



PEGASUS

पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

टेलि. : ०२२-६१८८ ४७००

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

ई-लिलावाद्वारा विक्रीकरिता जाहीर सूचना

सिक््युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२च्या रुल्स ८ यासह वाचलेल्या सिक््युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक््युरिटी इंटरस्ट अॅक्ट, २००२ अंतर्गत स्थावर मालमत्तेची विक्री

सूचना याद्वारा आम जनतेस आणि विशेषकरून याखाली नमूद केलेले ऋणको, सह-ऋणको, गहाणकार व हमीदारांना देण्यात येते की, सुरक्षित धनको, "पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड"कडे, पेगासस ग्रुप थर्ड पार्टी फाईव्ह ट्रस्ट २ (पेगासस)चे विश्वस्त म्हणून तिच्या क्षमतेत कार्यरत असलेली, गहाण असलेली / ताब्यात असलेली याखाली वर्णिलेली स्थावर मालमत्ता म्हणून असलेल्या सुरक्षित मत्तेचे, सरफेसी अॅक्ट २००२ च्या तरतुदीअंतर्गत दिनांकित ३१.१२.२०२० अभिहस्तांकन करारनाम्याद्वारा डोंबिवली नागरी सहकारी बँक लि. (डीएनएस बँक)द्वारा अंतर्निहित प्रतिभूतीच्या हितासह याखाली नमूद केलेल्या ऋणकोचे ऋण अभिहस्तांकित केले आहेत, सदर स्थावर मालमत्तेची विक्री ०५.०३.२०२६ रोजी सर्व ज्ञात व अज्ञात दायित्वांसह "जसे आहे जेथे आहे". "जसे आहे जे काही आहे" व "जे काही आहे तेथे आहे" या तत्वावर सरफेसी अॅक्ट व त्याखालील नियमांच्या तरतुदी अंतर्गत करण्यात येत आहे.

"पेगासस"च्या प्राधिकृत अधिकारींनी सरफेसी अॅक्ट व त्याखालील नियमांच्या तरतुदी अंतर्गत ३१.०१.२०२५ रोजी स्थावर मालमत्ता असलेल्या याखाली वर्णिलेल्या सुरक्षित मत्तेचा प्रत्यक्ष ताबा घेतला आहे.

लिलावाचा तपशील खालीलप्रमाणे आहे:

ऋणको, सह-ऋणको, गहाणकार व हमीदारांची नावे :	ए) श्री. संजय दत्तात्रय शिंपी (ऋणको) बी) श्रीमती ज्योती संजय शिंपी (सह-ऋणको) सी) श्री. राजेश नंदू प्रजापती (हमीदार)
थकित देणी, ज्याकरिता सुरक्षित मत्तेची विक्री करण्यात येत आहे	रु. १४,४१,२७३.१३/- (रुपये चौदा लाख एकेचाळीस हजार दोनशे त्र्यंहत्तर व पैसे तेरा फक्त) सरफेसी अॅक्टच्या सेक्शन १३(२) अंतर्गत सूचनेनुसार २९.१०.२०१९ रोजीप्रमाणे. (रु. २७,४९,८७९/- रुपये सत्तावीस लाख एकोणपन्नास हजार आठशे एकोणऐंशी फक्त) १६.१२.२०२५ रोजीप्रमाणे अधिक प्रदान व वसूलीच्या तारखेपर्यंत १७.१२.२०२५ च्या प्रभावापासून त्यावरील संविदात्मक दरातील व्याज व किंमत, आकार व खर्च.
स्थावर मालमत्ता असलेल्या सुरक्षित मत्तेचा तपशील, ज्याची विक्री करण्यात येत आहे	मालमत्ता गहाणवट असलेली यांच्याद्वारा :- श्री. संजय दत्तात्रय शिंपी व श्रीमती ज्योती संजय शिंपी फ्लॉट नं. ०३, एरिआ - ९२.९३ चौ.मी. म्हणजेच १००० चौ. फू. (वीयूए) व कार्पेट एरिआ ६५.०३ चौ.मी., "धनश्री प्लाझा अपार्टमेंट"मधील दुसऱ्या मजल्यावरील, सर्व्हे नं. ९२/२/२, फ्लॉट नं. ६ यावर बांधकाम केलेले व येथे स्थित - व्हिलेज गंगापूर, नाशिक.
सीईआरएसएआय (सेरसाय) आयडी :	सिक््युरिटी आयडी. ४०००३९०७६०६७ असेट आयडी. २०००३९००९५६६
राखीव किंमत, ज्याखाली सुरक्षित मत्तेची विक्री करण्यात येणार नाही (रु.त) :	रु. २३,४०,०००/- (रुपये तेवीस लाख चाळीस हजार फक्त)
इसारा रक्कम ठेव (इंटे) :	रु. २,३४,०००/- (रुपये दोन लाख चौतीस हजार फक्त)
दावे, जर असल्यास, जे मालमत्तेच्या अनुसार पुढे करण्यात आले आहेत आणि सुरक्षित धनकोस ज्ञात असलेली अन्य कोणतीही देणी तसेच मूल्य	ज्ञात नाहीत
मालमत्तेची पाहणी :	१३.०२.२०२६ रोजी स.११:३० व दु. ०१:३० दरम्यान
संपर्क व्यक्ती व फोन नं. :	श्री. निलेश मोरे - ९००४७२२४६८, श्री. रोहन कदम - ९१६७९८१६०७
बोलीच्या सादरणीकरणाकरिता शेवटची तारीख :	०४.०३.२०२६ रोजी दु. ०४:०० वा. पर्यंत
बोली उघडण्याची वेळ व स्थळ :	०५.०३.२०२६ रोजी स. ११:०० वा. पासून ते दु.०१.०० वा. पर्यंत वेबसाइट (https://sarfaesai.auction-tiger.net)द्वारा ई-लिलाव/बोलीप्रक्रियेमाफत

ही प्रसिद्धी सिक््युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२च्या रुल ८अंतर्गत पूर्वोक्त ऋणको / सह-ऋणको / गहाणकार / हमीदारांकरिता पंधरा (१५) दिवसीय नोटीससुद्धा आहे.

विक्रीच्या सविस्तर शर्ती व अटीकरिता, कृपया <http://www.pegasus-arc.com/assets-to-auction.html> या सुरक्षित धनकोच्या वेबसाइटला किंवा <https://sarfaesai.auctiontiger.net> या वेबसाइटला भेट द्यावी किंवा कोणतीही बोली सादर करण्यापूर्वी सेवा-पुरवठाकाराशी संपर्क साधावा - ई-प्रोक्युरमेंट टेक्नोलॉजीस लि., ऑक्शन टायगर बिडर सपोर्ट नं. : +९१ ९२६५५६२८२१ व ९३७४५१९७५४; ईमेल : support@auctiontiger.net

प्राधिकृत अधिकारी

स्थळ : नाशिक
दिनांक : ०९.०२.२०२६

पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप थर्ड पार्टी फाईव्ह ट्रस्ट २ चे विश्वस्त)

