक जमिनीचे ते सर्व भाग व विभाग, ऑफिस क्र. ६०२, मोज. ६१.७८ चौ.फू., ६ वा मजला, साई प्लाझा,
सीईआरएसए आयडी:	सिक्विरिटी आयडी - ४०००३०३५६८८९ असेट आयडी - २०००३०३०७४७५
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत (रु. मध्ये):	रु. ७३,७४,०००/- (रुपये त्र्याहत्तर लाख चौऱ्याहत्तर हजार मात्र)
इसारा अनामत रक्कम (इएमडी) :	रु. ७,३७,४००/- (रुपये सात लाख सदतीस हजार चारशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही
मिळकतीचे निरीक्षण	१६/०२/२०२६ रोजी दु. २.०० ते दु. ४.०० दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. निलेश मोरे-९००४७२२४६८ श्री. रोहन कदम- ९१६७९८९६०७
बोली सादर करण्यासाठी अंतिम तारीख	०४/०३/२०२६ सायं ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत ०५/०३/२०२६ रोजी स.११.३० ते दु. ०१.३० पर्यंत.

सदर प्रकाशन हे सिक्विरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट

<https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा पुरवठादार मे. ई-प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर बिडर्स सपोर्ट: +९१ ९२६५६२८२१ आणि ९३७४५९९७५४,

ramprasad@auctiontiger.net, श्री. रामप्रसाद, मोबाईल क्र. +९१ ८००००२३२९७, ईमेल: support@auctiontiger.net येथे संपर्क साधावा.

ठिकाण : मुंबई
दिनांक : १४/०२/२०२६

प्राधिकृत अधिकारी
पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ चे ट्रस्टी)

ICICI Bank Branch office: ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFIT Park, Wagle Industrial Estate, Thane (West)- 400604

The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) R/W Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued demand notices upon the borrowers mentioned below, (on the underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd.) in relation to the enforcement of security with respect to a Housing Loan facility granted, pursuant to a loan agreement entered into between DHFL and the borrower, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

Table with 5 columns: Sr. No., Name of the Borrower(s)/Co-Borrower(s) (DHFL Old Loan & ICICI New Loan), Description of Property/Date of possession, Date of Demand Notice/Amount in Demand Notice (₹), Name of Branch

The above-mentioned borrowers/s guarantors/s are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002.

Date : February 14, 2026 Place : Thane Authorized Officer, ICICI Bank Limited

PIRAMAL FINANCE LIMITED (Formerly Piramal Capital and Housing Finance Ltd)

Branch Office: 4th Floor unit No. 4A-03 to 08, Lake City Mall, Sector No. 05, Village Majivade, Kapurbavdi Junction, Thane (West), Pin code - 400607.

POSSESSION NOTICE For Immovable Property as per Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix-IV

Whereas, the undersigned being the Authorized Officer of PIRAMAL FINANCE LIMITED, (Formerly Piramal Capital and Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) under the Securitisation and Reconstruction of Financial Assets and 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, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

Table with 5 columns: Sr. No., Name of the Borrower(s)/ Guarantor(s), Description of Secured Asset (Immovable Property), Demand Notice Date and Amount, Date of Possession

The undersigned being the Authorized Officer of PIRAMAL FINANCE LIMITED, (Formerly Piramal Capital and Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) under the Securitisation and Reconstruction of Financial Assets and 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, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

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Date : February 14, 2026, Place : Maharashtra Sd/- (Authorised Officer), PIRAMAL FINANCE LIMITED

STATE BANK OF INDIA - SME CENTRE, MUMBAI (4495) State Bank of India

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets 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.

Table with 6 columns: Name of Borrower/Director/Guarantor, Total dues for recovery, Description of the immovable properties, Reserve Price (in Rs.), Earnest Money Deposit (EMD) (in Rs.), Date & Time for inspection of the properties

The e-auction will be conducted through Bank's e-Auction service provider approved service M/s PS Alliance Private Limited at their web portal https://banknet.com. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on https://banknet.com.

Stressed Asset Management Branch, Mumbai

STATUTORY NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

This is a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 of holding of Auction for the sale of secured assets as above mentioned date.

Enquiry & Inspection: Resolution Agent: OM Enterprises (Mr. Sanjay Gadkar - 9892507818) Date: 13.02.2026 Place: Mumbai

Stressed Asset Management Branch, Mumbai

STATUTORY NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

E-Auction Sale Notice for Sale of Immovable Assets 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.

