



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) and Co-Borrower(s) that the below described secured assets being immovable properties 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 with all known and unknown liabilities on 16/01/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 05/03/2026 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):	1) M/s.Spacetech Designers (Proprietorship Firm/ Borrower), 2) Mr. Shailendra S. Shabade (Proprietor of Spacetech Designers) (Co/Borrower), 3) Mrs. Mohini Shailendra Shabade (Co/Borrower) and 4) Sai Siddhi Enterprises (Partnership Firm represented by its partners i) Mr. Shailendra S. Shabade (Co/Borrower) & ii) Mrs. Mohini Shailendra Shabade) (Co/Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 71,82,565.11/- (Rupees Seventy-One Lakhs Eighty-Two Thousand Five Hundred Sixty-Five and Paise Eleven Only) as on 09/09/2022 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 10/09/2022 till the date of payment and realization. [Rs. 1,27,49,409/- (Rupees One Crore Twenty-Seven Lakhs and Forty-Nine Thousand Four Hundred and Nine Only) as on 18/11/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 19/11/2025 till the date of payment and realization.]
Description of the secured asset being Immovable Properties:	Mortgaged by:- Mr. Shailendra S. Shabade and Sai Siddhi Enterprises LOT NO 1:- Flat No. G2, Ground Floor, Q - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur – West, District Thane – 421 503. The entire property is lying and being within the limits of the Kulgaon – Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under: Towards East- S. No. 58, Towards West- S. No. 61, Towards North - Road, Towards South- S. No. 70. LOT NO 2:- Flat No. G1, Ground Floor, Q - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur – West, District Thane – 421 503. The entire property is lying and being within the limits of the Kulgaon – Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under: Towards East- S. No. 58, Towards West- S. No. 61, Towards North- Road, Towards South- S. No. 70. LOT NO 3:- Flat No. G2, Ground Floor, T - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur – West, District Thane – 421 503. The entire property is lying and being within the limits of the Kulgaon – Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under: Towards East- S. No. 58, Towards West- S. No. 61, Towards North Road, Towards South- S. No. 70.
CERSAI ID:	Lot No 1: - Security Id. 400025659194 ; Asset Id. 200025608164 Lot No 2 :- Security Id. 400025661293 ; Asset Id. 200025610298 Lot No 3 :- Security Id. 400025660259 ; Asset Id. 200025609227
Reserve Price	Lot No 1: Rs. 13,08,000/- Lot No 2: Rs. 13,08,000/- Lot No 3: Rs. 13,08,000/-
Earnest Money Deposit (EMD):	Lot No 1: Rs. 1,30,800/- Lot No 2: Rs. 1,30,800/- Lot No 3: Rs. 1,30,800/-
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:	19/02/2026 between 11:00 a.m. to 03:00 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 11.00 a.m. to 01.00 p.m.
This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers/ Mortgagor 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.auctiontiger.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.	



PEGASUS

पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

मुंबई-४०००२१, दूरध्वनी क्र. : ०२२ - ६९८८४७००,

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

ई लिलाव करिता जाहीर सूचना

सिक््युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ ला परंतुकासह वाचत सिक््युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक््युरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिल्कतीची विक्री.

सर्वसामान्य जनता आणि विशेषतः खालील नमूद कर्जदार आणि सह-कर्जदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद तारण मालमत्ता असलेल्या स्थावर मिल्कती ह्या सरफैसी अँक्ट, २००२ च्या तरतुदीन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे आरबीएल बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ चे ट्रस्टी (पेगासस) म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोडे गहाण/प्रभारित आहेत, जे १६/०१/२०२५ रोजी याखालील सरफैसी अँक्ट आणि रुल्स अंतर्गत सर्व ज्ञात आणि अज्ञात थकीत सह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्त्वाने विकलेल्या आहेत.

पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील सरफैसी अँक्ट आणि रुल्स अंतर्गत खालील नमूद तारण मालमत्ता असलेल्या स्थावर मिल्कतीचा ०५/०३/२०२६ रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील पुढीलप्रमाणे:

