

**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 Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Director(s), Borrower(s), Co-Borrower(s), & Mortgagor(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 One Trust 32 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **IndusInd Bank Limited** vide Assignment Agreement dated 14.03.2019 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 as on 09.06.2026.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 19.01.2022 under the provisions of the SARFAESI Act and Rules thereunder.

THE SALE / AUCTION DETAILS ARE AS FOLLOWS:

Name of the Director(s), Borrower(s), Co-Borrower(s), and Mortgagor(s):	1. M/s. Lajo Fashions Pvt Ltd. 2. Mr. Rajesh Mangilal Jain 3. Ms. Kokila Rajesh Jain
Outstanding Dues for which the secured assets are being sold:	Rs. 53,87,393.23 (Rupees Fifty Three Lakhs Eighty Seven Thousand Three Hundred Ninety Three and Paise Twenty Three Only) as on 06/07/2018 as per notice under section 13(2) of SARFAESI Act. (Rs. 1,09,91,430.66/- (Rupees One Crore Nine Lakhs Ninety One Thousand Four Hundred Thirty and Paise Sixty Six Only) as on 11/05/2026 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 12/05/2026 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: - Mr. Rajesh Mangilal Jain. i) Shop Nos. L/9 admeasuring 394.00 sq ft equivalent to 36.60 sq. mts. on Lower Ground Floor together with undivided proportionate share in underneath land of "Heera Panna Shopping Mall", constructed on the land bearing Plot No 2, 3 & 6 of F.P.No.173 Scheme No. 4 (Umra South) Rev. S. No. 144/1 Part of Village Umra, City Surat. And ii) Shop Nos. L/10 admeasuring 394.00 sq ft equivalent to 36.60 sq. mts. on Lower Ground Floor together with undivided proportionate share in underneath land of "Heera Panna Shopping Mall", constructed on the land bearing Plot No 2, 3 & 6 of F.P.No.173 Scheme No. 4 (Umra South) Rev. S. No. 144/1 Part of Village Umra, City Surat.
CERSAI ID:	Shop No. L/9 Security ID- 400006628804 ; Asset ID- 200006619936 Shop No. L/10 Security ID- 400006628831 ; Asset ID- 200006619963
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 33,69,000/- (Rupees Thirty Three Lakhs Sixty Nine Thousand Only)
Earnest Money Deposit (EMD):	Rs. 3,36,900/- (Rupees Three Lakhs Thirty Six Thousand Nine Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not known
Inspection of Properties:	Date: - 22.05.2026 Time: - 12:00 noon. to 01:30 pm.
Contact Person and Phone No:	Rohan Kadam - 9167981607 Shubhodeep Banerjee - 7710042736
Last date for submission of Bid:	05.06.2026 till 05:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 09.06.2026 from 03.00 pm to 04.00 pm

This publication is also a fifteen (15) days' notice to the aforementioned Director(s), Borrower(s), Co-Borrower(s), & Mortgagor(s) under Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: 079-68136805/68136837 Mo.: +919978591888, Email : ramprasad@auctiontiger.net and support@auctiontiger.net before submitting any bid.

Place: Surat, Gujarat
Date: 19.05.2026AUTHORISED OFFICER
Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus Group One Trust 32)

PUBLIC NOTICE: That our Client Chauhan Jaykumar Dineshbhai of his Selfly Owned Immovable Property situated at...

TERESA'S ASSOCIATES: 5/18/18 TERESA (ADVOCATE) / 1/13/18 TERESA (ADVOCATE) / 1/13/18 TERESA (ADVOCATE)

IN THE COURT OF JUDICATURE AT BOMBAY: TESTAMENTS AND INTESTATE JURISDICTION: PETITION NO. 1920 OF 2025

CITATION: Petition for Probate of the Last Will & Testament of Pawan Homi Kanga Pars...

- 1. Shreyas Adil Kapadia aged 74 years, Pawan Indian national of Mumbai...

2. Tana Rohini Patel, aged 53 years, Pawan Indian national of Mumbai...

3. Rohitkar Karan Patel aged 53 years, Pawan Indian national of Mumbai...

Unknown Heirs of late Parvin Homi Kanga: Ashwaja, Flat No. 201, 2nd Floor, C/O. P. Road, Bon Bon Footwear Lane...

They are hereby informed that the Fee legal services from the State Legal Services Authorities...

DATE OF A EAUCTION: 25.06.2026 Between 11 am to 5 pm (With Auto extension clause in case of Bid in last 10 minutes before closing)

STAR MEGA-AUCTION SALE NOTICE: FOR SALE OF PROPERTIES UNDER SARFAESI ACT, 2002

DATE OF A EAUCTION: 25.06.2026 Between 11 am to 5 pm (With Auto extension clause in case of Bid in last 10 minutes before closing)

Table with columns: Sl. No., Name of the Branch, Name of the Borrower / Guarantor / Owner / Partner / Mortgagee of the Property, Details of Property to be Sold, and Contd No of Branch Head.