Notice is hereby given to the public in general and in particular to the Borrower (s), Guarantor (s) and Mortgagor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Table with 6 columns: Name of the Branch, Description of the Immovable Property, A) D/O of Demand Notice u/s 13(2) of SARFAESI ACT 2002, B) Outstanding Amount as on 31.12.2024, C) Reserve Price (Rs. in Lacs), D) EMD (Rs. in Lacs), E) Date/Time of E-Auction, F) Details of the encumbrances known to the secured creditors

TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

3. The Sale will be done by the undersigned through e-auction platform provided at the Website https://banknet.com on 06.03.2026 from 11:00 AM to 04:00 PM. 4. Property 1 is having Dues of Rs. 2,10,51,818/- of Municipal Corporation Gurgaon as per letter dated 29.12.2025.

5. Property 2 is having society dues of Rs. 34,96,474.67/- as on 30.11.2025 and for the same an SA(D)/286/2025 was also filled in DRT I Mumbai by M Visevesvarya Industrial Research against PNB. 6. For detailed term and conditions of the sale, please refer https://banknet.com & www.pnbindia.in. 7. In case the sale is held by order of any court /tribunal / authority whatsoever, bank will not be liable to pay any interest / charges / costs / duties of any nature to the auction purchaser.

Date : 14.02.2026 Place : Mumbai Secured Creditor, Mob: 8637084022

DEUTSCHE BANK AG PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY

Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The undersigned is the Authorized Officer of M/s. Deutsche Bank AG, having one of its places of business at Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 ("Deutsche Bank AG"), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notices dated 1st July 2024 calling upon the borrower(s) M/S Jhunjunhwalia Cotspin Pvt. Ltd., Anup Muraliah Jhunjunhwalia, muraliah Mannalaj, Jhunjunhwalia, rekhadevi Muraliah, Jhunjunhwalia and Nirmal Anup Jhunjunhwalia residing at 22A, Jagjivan Mansion, Room No.11, 2nd Flannaswadi, 1st Floor, Rakhadi, Agiyari Lane, (Kathbade, Mumbai-400002, Maharashtra) (Co-Borrower(s)) to repay the outstanding amount of Rs. 6,17,55,448/- (Rupees Six Crore Seventeen Lakhs Fifty Five Thousand Four Hundred and Forty Eight Only) as on 11/06/2024, and interest thereon within 60 days from the date of receipt of the said demand notice. The Borrower has failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property mortgaged to the Bank, described herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

Now, the public in general is hereby informed that the Property mentioned below will be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on 24th March 2026 at 4 p.m., at Deutsche Bank AG, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below:

Table with 5 columns: Sr. No., Secured Property Address, Reserve Price, EMD, Auction Date

The undersigned being the Authorized Officer of the Property has been stated to the best of the information and knowledge of the Bank, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder/Purchaser(s) are therefore requested, in their own interest, to satisfy himself/ themselves/ itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale of Property in compliance with due process of law.

TERMS & CONDITIONS OF PUBLIC AUCTION: 1. The property can be inspected on 7th March 2026 between 11 am to 5 pm. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft /Pay Order of Rs. 47,50,000/- (Rupees Forty-Seven Lakhs Fifty Thousand Only) towards the Earnest Money Deposit (EMD) favoring "M/s. Deutsche Bank AG" as to reach the office of Deutsche Bank AG at, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 on or before 24th March 2026 by 2 pm. The earnest money deposit shall not carry any interest.

2. Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers and accordingly shall be rejected. No interest shall be payable on the EMD. 3. Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport, election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department.

4. On the date of sale, all the bids duly received will be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the Bank. However, the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs. 50,000/- (Rupees Fifty Thousand Only) over the price offered by the highest bidder and the Bank shall have the right to accept such highest bid. Upon confirmation of the sale by the Bank, the purchaser will be required to pay deposit of 25% (Twenty-Five Percent) of the sale price, after adjusting the earnest money deposit immediately with the undersigned.

5. The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be deemed fit and proper by him. The balance amount of the purchase price shall be paid by the purchaser to the Bank on or before the fifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.

6. All payments shall be made by the purchaser by means of the Demand Draft/Pay Order favoring "Deutsche Bank AG". 7. On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the possession of the Property to the purchaser. 8. The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned/Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.

9. The Demand Draft/Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders. 10. For all purposes, sale of the said property is strictly on "as is where basis what is". To the best of the knowledge and information of the authorised officer of the Bank, no other encumbrances exist on the property. 11. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoing, i.e., Municipal Taxes, Maintenance/ Society Charges, Electricity and water taxes, cess or any other dues including over dues in respect of the Property shall be paid by the successful purchaser. 12. The Bank is not bound to accept the highest offer or any or all offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons. 13. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings. 14. In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower at any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the Bank.

This Notice is also notice to the abovesaid Borrower under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002. Date: 14.02.2026 Place: Mumbai Email : diana.nadar@db.com, Contact Numbers: 982006613, 9619887707, 9152770607, 9821600029, 022 7180 3167/3271/3077/3479.