कर्जदार, सह-कर्जदार आणि हमीदारांचे नाव	१) मे. स्पेस्टेक डिझायनर्स (प्रोप्रायटरशिप संस्था - कर्जदार), २) श्री. शैलेंद्र एस. शबदे (स्पेस्टेक डिझायनर्स प्रोप्रायटर) (सह-कर्जदार), ३) सौ. मोहिनी शैलेंद्र शबदे (सह-कर्जदार) आणि ४) साई सिद्धी एंटरप्राइजेस (भागिदारी संस्था प्रस्तावित द्वारे त्यांचे भागिदार) i) श्री. शैलेंद्र एस. शबदे (सह-कर्जदार) आणि ii) सौ. मोहिनी शैलेंद्र शबदे (सह-कर्जदार)
थकबाकी ज्यासाठी तारण मत्ता विकण्यात येणार आहेत	०९/०९/२०२२ रोजीसप्रमाणे रु. ७९,८२,५६५.१९/- (एक एकाहत्तर लाख व्यांशेही हजार पाचशे पासष्ट आणि अकरा पैसे मात्र) अधिक प्रदानाच्या तारखेपासून वसुलीच्या तारखेपर्यंत १०/०९/२०२२ पासून परिणामांसह त्यावरील सांपाश्र्विक दराचे व्याज आणि परिव्यय, प्रभार आणि खर्च. १८/११/२०२५ रोजीसप्रमाणे रु. १,२७,४९,४०९/- (एक एकाहत्तर लाख व्यांशेही हजार पाचशे पासष्ट आणि अकरा पैसे मात्र) अधिक प्रदानाच्या तारखेपासून वसुलीच्या तारखेपर्यंत १९/११/२०२५ पासून परिणामांसह त्यावरील सांपाश्र्विक दराचे व्याज आणि परिव्यय, प्रभार आणि खर्च.
तारण मत्ता असलेल्या स्थावर मिल्कतीचे वर्णन	गहाण द्वारे:- श्री. शैलेंद्र एस. शबदे आणि साई सिद्धी एंटरप्राइजेस संच क्र. १ :- गाव खारवाई, बदलापूर - पश्चिम, जिल्हा ठाणे - ४२१५०३ च्या सव्हे क्र. ६२/पी (२/३), ६४/पी (१), ५४, ६० आणि ६३ वर स्थित रित् वलर्ड अशा ज्ञात कॉम्प्लेक्समधील क्यु-विंग, तळ मजला, फ्लॅट क्र. जी२, मोजमापित ३६० चौ. फू. चटई क्षेत्र त्यासह ओपन टेरस/ओपन एरिया/ पोर्च / गार्डन ५४ चौ. फू. चटई क्षेत्र. संपूर्ण मिळकत ही कुळगाव - बदलापूर नगरपरिषद, तालुका आणि उप: नोंदणीकृत अंबरनाथ, जि. ठाणेच्या हद्दीमध्ये वसलेली आणि असलेली आहे. संपूर्ण जमिनीची सीमाबद्धता पुढीलप्रमाणे: पूर्वेला - स. क्र. ५८, पश्चिमेला - स. क्र. ६१, उत्तरेला - रस्ता, दक्षिणेला - स. क्र. ७०. संच क्र. २:- गाव खारवाई, बदलापूर - पश्चिम, जिल्हा ठाणे - ४२१५०३ च्या सव्हे क्र. ६२/पी (२/३), ६४/पी (१), ५४, ६० आणि ६३ वर स्थित रित् वलर्ड अशा ज्ञात कॉम्प्लेक्समधील क्यु-विंग, तळ मजला, फ्लॅट क्र. जी१, मोजमापित ३६० चौ. फू. चटई क्षेत्र त्यासह ओपन टेरस/ओपन एरिया/ पोर्च / गार्डन ५४ चौ. फू. चटई क्षेत्र. संपूर्ण मिळकत ही कुळगाव - बदलापूर नगरपरिषद, तालुका आणि उप: नोंदणीकृत अंबरनाथ, जि. ठाणेच्या हद्दीमध्ये वसलेली आणि असलेली आहे. संपूर्ण जमिनीची सीमाबद्धता पुढीलप्रमाणे: पूर्वेला - स. क्र. ५८, पश्चिमेला - स. क्र. ६१, उत्तरेला - रस्ता, दक्षिणेला - स. क्र. ७०. संच क्र. ३:- गाव खारवाई, बदलापूर - पश्चिम, जिल्हा ठाणे - ४२१५०३ च्या सव्हे क्र. ६२/पी (२/३), ६४/पी (१), ५४, ६० आणि ६३ वर स्थित रित् वलर्ड अशा ज्ञात कॉम्प्लेक्समधील टी-विंग, तळ मजला, फ्लॅट क्र. जी२, मोजमापित ३६० चौ. फू. चटई क्षेत्र त्यासह ओपन टेरस/ओपन एरिया/ पोर्च / गार्डन ५४ चौ. फू. चटई क्षेत्र. संपूर्ण मिळकत ही कुळगाव - बदलापूर नगरपरिषद, तालुका आणि उप: नोंदणीकृत अंबरनाथ, जि. ठाणेच्या हद्दीमध्ये वसलेली आणि असलेली आहे. संपूर्ण जमिनीची सीमाबद्धता पुढीलप्रमाणे: पूर्वेला - स. क्र. ५८, पश्चिमेला - स. क्र. ६१, उत्तरेला - रस्ता, दक्षिणेला - स. क्र. ७०.
सेरसाई आयडी	संच क्र. १ :- सिक््युरिटी आयडी. ४०००२५६५११९४ असेट आयडी. २०००२५६०८१६४ संच क्र. २ :- सिक््युरिटी आयडी. ४०००२५६६१२९३ असेट आयडी. २०००२५६१०२९८ संच क्र. ३ :- सिक््युरिटी आयडी. ४०००२५६६०२५९ असेट आयडी. २०००२५६०९२२७
राखीव किंमत	संच क्र. १: रु. १३,०८,०००/- संच क्र. २: रु. १३,०८,०००/- संच क्र. ३: रु. १३,०८,०००/-
इसारा अनामत रकम (इएमडी):	संच क्र. १: रु. १,३०,८००/- संच क्र. २: रु. १,३०,८००/- संच क्र. ३: रु. १,३०,८००/-
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोणा ज्ञात असलेली अन्य कोणातीही थकबाकी व मूल्य	ज्ञात नाही
मिळकतीचे निरीक्षण:	१९/०२/२०२६ रोजी स. ११.०० ते दु. ०३.०० वा दरम्यान
संपर्क व्यक्ती आणि फोन क्र.:	श्री. निलेश मोरे - ९००४७२२४६८ श्री. रोहन कदम - ९९६७९८१६०७
बोली सादर करण्यासाठी अंतिम तारीख:	०४/०३/२०२६ रोजी दु. ४:०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ:	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत ०५/०३/२०२५ रोजी स. ११.०० ते दु. ०१.०० पर्यंत