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700Email: 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 Rules 8 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s) and Co-Borrower(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of **Pegasus Group Thirty Five Trust 2 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Dombivli Nagari Sahakari Bank Ltd. vide Assignment Agreement dated **31/12/2020** under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” basis with all known and unknown liabilities on **05/03/2026**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 31/01/2025 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	a) Mr. Sanjay Dattatray Shimpi (Borrower) b) Mrs. Jyoti Sanjay Shimpi (Co-Borrower) c) Mr. Rajesh Nandu Prajapati (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs. 14,41,273.13/- (Rupees Fourteen lakhs Forty-One Thousand Two Hundred Seventy-Three and Paise Thirteen Only) as on 29/10/2019 as per notice under section 13(2) of SARFAESI Act. (Rs. 27,49,879/- Rupees Twenty-Seven Lakhs Forty-Nine Thousand Eight Hundred and Seventy-Nine Only) as on 16-12-2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 17-12-2025 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by:- Mr. Sanjay Dattatray Shimpi & Mrs. Jyoti Sanjay Shimpi Flat No.: 03, Area: - 92.93 sq. mtrs i.e. 1,000 sq. ft (BUA) & Carpet Area 65.03 sq. mtrs, on 2nd floor in Dhanashree Plaza Apartment, constructed on Survey no.: 92/2/2, Plot No. 6, at Village Gangapur, Nashik.
CERSAI ID:	Security Id. 400039076067 Asset Id. 200039009566
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 23,40,000/- (Rupees Twenty-Three Lakhs Forty Thousand Only)
Earnest Money Deposit (EMD):	Rs. 2,34,000/- (Rupees Two Lakhs Thirty Four Thousand Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	13/02/2026 between 11:30 a.m. to 01:30 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 11.00 a.m. to 01.00 p.m.

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers under Rule 8 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.auction-tiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICERPlace: Nashik
Date: 09/02/2026Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty-Five Trust 2)

One year of AAP losing power in Delhi: The patient Mr Kejriwal, and what's next for him

Jatin Anand New Delhi, February 8

ON FEBRUARY 8, 2025, as he flipped through news channels, Arvind Kejriwal watched Delhi's reins slowly slipping out of his hand.

It was an election that would have meant Kejriwal would have surpassed Sheila Dixit as Delhi's longest-serving CM, vindicated the party after years of corruption allegations and run-ins with the Centre that had left the administration in the Capital in a state of near paralysis, and pushed it up in the pecking order of Opposition parties.

But this was not to be. Amid a stinging loss that had left the party with 22 seats in the 70-member House - down from 64 in the 2020 polls - and without some of its prominent faces like Manish Sisodia and Saurabh Bhardwaj, who too lost their re-election bid, Kejriwal accepted the mandate.

Around 2 pm, Kejriwal asked for a video message to be recorded and then, he went quiet, stepping away from the public glare for months.

The AAP chief remained indoors for the next 15 days for what insiders termed an "aam manthan", a self-assessment exercise, sparking speculation ranging from Kejriwal preparing to take charge of the AAP government in Punjab to him

moving to the Rajya Sabha. AAP insiders said Kejriwal utilised this time to concentrate on the organisation. "Arvind ji was hard at work; he met each candidate to discuss the granular details of the AAP's performance in each of 70 Assembly seats down to the civic ward level," said a leader.

"Senior leaders and election managers kept coming and going from his then-residence on Ferozeshah Road. This was also when Arvind ji took some tough decisions, deploying senior and trusted party hands to different states as in-charges and refreshing the party's leadership in Delhi."

Missing in action?



Insiders say Kejriwal's scarce public appearances is by design.

AAP leaders insist Kejriwal was missing in action "only as far as public appearances in Delhi" were concerned.

"Some party workers felt that he was doing what he usually does following a politi-

cal defeat: lose interest. But that was clearly not the case. Not only did he not forget Delhi, but his focus was also on making the AAP future-ready by laying the foundations of its expansion everywhere it currently exists... He made it a point to usher in a second-tier of leaders, while the senior leadership, including himself, either relocated or frequently visited Punjab to consolidate the AAP government's foundations there," a party leader said.

While Sisodia and former Delhi minister Satyendar Jain shifted base to Punjab, with Kejriwal also increasingly spending his time there, former Delhi CM Atishi was deployed in Goa, former Delhi minister

Gopal Rai in Gujarat, and Bhardwaj was handed charge of the Capital. "The direction was clear to each leader: build the party up from the municipal to Assembly-level well in time for elections and do not return to Delhi unless asked to by the party. Since then, he has taken any non-compliance in this regard very seriously," a source said.