POSSESSION NOTICE (for immovable property)

Whereas, The undersigned being the Authorized Officer of SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029) (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitisation and Reconstruction of Financial Assets and 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 dated 27.11.2025 calling upon the Borrower(s) MOHD. AKHLAQUE AHMED ALIAS MOHD. AKHLAQUE AHMED SHAIKH PROPRIETOR RAHMAN DRESSES and SABAKAUSAR MOHD AKHLAQUE AHMED ALIAS SABAKAUSAR MOHD AKHLAQUE AHMED SHAIKH to repay the amount mentioned in the Notice being Rs. 1,18,88,310.06 (Rupees One Crore Eighteen Lakhs Eighty Eight Thousand Three Hundred Ten And Paise Six Only) against Loan Account No. HHLVSH00472085 as on 26.11.2025 and interest thereon within 60 days from the date of receipt of the said Notice.

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 Symbolic Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 11.02.2026.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the holding of SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) for an amount of Rs. 1,18,88,310.06 (Rupees One Crore Eighteen Lakhs Eighty Eight Thousand Three Hundred Ten And Paise Six Only) as on 26.11.2025 and interest thereon.

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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 7, ADMEASURING 444 SQ. FEET, CARPET AREA, 2ND FLOOR, NEW KISHANT BUILDING OF KISHORE KUNJ CHSL., C.S. NO. 14/100, MAZGAON DIVISION, IN THE B.M.C. WARD E, SHIVDAS CHAPSHI ROAD, OPP. KALVERTS CO. LTD, MAZGAON, MUMBAI-400010, MAHARASHTRA.

Date : 11.02.2026 Place : MUMBAI SAMMAAN CAPITAL LIMITED (FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56, 5th Floor Free Press House Nariman Point, Mumbai - 400021 Tel: -022-61884700 Email: svs@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having been assigned the details of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold on "As is where is", "As is what is", and "Whatever there is" basis along with all known and unknown dues on 05/03/2026.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 14/02/2024 under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s): Tassas Software Services Pvt. Ltd., (Borrower) a) Mr. Ameet B Shah (Director, Co Borrower and Mortgagor) b) Mr. Rushabh Ameet Shah (Co Borrower)

Outstanding Dues for which the secured assets are being sold: Rs. 1,15,08,669.91 (Rupees One Crore Fifteen Lakhs Eight Thousand Six Hundred Sixty-Nine and Paise Ninety-Only) as on 10/09/2021 plus further interest at the contractual rate and costs, charges and expenses thereon w.e.f. 11/09/2021 till the date of payment and realization. (as per notice under section 13 (2) of SARFAESI Act) (Rs. 2,34,97,165/- (Rupees Two Crore Thirty-Four Lakhs Ninety-Seven Thousand One Hundred and Sixty Five Only) as on 19/09/2025 plus further interest at the contractual rate and costs, charges and expenses thereon w.e.f. 20/09/2025 till the date of payment and realization.)

Details of Secured Asset being sold: Owned and Mortgage by - Tassas Software Services Pvt. Ltd., Office No. 602, 2nd, 61.76 sq. mtrs. (built up), 6th floor, Sai Plaza, all 7611, 7612 of City Survey Mohli, Taluka-Kurla, Situated at Village - Mohli, (Kurla) within the registration district and Sub-district of MGD and Kurla-1.

CERSAI ID: Asset ID- 4000330356889 Security ID- 2000330307475

Reserve Price below which the Secured Asset will not be sold (in Rs.): Rs. 73,74,000/- (Rupees Seventy-Three Lakhs Seventy-Four Thousand Only)

Earnest Money Deposit (EMD): Rs. 7,37,400/- (Rupees Seven Lakhs Thirty-Seven Thousand Four Hundred Only) Not known

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: 16/02/2026 Between 2:00 p.m. to 4:00 p.m.

Contact Person and Phone No: Mr. Nilesh More- 9004722468; Mr. Rohan Kadam - 9167981607

Last date for submission of Bid: 04/03/2026 till 4:00 pm

Time and Venue of Bid Opening: E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 05/03/2026 from 11:30 a.m. to 01:30 p.m.

This publication is also a fifteen (15) days' notice to the aforementioned Borrower/Co-Borrower/Mortgagor under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auctiontiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo: +91 9255562821 & 9374519754, Email: ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No: +91 800023297, email: support@auctiontiger.net before submitting any bid.

Place: Mumbai Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Thirty-Nine Trust 1) Date: 14/02/2026

Indian Bank

Stressed Asset Management Branch- Indian Bank, 73, Mittal Chamber, 7th Floor, Nariman Point, Mumbai - 400021

APPENDIX-IV (See proviso to rule 8 (6) read with 9(1)) Sale notice for sale of Immovable Properties

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,

(This document to be stamped with Rs. 500/- and notarized.)