सदर प्रकाशन हे सिक््युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ अंतर्गत वरील नमुद कर्जदार/सह-कर्जदार/सह-कर्जदार/गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे. विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कोणतीही बोली जमा करण्याच्या आत तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> ला देखील भेट देऊ शकतात किंवा सेवा पुरवठादार मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट क्र.: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: support@auctiontiger.net येथे संपर्क साधावा.

प्राधिकृत अधिकारी
ठिकाण : मुंबई पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
दिनांक : १४/०२/२०२६ (पेगासस ग्रुप थर्टी-नाईन ट्रस्ट १ चे ट्रस्टी)

MUMBAI BUILDING REPAIR AND RECONSTRUCTION BOARD (UNIT OF MHADA)
5th Floor, Mukhtangan School, Behind Vishwaraja Darshan bldg., Elphinstone (W) Mumbai-400 013.

EMAIL ID - reegsmhada@gmail.com
e-Tender Notice no. 19/2025-2026

Main Portal : <https://mahatenders.gov.in>
MHADA Portal : <https://mhada.gov.in>

Executive Engineer / G-South Division / Mumbai Building Repairs & Reconstruction Board, 5th Floor, Near Mukhtangan School, Behind Vishwaraja Darshan bldg., Elphinstone(W), Mumbai -400 013., is calling e-Tender for the Appointment of Structural Engineering Consultancy Firm for carrying out Structural Audit of cessed Buildings under jurisdiction of offices of Executive Engineer /D-1, D-2, D-3 And G-South / Mumbai Building Repairs & Reconstruction Board which lies under the jurisdiction of Deputy Chief Engineer / Zone-11 / Mumbai Building Repairs & Reconstruction Board in the City of Mumbai for online digitally signed tenders in form of "B-2" (Item Rate) agreement from the Structural Engineering Consultancy Firms registered with BMC under appropriate class. The e-Tender will be available on the above portal. Bidding documents can be loaded on the website.

The tender schedule is as follows:

Tender Documents sale and submission start from 16/02/2026 (10:30am) to 02/03/2026 (4:00pm) and Technical Bid opening on 04/03/2026 at 04.05 pm and Financial Bid of eligible contractors may be opened on 10/03/2026 at 04.05 pm onward.

The Competent Authority reserves the right to reject any or all the tenders without assigning any reason thereof Conditional offers will not be accepted.

Note:-
1) Please refer detailed tender notice on website
2) Corrigendum/Amendments if any could be published only on the

MHADA - Leading Housing Authority in the Nation
CPRO/089

Sd/-
Executive Engineer
G-South Div./M. B. R. & R. Board

INVITATION FOR BID (IFB) (LOCAL COMPETITIVE BIDDING)

MAHATRANSCO
Maharashtra State Electricity Transmission Co. Ltd.

SRM e-Tender No. T-2614/MSETCL/CO/Projects/Pre-Tender (RFx No. 6000001501) (1st Call)

MSETCL invites offers by SRM e-tendering in TWO bid system (Techno-Commercial Bid and Price Bid) from the eligible registered bidders for the following work as detailed below.

"Conversion of existing 110kV Pukhadi-Kale SCSS Line to 132kV Pukhadi - Kale SDCD (Route Length - 19kms), by dismantling existing SC tower under Karad Zone, MSETCL, Maharashtra."

Interested bidders may obtain further information available on the website <https://srmtender.mahatransco.in>

The date of downloading of Bid documents available on the website is on 11.02.2026.