However, this strategy also brought its own problems, especially in Punjab, where the AAP top brass's presence created unease within the state unit and led to the Opposition alleging that the Bhagwant Mann government was being remote-controlled by the party's Delhi leadership.

Kejriwal has continued to

remain closely involved in party and government affairs in Punjab, which goes to the polls early next year.

AAP in Delhi

In the Capital, Kejriwal made his first public appearance at Jantar Mantar, the party's birthplace, late June last year when he led the AAP's protest against the government's demolition drive in slums and unauthorised colonies.

On New Year's Eve, for the first time since being voted out of power, the AAP's senior leadership, including Kejriwal, rubbed shoulders with party workers during a celebration.

The AAP, over the past several months, has been a vocal

Opposition, taking on the Rekha Gupta government over issues such as pollution, non-payment of the monthly Rs 2,500 ex gratia to women beneficiaries, and arbitrary fee hike by private schools. After a 25-year-old man was killed when his motorcycle fell into a deep pit dug by the Delhi Jal Board in West Delhi's Janakpuri early Friday, Kejriwal led the AAP's attack on the government, describing it as a "murder".

Top priorities

Kejriwal's public appearances remain scarce, limited to either Punjab or Gujarat. Party insiders say this is by design.

AAP sources spoke of three priorities: retaining Punjab,

winning Goa, and expanding in Gujarat and Uttar Pradesh. All states go to the polls next year. "Retaining Punjab, especially in the wake of losing Delhi, is of utmost importance. It will not only safeguard the AAP's national footprint, but it will also allow us to expand to Himachal Pradesh," said a party leader.

The AAP, insiders said, was trying to build its organisation in UP and Gujarat. "Arvind ji personally sets up his entire schedule of micro-meetings with those who want to be a part of its organisation there; going forward, he will likely revert to the party's first model of vetting candidates based on merit, something which gradually stopped happening," said a leader.

MUMBAI RAILWAY VIKAS CORPORATION LIMITED

Vacancy Notification No.: MRVC/E/DGM/11/2026 Dated 06.02.2026

Mumbai Railway Vikas Corporation Ltd. having its corporate office at Second Floor, Churchgate Station Building, Mumbai-400020 invited applications for engaging "Deputy General Manager (Civil)" in IDA E5 Scale on contractual basis. Last date for submission of application by mail is 05.03.2026.

For further details, please visit website https://mrvc.indianrailways.gov.in

Corrigendum, if any, will be posted on the website only.

SNP 07

FOREST RESEARCH INSTITUTE DEEMED TO BE UNIVERSITY

DEHRADUN-248195 (UTTARAKHAND) (Under Sec 3 of the UGC Act 1956)

(Vide Notification No. F.9-25/89-U.3, Dated 06.12.1991)

ADMISSION ANNOUNCEMENT-2026

I. MASTER OF SCIENCE PROGRAMMES Issue of application forms starts on : 10th February, 2026

Last date for receiving completed application forms : 31st March, 2026

Date of Entrance Exam. : 03rd May, 2026

The dates may be changed at the discretion of the university authorities.

a) M.Sc. Forestry (43 Seats): Eligibility: Three years Bachelor's degree in science with at least one of the subjects namely Botany, Chemistry, Geology, Mathematics, Physics, Zoology or a Bachelor's degree in Agriculture or Forestry.

b) M.Sc. Wood Science & Technology (43 Seats): Eligibility: Three years Bachelor's degree with Physics, Mathematics and Chemistry or B.Sc. degree in Forestry.

c) M.Sc. Environment Management (43 Seats): Eligibility: Three years Bachelor's degree in any branch of basic or applied Sciences or Bachelor's degree in Forestry or Agriculture or B.E./B.Tech. in Environment Science.

d) M.Sc. Cellulose & Paper Technology (26 Seats): Eligibility: Three years Bachelor's degree in Science with Chemistry as one of the subjects or B.E./B.Tech. (Chemical or Mechanical Engineering).

The 2nd year of this programme will be conducted at Central Pulp & Paper Research Institute (CPPRI), Saharanpur, Uttar Pradesh.