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/2025

Borrower: Tasaa Software Services Pvt. Ltd.

Property Description:

Office No. 602, adm. 61.78 sq. mtrs.(built up), 6th floor, Sai Plaza, all that piece of land bearing Survey No. 10, Hissa No.2 (part), CTS No. 761, 761/1, 761/2 of City Survey Mohili, Taluka-Kurla, Situated at Village - Mohili, (Kurla) within the registration district and Sub-district of MSD and Kurla-1.

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 offerer/bidders shall be retained by the Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

9. Source of Funds

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

Signature: _____

Name: _____

Address: _____

E-Mail ID: _____

(This document to be stamped with Rs. 500/- and notarized.)

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Office No. 602, adm. 61.78 sq. mtrs.(built up), 6th floor, Sai Plaza, all that piece of land bearing Survey No. 10, Hissa No.2 (part), CTS No. 761, 761/1, 761/2 of City Survey Mohili, Taluka-Kurla, Situated at Village - Mohili, (Kurla) within the registration district and Sub-district of MSD and Kurla-1.

Mortgagor of the Property ("Mortgagor"): - Tasa Software Services Pvt. Ltd.

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

1. Tasa Software Services Pvt. Ltd.,
2. Ameet B. Shah and
3. Rushabh Ameet Shah

I/We, _____, R/o _____, have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of _____ ("Pegasus").

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

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):
 - (1) if such person, or any other person acting jointly or in concert with such person –
 - (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);

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

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

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

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

Explanation II.— For the purposes of this clause, where a bidder has an account, or an account of any Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under Insolvency & Bankruptcy Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC;

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

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

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

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;

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

- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction

or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

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

- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is] subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

*Explanation*⁵[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;

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

Deponent

Verification

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

Deponent

Account: Tasa Software Services Pvt. Ltd.,

Trust: Pegasus Group Thirty-Nine Trust 1

PROPERTY DESCRIPTION

Office No. 602, adm. 61.78 sq. mtrs.(built up), 6th floor, Sai Plaza, all that piece of land bearing Survey No. 10, Hissa No.2 (part), CTS No. 761, 761/1, 761/2 of City Survey Mohili, Taluka-Kurla, Situated at Village – Mohili, (Kurla) within the registration district and Sub-district of MSD and Kurla-1.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **05/03/2026** for the mortgaged property/ies mentioned in the e-auction sale notice ("Schedule Property/ies") from **11.30 a.m. to 01.30 p.m.** 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/ies/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property/ies are 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/ies 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. Following are the known claims/dues which have been put forward against the property/ies by the Secured Creditor: - _____

5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property/ies, 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:
Not Known
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (09) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property/ies shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property/ies 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/ies 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 to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai- 400021. Bids should be submitted on or before **04/03/2026** till 04:00 p.m. Email address: nilesh@pegasus-arc.com to the above, the copy of Pan card, Aadharcard, 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/guarantors/mortgagors 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. 73,74,000/- (Rupees Seventy-Three Lakhs Seventy-Four Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 7,37,400/- (Rupees Seven Lakhs Thirty-Seven Thousand Four Hundred Only)**
18. The last date for submission of bid is **04/03/2026** till 4:00 pm and the Auction is scheduled on **05/03/2026** from 11:00 am to 01:00 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 ~~at~~ 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/ NEFT / Fund Transfer to the credit of A/c no. 409819116154 Account Name: - Pegasus Group Thirty-Nine Trust 1, Bank Name: RBL Bank Ltd Address: Nariman Point Branch, IFSC Code: RATN0000155.**
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 has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property/ies.
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.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAARcard, 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.
 - Notarized copy of Annexure III – Declaration by Bidders on Rs. 500 Stamp Paper.
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 Nilesh More – 9004722468, Mr. Rohan Kadam - 9167981607.

31. This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers/guarantors/mortgagors under Rule 8 and/or 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.

AUTHORISED OFFICER

Place: Mumbai

Pegasus Assets Reconstruction Private Limited

Date: 14.02.2026

(Trustee of Pegasus Group Thirty Nine Trust 1)

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

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

1. Name of Company: _____

2. Registered Number: _____

3. Registered Address: _____

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

(Please tick the correct box)

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

Or

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

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

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

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

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

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

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

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

Full name of the authorised official: _____

Designation/Position: _____

Date: _____

To,

Pegasus Assets Reconstruction Private Limited

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

Nariman Point,

Mumbai – 400 020

Sub: Consent for KYC Verification

Dear Sir,

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

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

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

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

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

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

2. I am informed by Pegasus and understand that:

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

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

- c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;
- d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.

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

- a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);
- b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;
- c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;
- d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.

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

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

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

Name: _____

Signature: _____

Date: _____