Sd/-
Chief Engineer (Projects), MSETCL

KOTAK MAHINDRA BANK LIMITED
Registered Office: 28BC, C-1, B-Block, Bandra Kurla Complex, Bandra (E), Mumbai 400088

NOTICE

Whereas, The Undersigned Being The Authorized Officer of Kotak Mahindra Bank Ltd., Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 Of 2002) And In Exercise Of Powers Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (Enforcement) Rules 2002 Issued Demand Notices To The Borrowers As Detailed Hereunder, Calling Upon The Respective Borrowers To Repay The Amounts Mentioned In The Said Notices With All Costs, Charges And Expenses Till The Date Of Payment Within 60 Days From The Date Of Receipt Of The Same. The Said Borrower(S) Co Borrower(S) Having Failed To Repay The Amount, Notice is Hereby Given To The Borrower/Co Borrowers And The Public In General That The Undersigned Has Taken Physical Possession Of The Property Described Hereunder In Exercise Of Powers Conferred On Him Under Section 13(4) Of The Said Act R/W Rule 8 Of The Said Rules On The Dates Mentioned Along-With. The Borrowers In Particular And Public In General Are Hereby Cautioned Not To Deal With The Property And The Dealings With The Properties Will Be Subject To The Charge Of Kotak Mahindra Bank Ltd., For The Amount Specified Therein With Future Interest, Costs And Charges From The Respective Dates. The Borrowers Attention Is Invited To The Provisions Of Sub Section (8) Of Section 13 Of The Act, In Respect Of Time Available To Redeem The Secured Assets. Details Of The Borrowers, Scheduled Property, Outstanding Dues, Demand Notices Sent Under Section 13(2) And Amounts Claimed There Under, Date Of Possession Is Given Herein Below:

Name and address of the borrower, co-borrower or guarantor	Details of the immovable property	Date of Possession	2. Type of Possession	3. Demand Notice Date	4. Amount Due In Rs.
1. Mr. Mohammed Manwarer Mastan S/O Mr. Mohammed Rafik Mastan At: Flat No. 01, Block No. D-1, Park Side Colony, Vikrol (W), Maharashtra-400079. Also At: Flat No. 901, 9th Floor, D-Wing, Casa Urbana, Downtown Lodha Palava City, Shiv Road, Dombivli (E), Thane, Mumbai, Maharashtra-400079 & 2. Mrs. Shabana Mohammed Manwarer Mastan W/O Mr. Mohammed Manwarer Mastan At: Flat No. 01, Block No. D-1, Parkside Municipal Colony, Vikrol (W), Mumbai, Maharashtra-400079. Also At: Flat No. 901, 9th Floor, D-Wing, Casa Urbana, Downtown Lodha Palava City, Shiv Road, Dombivli (E), Thane, Mumbai, Maharashtra-400079. Loan Account Number: 1430002423	All that piece and parcel of Flat No. 901, 9th Floor, D-Wing, Casa Urbana, Downtown Lodha Palava City, Shiv Road, Dombivli (E), Thane, Mumbai, Maharashtra-400079 & 2. Mrs. Shabana Mohammed Manwarer Mastan W/O Mr. Mohammed Manwarer Mastan At: Flat No. 01, Block No. D-1, Parkside Municipal Colony, Vikrol (W), Mumbai, Maharashtra-400079. Loan Account Number: 1430002423	11.02.2026	2. Symbolic Possession	3. 29.10.2025	4. Rs.39,58,325.38
1. Mr. Ajay Ramchandra Yadav & 2. Mrs. Renu Ajay Yadav W/O Ajay Ramchandra Yadav, Both At: Room No. 5 Yadav Chawl, Kailash Nagar, Dargah Road, Near Sonu Grand Store, Thane, Mumbai, Maharashtra-400626. 2. Mr. Anand, Both Also At: Flat No. 205, 2nd Floor, G Wing, Kashish Galaxy, Kachore Village, Gaandevi Temple, Thakurli, Kalyan, Thane, Maharashtra- 421201. Loan Account Number: 1390002109	All that piece and parcel of Flat No. 205 on 2nd floor in G Wing, 205, 2nd Floor, G Wing, Kashish Galaxy, Kachore Village, Gaandevi Temple, Thakurli, Kalyan, Thane, Maharashtra- 421201. Total area measuring 450 sq. ft. carpet area, situated in the building known as Kashish Galaxy, bearing G. No. 1.4, 5 and 7, Village Kachoregaon, Kalyan (East). Property Bounded as: East: Jayavant Choudhary Bhaskar, West: Road, North: Building, South: Raghunath Mukundam Property. Name of the Mortgagor: Mr. Ajay Ramchandra Yadav and Mrs. Renu Yadav	11.02.2026	2. Symbolic Possession	3. 15.09.2025	4. Rs.30,51,862.74/-
1. Kumar Shriharish Gurav S/O Mr. Shriharish Bhimu Gurav & 2. Akshata Kumar Gurav & 3. Shriharish Bhimu Gurav & 4. Mis Gurav, Transport Through Its Proprietor Kumar Shriharish Gurav At: H.No.511/411, Renukde Nagar Masjid Javai Yadrav, Shiroli, Kolhapur - 41614 & 5. Megha Shrisati Gurav, All At: Gat No.31C, Plot No.53, Renuka Nagar, Yadrav, Taluka Shiroli, Dist:Kolhapur-416121. Also At: Renuka Nagar Yadrav Kolhapur Yadrav. 416146 Loan Account Number: 6022391089257	All that piece and parcel of Property bearing R.S.No.31/C, Plot No. 53, land measuring 137.00 sq. mtr. at Mauje Yadrav, Taluka Shiroli, District Kolhapur, bounded as: East: Property of Shri Saverkar, West: Road, South: Property of Shriharish Kambale North: Property of Subhash Patil	11.02.2026	2. Physical Possession	3. 21.09.2022	4. Rs.23,32,173/-
1. Mr. Arjun Suresh Kamble & Mrs. Pankaj Suresh Kamble W/O Arjun Suresh Kamble At: Flat No. 11, 1st Floor, G Wing, Kashish Galaxy, Kachore Village, Gaandevi Temple, Thakurli, Kalyan, Thane, Maharashtra- 421201. Loan Account No. 1430002423	All that piece and parcel of Flat No. 11, 1st Floor, G Wing, Kashish Galaxy, Kachore Village, Gaandevi Temple, Thakurli, Kalyan, Thane, Maharashtra- 421201. Total area measuring 450 sq. ft. carpet area, situated in the building known as Kashish Galaxy, bearing G. No. 1.4, 5 and 7, Village Kachoregaon, Kalyan (East). Property Bounded as: East: Jayavant Choudhary Bhaskar, West: Road, North: Building, South: Raghunath Mukundam Property. Name of the Mortgagor: Mr. Arjun Suresh Kamble and Mrs. Pankaj Suresh Kamble	11.02.2026	2. Symbolic Possession	3. 15.09.2025	4. Rs.30,51,862.74/-