II. PERCENTAGE OF MARKS (in the qualifying examination): Minimum 50% marks for GEN/OBC/EWS/PH categories and minimum 45% marks for SC/ST categories in all above Masters Programmes.

III. CENTRE OF EXAMINATION: (1) Dehradun, (2) Jabalpur, (3) Bengaluru, (4) Kolkata, (5) Chandigarh, (6) Delhi, (7) Lucknow, (8) Jodhpur, (9) Shimla, (10) Ranchi, (11) Coimbatore, (12) Jorhat, (13) Hyderabad.

IV. RESERVATION: The reservation for SC/ST/OBC/EWS/PwD candidates shall be as per the policy of Govt in each programme.

V. ICFRE Employees: Two seats (02) in each M.Sc. programme for regular employees of ICFRE and its institutes over and above general seats.

VI. HOW TO APPLY: Information Bulletin and Application forms can be downloaded from the website www.friidu.edu.in. Candidates have to send the duly filled application form along with the bank demand draft of Rs. 1500/- (Rupees One thousand five hundred only) for each programme in favour of 'Registrar, FRI Deemed to be University', payable at Dehradun and send it to the Registrar, FRI Deemed to be University, P.O. IPE Kaulgarh Road, Dehradun-248195 Uttarakhand.

REGISTRAR FRI DEEMED TO BE UNIVERSITY Ph. No. 0135-2224439/2224495

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PHYSICAL POSSESSION NOTICE

ICICI Home Finance Registered Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai-400051

Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai-400059

Branch Office: 2nd Floor, Office No. 203, Sai Midas, Opposite Patiyala House, Nagar, Manmad Poad, Saverdi, Ahmednagar-414003

Whereas The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

Table with columns: Sr. No., Name of the Borrower/Co-Borrower/Loan Account Number, Description of property/Date of Possession, Date of Demand Notice/Amount in Demand Notice (Rs.), Name of Branch

The above-mentioned borrowers(s)/guarantor(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 the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: February 09, 2026

Place: Ahmednagar

Authorized Officer, ICICI Home Finance Company Limited

IKF Home Finance Limited

Equinox by Phoenix-Tower 3, 10th Floor, Diamond Hills, Lumbini Avenue, Rai Durg, Gachibowli, Hyderabad [Telangana - 500081]

POSSESSION NOTICE FOR IMMOVABLE PROPERTY [(Appendix IV) Rule 8(1)]

WHEREAS the undersigned being the Authorized Officer of IKF Home Finance Ltd. (hereinafter referred to as "IKF") under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice.

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

Place: Jalna, Maharashtra

Date: 05.02.2026

Authorized Officer, IKF Home Finance Limited

SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.

Corporate Office : 425, Udyog Vihar Phase IV, Gurgaon-122015 (Haryana)

Ph.: 0124-4212530/31/32, E-Mail: customercare@shubham.co Website: www.shubham.co

DEMAND NOTICE

Notice U/S 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter called 'ACT')

It is to bring to your notice that your loan account has been declared as NPA by secured creditor Shubham Housing Development Finance Company Limited having its registered office at 608-609, 6th Floor, Block - C Ansal Imperial Tower, Community Centre, Naraina Vihar, New Delhi - 110028 (hereinafter called 'SHDFCL') and you are liable to pay total outstanding against your loan to SHDFCL. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. Therefore, we hereby call upon you to discharge in full your liabilities to SHDFCL within 60 days from the date of this notice failing which SHDFCL will be empowered to exercise the power under Section 13(4) of the ACT. The details of borrowers and secured assets are as under:-

Table with columns: S. No., Loan No./Borrower(s) Name, Applicant Address, Demand Notice Date & Amount, Secured Asset

Place: Gurgaon

Date: 07-02-2026

Authorized Officer, Shubham Housing Development Finance Company Limited

Whether connected to any political party: Yes

No

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

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

Name & Signature

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

Date: ____/____/2026

Borrower: Mr. Sanjay Dattatray Shimpi

Property Description:

Mortgaged by:- Mr. Sanjay Dattatray Shimpi & Mrs. Jyoti Sanjay Shimpi,

Flat No.: 03, Area: - 92.93 sq. mtrs i.e. 1,000 sq. ft (BUA) & Carpet Area 65.03 sq. mtrs, on 2nd floor in Dhanashree Plaza Apartment, constructed on Survey no.: 92/2/2, Plot No. 6, at Village Gangapur, Nashik.