Annexure -13 FORM NO. 22 [See Regulation 37(1)] BY ALL PERMISSIBLE MODE

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai- 400703
RP No. 70 OF 2018

Date of Auction Sale: 16/04/2026
PROCLAMATION OF SALE: IMMOVABLE PROPERTY
PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993

PEGASUS ASSETS RECONSTRUCTION PVT.LTD VS MR. PRAKASH NARAYAN PHADKE & ANR

To, CD-1 MR. PRAKASH NARAYAN PHADKE, CD-2 MRS. VAJANTHI PRAKASH PHADKE, Address of Both CDs At Flat No. 203 - Sanskar Apartment, Plot No. 13, Sector -12, Near C.K.P. College, New Panvel (West) Khanda Colony, Navi Mumbai -410206. Also At Flat No. 101 And 201, Manuti Apartment, Plot No.760, Sector No.11, Shiravane Village, Nerul, Navi Mumbai -400706. Also At (For Defendant No. 1 Only) Chitami Caraters. Flat No. 204, Sanskar Apartment, Plot No. 13, Sector No.12, Near C.K.P. College, New Panvel (West) Khanda Colony, Navi Mumbai -410206. Also At (For Defendant No. 2 Only) V.P Caraters, Flat No.204, Sanskar Apartment, Plot No. 13, Sector No.12, Near C.K.P. College, New Panvel (West) Khanda Colony, Navi Mumbai -410206.

Whereas Recovery Certificate No. RC No. 70 OF 2018 in U.A. No. 160 of 2014 was drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL, MUMBAI (DRT 3) for recovery of the sum of Rs. 16,61,416.63 (Rupees Sixteen Lakh Sixty One Thousand Four Hundred Eighteen And Paise Sixty Three Only) along with interest and the costs from the CD, and you, the CD, failed to pay the dues of the Certificate Holders Bank(s)/Financial Institution(s). And whereas the undersigned has ordered the sale of the Mortgage/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate

Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on 16/04/2026 between 1:00 PM to 2:00 PM by auction and bidding shall take place through online for the details of the properties: <https://www.banknet.com>. The details of authorised contact person for auction service provider is, Name: MR. BHAVIK PANDYA C.IA Pvt Ltd, Mobile No. 866682937 Email: support@banknet.com

The details of authorised bank official for auction service provider is, Name: MR. PARESH KARANDE Mobile No. 9594313111 Email: puresh@pegasus-arc.com

The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot.

The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate/ interest-costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned. At the sale, the public generally are invited to bid either personally or by duly authorized agent.

officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold. The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions:-

- The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in the proclamation.
- The Reserve Price below which the property shall not be sold is as mentioned in the schedule.
- The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall be again put up for auction or may be cancelled.
- The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/ them is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
- Each intending bidder is required to pay Earnest Money Deposit (EMD) by way of DD(P) order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-3) to be deposited with R.O./Court Auctioneer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-III) or by online through RTGS/NEFT/directly into the Account No. 1043010002945 the name of BANK OF BARODA of having IFSC Code No. BARB0VASHX and upload bid form details of the property along with copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other document, confirming representation/attestation of the company and the receipt/court/fool of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

TATA CAPITAL HOUSING FINANCE LTD.
Regd. Office: 11th Floor, Tower A, Peninsula Business Park, 330, mtrs. situated at, Revenue Village, Tilwata Tal : Kalyan(Dombivli), C.I.N No. U67190MH2008PLC187552 Contact No. (022) 61827414

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY) (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement) Rules, 2002

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited., under the Securitization 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 a demand notice, calling upon the below borrower and Co- Borrower to repay the amount mentioned in the notice within 60 days from the date of the said notice. The borrower, in particular and the public, in general, that the respective Court Commissioner/Tahsiladar has taken physical possession of the property described herein as per respective court orders in exercise of powers on them of the said act and handed over to the undersigned Authorized officer on the mentioned dates.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets. The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc.

Loan Account No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Date of Physical Possession	Description of Secured Assets/Immovable Properties
TCHHL0296000100143315 / TCHIN0296000100146310	Mr. Roshan Kashiram Waghe And Mrs. Maya Roshan Waghe	09.02.2026	Flat No. 712, admeasuring about 39.13 Sq. Mtrs., (Carpet Area), i.e. 421 Sq. Ft. (Carpet Area), which includes the enclosed balcony and cupboard area, in aggregate admeasuring 39.13 Sq. Mtrs., i.e. 421 Sq. Ft. (Carpet Area), on the 7th Floor, in J-Wing, namey Orchid Building in the complex known as 'Mahavir Kalparvuksha', situated at Village Owale, Taluka and District Thane, in the Registration District and Sub-District Thane, and within the limits of Thane Municipal Corporation of Thane.
1064250010647503 / TCHIN0296000100181339	Mr. MOHDASHIQE M S SIDDIQUE and Mrs. Raquayya Mohd Arfin Ashrafi	11.02.2026	Apartment bearing No. 301, on the Third Floor, in the B Wing of the Building called 5B (Building No. B3 as per approved plan), Type 1BHQ, admeasuring 29.00 Sq. Mtrs (Carpet Area) approximately equivalent to 312 Sq. Ft., Plus exclusive balcony area admeasuring 4.18 Sq. Mtrs approximately equivalent to 45 Sq. Ft. in the building known as Olympo Riverside, lying being and situated at Village Avsare, Taluka Karjat, District Raigad, Maharashtra.
10662735/10679249	Mr. PANKESH SURESH KAMBLE AND Mrs. HIRASURESH KAMBLE	12.02.2026	Apartment bearing No. 301, on the Third Floor, in the B Wing of the Building called 5B (Building No. B3 as per approved plan), Type 1BHQ, admeasuring 29.00 Sq. Mtrs (Carpet Area) approximately equivalent to 312 Sq. Ft., Plus exclusive balcony area admeasuring 4.18 Sq. Mtrs approximately equivalent to 45 Sq. Ft. in the building known as Olympo Riverside, lying being and situated at Village Avsare, Taluka Karjat, District Raigad, Maharashtra.

THE TATA CAPITAL HOUSING FINANCE LTD.
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The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets. The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc.

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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) and Co-Borrower(s) that the below described secured assets being immovable properties 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 with all known and unknown liabilities on 16/02/2026.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 05/03/2026 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):	Outstanding Dues for which the secured assets are being sold:
1) M/s. Spacetech Designers (Proprietorship Firm/ Borrower), (Co/Borrower), 2) Mr. Shalindra S. Shabade (Proprietor of Spacetech Designers) (Co/Borrower), 3) Mrs. Mohini Shalindra Shabade (Co/Borrower) and 4) Sai Siddhi Enterprises (Partnership Firm represented by its partners i) Mr. Shalindra S. Shabade (Co/Borrower) & ii) Mrs. Mohini Shalindra Shabade) (Co/Borrower)	Rs. 71,82,565.11/- (Rupees Seventy-One Lakh Eighty-Two Thousand Five Hundred Sixty-Five and Paise Eleven Only) as on 09/09/2022 plus interest at the contractual rate and costs, charges and expenses thereon on 11.02.2026 till the date of payment and realization. [Rs. 1,27,49,409/- (Rupees One Crore Twenty-Seven Lakh Forty-Nine Thousand Four Hundred and Nine Only) as on 18/11/2025 plus interest at the contractual rate and costs, charges and expenses thereon on e.w.f. 19/11/2025 till the date of payment and realization.]

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	Outstanding Dues for which the secured assets are being sold:
1) M/s. Spacetech Designers (Proprietorship Firm/ Borrower), (Co/Borrower), 2) Mr. Shalindra S. Shabade (Proprietor of Spacetech Designers) (Co/Borrower), 3) Mrs. Mohini Shalindra Shabade (Co/Borrower) and 4) Sai Siddhi Enterprises (Partnership Firm represented by its partners i) Mr. Shalindra S. Shabade (Co/Borrower) & ii) Mrs. Mohini Shalindra Shabade) (Co/Borrower)	Rs. 71,82,565.11/- (Rupees Seventy-One Lakh Eighty-Two Thousand Five Hundred Sixty-Five and Paise Eleven Only) as on 09/09/2022 plus interest at the contractual rate and costs, charges and expenses thereon on 11.02.2026 till the date of payment and realization. [Rs. 1,27,49,409/- (Rupees One Crore Twenty-Seven Lakh Forty-Nine Thousand Four Hundred and Nine Only) as on 18/11/2025 plus interest at the contractual rate and costs, charges and expenses thereon on e.w.f. 19/11/2025 till the date of payment and realization.]