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 31/07/2025 in the matter of Mr. Sanjay Dattatray Shimpi are from genuine personal/business sources.
- b. I/we hereby declare that the funds that will be remitted in future for making payment of bid amount, in event of being declared as highest/ successful bidder, shall be from genuine personal/ business sources.
- c. I/we hereby further declare that the said funds do not / shall not originate from any unlawful source and are / shall be in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.
- d. I/we hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Signature: _____

Name: _____

Address: _____

E-Mail ID: _____

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Flat No.: 03, Area: - 92.93 sq. mtrs i.e. 1,000 sq. ft (BUA) & Carpet Area 65.03 sq. mtrs, on 2nd floor in Dhanashree Plaza Apartment, constructed on Survey no.: 92/2/2, Plot No. 6, at Village Gangapur, Nashik.

Mortgagor of the Property ("Mortgagor"):

Mr. Sanjay Dattatray Shimpi & Mrs. Jyoti Sanjay Shimpi

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

- a) Mr. Sanjay Dattatray Shimpi (Borrower)
- b) Mrs. Jyoti Sanjay Shimpi (Co-Borrower)
- c) Mr. Rajesh Nandu Prajapati (Guarantor)

I/We, _____,

R/o _____, have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus Group Thirty Five Trust 2** ("Pegasus").

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

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):
 - (1) if such person, or any other person acting jointly or in concert with such person –
 - (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
 - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

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

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

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

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

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

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

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

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

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

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

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

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

transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

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

Explanation⁵[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 **Pegasus Group Thirty-Five Trust 2** ("Pegasus").

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

Deponent

Verification

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

Deponent

Mr. Sanjay Dattatray Shimpi (PG35T-2)

Property Details: -

Mortgaged by: - Mr. Sanjay Dattatray Shimpi & Mrs. Jyoti Sanjay Shimpi.

Flat No.: 03, Area: - 92.93 sq. mtrs i.e. 1,000 sq. ft (BUA) & Carpet Area 65.03 sq. mtrs, on 2nd floor in Dhanashree Plaza Apartment, constructed on Survey no.: 92/2/2, Plot No. 6, at Village Gangapur, Nashik.

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 properties mentioned in the e-auction sale notice ("Schedule Property") from 11.00 a.m. to 01.00 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/ 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 encumbrances on / issues related to the Schedule Property, if any
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 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 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 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 4:00 pm. Email address: nilesh@pegasus-arc.com In addition 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/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. 23,40,000/- (Rupees Twenty-Three Lakhs Forty Thousand Only)
17. **The Earnest Money Deposit of the auction property is as follows: -**
Rs. 2,34,000/- (Rupees Two Lakhs Thirty-Four Thousand Only)
18. 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 a.m. to 01.00 p.m.** In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).

19. **Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty Five Trust 2, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 016011101645657 Account Name: - Pegasus Group Thirty Five Trust 2, Bank Name: Dombivali Nagari Sahakari Bank Ltd., Fort, Mumbai, IFSC Code: DNSB0000016.**
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.50,000/- (Rupees Fifty Thousand Only).**
21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder 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.
- Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAR 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. Sale 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 and Mr. Rohan Kadam - 9167981607.
31. This publication is also 30 days' notice to the aforementioned borrowers/co-borrowers under Rules 8 and 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 situation, 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:07/02/2026

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Thirty-Five Trust 2)

Date: / /2025

From

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: _____

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	

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: _____