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SBI State Bank of India

Authorized Officer's Details :-
Name : Rajesh Kandharkar
E-mail: team4.04107@sbi.co.in
Mobile No.: 9049757700
Landline No.(0)-222-22177670

Address of the Branch:
The Arcade, 2nd Floor, World Trade Centre, Cuffe Parade, Mumbai - 400 005
E-mail ID of Branch:- sbi.04107@sbi.co.in

E-AUCTION SALE NOTICE
SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. AS WELL AS NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

The undersigned as Authorized Officer of State Bank of India has taken over possession of the following property u/s 13 (4) of the SARFAESI Act.
Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property in the below mentioned cases for realisation of Bank's dues will be held on "AS IS WHERE IS, AS IS WHAT IS, AS IS WHAT THERE IS BASIS".

Name of Borrower(s)- Max Flex & Imaging Systems Ltd.
(Under Liquidation by Order dated 23.09.2022 National Company Law Tribunal ("NCLT"), Mumbai Bench CP(B)No. 4302(MB)/2018 and title Bank of Baroda (erstwhile Dena Bank) Financial Creditor V/s Max Flex & Imaging Systems Limited Corporate Debtor, Liquidator Sh. Fanendra Munot), A-503, Lodha Signet, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013

Name of Guarantor(s)/Mortgagors:- Sh. Amish Pravin Gandhi.

Outstanding Dues for Recovery of which Property/ies is/are Being Sold:-
Rs. 122.51,80,659.73 (Rupees One Hundred Twenty Two Crore Fifty One Lac Eighty Thousand Six Hundred Fifty Nine and Seventy Three Paise Only) as on 31.03.2016+ further interest & costs less subsequent recoveries if any.
Demand Notice U/s 13 (2) of the SARFAESI Act, 2002 Dated 31.03.2016

Name of owner /Title Deed Holders:- Sh. Amish Pravin Gandhi.

Description of Property:- All that residential premises bearing Flat No. 2 admeasuring about 870 Sq Ft. (carpet area), 1st Floor of the building named Flat No. along with Himigri Co-operative Housing Society Ltd., situated at 75/6, Peddar Road, Mumbai-400026 in the name of Sh. Amish P. Gandhi.

Reserve Price (R.P.): Rs. 5,93,00,000/- (Rupees Five Crore Ninety Three Lacs Only)

Earnest Money Deposit (EMD):- Rs.59,30,000/- (Rupees Fifty Nine Lacs Thirty Thousand Only)

Bid Increment Amount in multiple :- Bid increase amount Rs.2,00,000/-

Date & Times of Inspection:- Inspection on 10.03.2026 from 1:00 PM to 3:00 PM

Date & Time of E-auction:- E-auction on 16.03.2026 from 11:00 AM to 3:00 PM

Date & Time for Submission of Request Letter of Participation / KYC Documents / Proof of EMD Etc.: Online submission on E-auction site: <https://www.banknet.com>

E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS", "WHAT THERE IS BASIS", and will be conducted "On Line". The auction will be conducted at the PSB Alliance webportal (<https://www.banknet.com>).

For Property related queries please contact Mr. Rajesh Kandharkar, Chief Manager & Authorised Officer, Mobile no 9049757700.

E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms & Conditions of online auction sale are available in websites:- (<https://www.banknet.com>)

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, there may be some pending dues/charges/taxes which may have to be assessed/paid by the successful bidder. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. However, the Mortgagee filed application at DRT-1, Mumbai vide TSA/100/2022 next date of hearing 26.02.2026

It shall be the sole responsibility of the intending bidders to inspect, verify and satisfy themselves about the secured asset encumbrances, title of property put on auction and claims/rights/dues affecting the secured assets, including the statutory dues and specifications before submitting the bid.

The particulars specified in the e-auction notice published in the newspapers have been stated to the best of the information of the undersigned Authorized Officer; however, undersigned shall not be responsible / liable for any error, misstatement or omission.

The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, society dues, any unpaid dues towards the secured asset etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.

The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of the successful bidder only.

The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the co-operative society/authority in order to get the property conveyed in his/her favour as per the applicable law. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The other terms and conditions of the e-auction are published in the following websites: 1. <https://www.banknet.com> 2. <https://bank.sbi>

Sd/-
Date: 13.02.2026, Place: Mumbai Authorized Officer, State Bank of India

Name of Borrower(s)- Max Flex & Imaging Systems Ltd.
(Under Liquidation by Order dated 23.09.2022 National Company Law Tribunal ("NCLT"), Mumbai Bench CP(B)No. 4302(MB)/2018 and title Bank of Baroda (erstwhile Dena Bank) Financial Creditor V/s Max Flex & Imaging Systems Limited Corporate Debtor, Liquidator Sh. Fanendra Munot), A-503, Lodha Signet, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013

Name of Guarantor(s)/Mortgagors:- Sh. Amish Pravin Gandhi.

Outstanding Dues for Recovery of which Property/ies is/are Being Sold:-
Rs. 122.51,80,659.73 (Rupees One Hundred Twenty Two Crore Fifty One Lac Eighty Thousand Six Hundred Fifty Nine and Seventy Three Paise Only) as on 31.03.2016+ further interest &

Account: M/s. Spacetech Designers (Proprietorship Firm/ Borrower),
Trust: Pegasus Group Thirty-Nine Trust 1

PROPERTY DESCRIPTION

Lot No 1:-

Flat No. G2, Ground Floor, Q - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur – West, District Thane – 421 503. The entire property is lying and being within the limits of the Kulgaon – Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under:

Towards East- S. No. 58, Towards West- S. No. 61, Towards North - Road, Towards South- S. No. 70.

Lot No 2:-

Flat No. G1, Ground Floor, Q - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur – West, District Thane – 421 503. The entire property is lying and being within the limits of the Kulgaon – Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under:

Towards East- S. No. 58, Towards West- S. No. 61, Towards North- Road, Towards South- S. No. 70.

Lot No 3:-

Flat No. G2, Ground Floor, T - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur – West, District Thane – 421 503. The entire property is lying and being within the limits of the Kulgaon – Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under:

Towards East- S. No. 58, Towards West- S. No. 61, Towards North Road, Towards South- S. No. 70.

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 **11.00 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/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.

The reserve price of the auction property is as follows:

Lot No 1: Rs. 13,08,000/-

Lot No 2: Rs. 13,08,000/-

Lot No 3: Rs. 13,08,000/-

16. **The Earnest Money Deposit of the auction property is as follows: -**

Lot No 1: Rs. 1,30,800/-

Lot No 2: Rs. 1,30,800/-

Lot No 3: Rs. 1,30,800/-

17. 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).
18. **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.**
19. 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)**.
20. **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.**

21. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
22. 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.
23. 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.
24. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
25. 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.
26. 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 Authorized Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
27. The prospective bidder needs to submit the source of funds/ proof of funds.
28. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
29. 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.
30. 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)

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

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/____

1) **Borrower:** M/s. Spacotech Designers (Proprietorship Firm),

Property Description: Mortgaged by:- Mr. Shailendra S. Shabade and Sai Siddhi Enterprises

Lot No 1:-

Flat No. G2, Ground Floor, Q - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur - West, District Thane - 421 503. The entire property is lying and being within the limits of the Kulgaon - Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under:

Towards East- S. No. 58, Towards West- S. No. 61, Towards North - Road, Towards South- S. No. 70.

Lot No 2:-

Flat No. G1, Ground Floor, Q - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur – West, District Thane – 421 503. The entire property is lying and being within the limits of the Kulgaon – Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under:

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Lot No 3:-

Flat No. G2, Ground Floor, T - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur – West, District Thane – 421 503. The entire property is lying and being within the limits of the Kulgaon – Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under:

Towards East- S. No. 58, Towards West- S. No. 61, Towards North Road, Towards South- S. No. 70.

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"):

Lot No 1:-

Flat No. G2, Ground Floor, Q - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur – West, District Thane – 421 503. The entire property is lying and being within the limits of the Kulgaon – Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under:

Towards East- S. No. 58, Towards West- S. No. 61, Towards North - Road, Towards South- S. No. 70.

Lot No 2:-

Flat No. G1, Ground Floor, Q - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur – West, District Thane – 421 503. The entire property is lying and being within the limits of the Kulgaon – Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under:

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Lot No 3:-

Flat No. G2, Ground Floor, T - Wing, in the complex known as "Ritu World", admeasuring 360 sq. ft. carpet along with Open terrace/ open area/ porch / garden of 54 sq.ft. carpet area situated on Survey No. 62/P (2/3), 64/P (1), 54, 60 and 63 of Village Kharvai, Badalapur – West, District Thane – 421 503. The entire property is lying and being within the limits of the Kulgaon – Badlapur (W) Municipal Council, Taluka and Sub: /Registration Amarnath, Dist. Thane the entire Landed Property Is Bounded as Under:

Towards East- S. No. 58, Towards West- S. No. 61, Towards North Road, Towards South- S. No. 70.

Mortgaged by:- Mr. Shailendra S. Shabade and Sai Siddhi Enterprises

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

- 2) Mr. Shailendra S. Shabade (Proprietor of Spacetech Designers) (Co/Borrower),
- 3) Mrs. Mohini Shailendra Shabade (Co/Borrower) and
- 4) Sai Siddhi Enterprises (Partnership Firm represented by its partners
 - i) Mr. Shailendra S. Shabade (Co/Borrower) & Mrs. Mohini Shailendra Shabade) (Co/Borrower)

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 institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the term shall have the meaning assigned to the term 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 registered 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

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: _____