The measurement of above property/ies however be verified by bidders at site and also from the revenue records prior to participating in auction

Terms & Conditions of A EAUCTION: An order is hereby issued for the sale of the above mentioned properties...

Requirement of Premises for Branch: Punjab National Bank. Issued under Rule 81(1) of Security Interest (Enforcement) Rules, 2002.

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પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ

પપ-૫૬, પાંચમા માળે, ફ્રી પ્રેસ હાઉસ, નરીમાન પોઇન્ટ, મુંબઈ - ૪૦૦૦૨૧
ફોન નં. (૦૨૨) ૬૧૮૮૪૭૦૦ ઈમેઇલ : sys@pegasus-arc.com URL : www.pegasus-arc.com

ઈ-ઓક્શન સેલ માટે જાહેર નોટીસ

સિક્યુરિટાઇઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્ટરેસ્ટ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ ૨૦૦૨ (રૂલ્સ) ના રૂલ ૮ અને ૯ ને વંચાણે લીધા બાદ ગીરો મુકવામાં આવેલી સ્થાવર મિલકતોના ઈ - ઓક્શન સેલ માટેની નોટીસ

આથી જાહેર જનતાને તથા દેવાદાર/રો, સહદેવાદાર/રો જામીનદારો અને ગીરોદાર/રોને ખાસ નોટીસ આપવામાં આવે છે કે નીચે જણાવેલી સ્થાવર મિલકત સલામત ધિરાણકર્તા પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ જે પેગાસસ ગ્રૂપ વન ટ્રસ્ટ ૩૨ (પેગાસસ) ના ટ્રસ્ટી તરીકે કામ કરે છે તેમની પાસે ઈન્ડસર્બન્ડ બેંક લિ. ના દેવાદારોની ગીરો મિલકત અને તેમની પાસેથી લેણી રકમ વસુલવાના સરકારી એક્ટ, ૨૦૦૨ની જોગવાઈ મુજબનું તા.૧૪/૦૩/૨૦૧૯ના રોજ થયેલા એસાઈન્મેન્ટ એગ્રીમેન્ટ છે. સરકારી એક્ટની જોગવાઈ મુજબ એ જોતા નીચે જણાવેલી ગીરો મિલકતનું વેચાણ 'જેમ છે જ્યાં છે', 'જે છે તેમ છે' અને 'ગમે તે ત્યાં છે'ના ધોરણે તમામ જાણીતા અને અજાણ્યા બોજ સાથે તા.૦૯.૦૬.૨૦૨૬ના રોજ કરવામાં આવશે.

પેગાસસના અધિકૃત અધિકારીએ નીચે જણાવેલી મિલકતોનો વાસ્તવિક કબજો ૧૯.૦૧.૨૦૨૨ના રોજ સરકારી એક્ટ અને રૂલ્સની જોગવાઈ મુજબ લીધો હતો.

વેચાણ માટેની સ્થાવર અને જંગમ મિલકતો નીચે મુજબ છે:

ડાયરેક્ટર/રો, દેવાદાર/રો, સહદેવાદાર/રો/ગીરોદાર/રો ના નામ :	૧. મે. લાજો ફેશન્સ પ્રા. લિ. ૨. શ્રી રાજેશ માંગીલાલ જૈન ૩. કુ. કોકિલા રાજેશ જૈન
જેને માટે સુરક્ષિત મિલકતનું વેચાણ થનાર છે એ બાકી રકમ :	રૂ. ૫૩,૮૭,૩૯૩.૨૩ (રૂપિયા ત્રેપ્પન લાખ સત્યાંસી હજાર ત્રણસો ત્રાણુ અને ત્રેવીસ પૈસા પુરા) તા. ૦૬/૦૭/૨૦૧૮ સરકારી એક્ટના ખંડ ૧૩(૨) હેઠળની નોટીસ મુજબ રૂ. ૧,૦૯,૯૧,૪૩૦.૬૬/- (રૂપિયા એક કરોડ નવ લાખ એકાણુ હજાર ચારસો ત્રીસ અને છાંસઠ પૈસા પુરા) તા. ૧૧/૦૫/૨૦૨૬ સુધી વતા તેના પર કરાર મુજબનું ચડત વ્યાજ, કિંમત, ખર્ચ સહિતની રકમ તથા તા. ૧૨/૦૫/૨૦૨૬ થી ચડત વ્યાજ, ખર્ચ અને કિંમત પુરી ચુકવણી થાય ત્યાં સુધી.
જેને માટે સુરક્ષિત મિલકતનું વેચાણ થનાર છે એ મિલકતનું વર્ણન :	રાજેશ માંગીલાલ જૈનની ગીરો મિલકતનું વર્ણન : ૧) દુકાન નં. એલ/૯ ક્ષેત્રફળ ૩૮૪.૦૦ ચો. ફૂટ અથવા ૩૬.૬૦ ચો. મી. લોઅર ગ્રાઉન્ડ ફ્લોરની સાથે હિરા પન્ના શોપિંગ મોલની અવિભાજિત જમીનનો સપ્રમાણ ભાગ પ્લોટ નં. ૨, ૩ અને ૬, ફ્લા. પ્લોટ નં. ૧૭૩, ૧૭૪, ૧૭૫ સ્કીમ નં. ૪(ઉમરા-સાઉથ) ટે. સ. નં. ૧૪૪/૧ ઉમરા ગામનો ભાગ, સુરત સીટી અને ૨) દુકાન નં. એલ/૧૦ ક્ષેત્રફળ ૩૮૪.૦૦ ચો. ફૂટ અથવા ૩૬.૬૦ ચો. મી. લોઅર ગ્રાઉન્ડ ફ્લોરની સાથે હિરા પન્ના શોપિંગ મોલની અવિભાજિત જમીનનો સપ્રમાણ ભાગ પ્લોટ નં. ૨, ૩ અને ૬, ફ્લા. પ્લોટ નં. ૧૭૩, ૧૭૪, ૧૭૫ સ્કીમ નં. ૪(ઉમરા-સાઉથ) ટે. સ. નં. ૧૪૪/૧ ઉમરા ગામનો ભાગ, સુરત સીટી
સીઈઆરએસએ આઈ આઈડી :	(દુકાન નં. એલ/૯): સિક્યુરિટી આઈડી : ૪૦૦૦૬૬૨૮૮૦૪ એસેટ આઈડી - ૨૦૦૦૬૬૧૯૯૩૬ (દુકાન નં. એલ/૧૦): સિક્યુરિટી આઈડી : ૪૦૦૦૬૬૨૮૩૧ એસેટ આઈડી - ૨૦૦૦૬૬૧૯૯૬૩
જેનાથી ઓછામાં વેચાણ નહીં થાય એ અનામત કિંમત (રૂ. માં) :	રૂ. ૩૩,૬૯,૦૦૦/- (રૂપિયા ત્રેત્રીસ લાખ ઓગણોસિતેર હજાર પુરા)
અર્નેસ્ટ મની ડીપોઝીટ (ઈએમડી):	રૂ. ૩,૩૬,૯૦૦/- (રૂપિયા ત્રણ લાખ છત્રીસ હજાર નવસો પુરા)
સલામત ધિરાણકારની જાણમાં હોય એવા જો કોઈ બાકી રકમના દાવાઓ :	જાણમાં નથી
મિલકતનું નિરીક્ષણ :	તા. ૨૨.૦૫.૨૦૨૬ બપોરે ૧૨.૦૦ થી ૦૧.૩૦
સંપર્ક માટે ફોન નં. :	રોહન કદમ: ૯૧૬૭૯૮૧૬૦૭ સુભોદિપ બેનરજી - ૭૭૧૦૦૪૨૭૩૬
બિડ રજુ કરવાની છેલ્લી તારીખ :	૦૫.૦૬.૨૦૨૬ના રોજ સાંજે ૦૪.૦૦ વાગ્યા સુધી
તારીખ અને સમય :	ઈ- ઓક્શન/ બીડીંગ વેબ સાઈટ દ્વારા (https://sarfaesi.auctiontiger.net) ૦૬.૦૬.૨૦૨૬ ના રોજ ૧૨.૦૦ થી બપોરે ૦૧.૦૦

આ નોટીસનું પ્રકાશન ઉપર જણાવેલા દેવાદાર/જામીનદારો માટેની સિક્યુરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨ના રૂલ ૮ અને ૯ હેઠળની ૧૫ (પંદર) દિવસ પહેલાની વૈધાનિક નોટીસ છે.

વેચાણના નિયમો અને શરતોની વધુ વિગતવાર જાણકારી માટે કૃપયા સલામત ધિરાણકારની વેબસાઈટની લીંકનો ઉપયોગ કરવો <http://www.pegasus-arc.com/assets-to-auction.html> અથવા વેબ સાઈટ <https://sarfaesi.auctiontiger.net> અથવા સર્વિસ પ્રોવાઈડર મે.ઈ પ્રોક્યોરમેન્ટ ટેકનોલોજીસ લિ. ઓક્શન ટાઈમર, બિડર સપોર્ટ : મો. નં. ૦૭૯- ૬૮૧૩૬૮૦૫/૬૮૧૩૬૮૩૭ મો. નં. +૯૧૯૯૭૮૫૯૧૮૮૮ ઈ-મેલ આઈ ડી : ramprasad@auctiontiger.net and support@auctiontiger.net ઉપર બીડ રજુ કરતા પહેલા સંપર્ક કરવો

સ્થળ : સુરત, ગુજરાત
તારીખ : ૧૯.૦૫.૨૦૨૬

સહી/- અધિકૃત અધિકારી
પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા. લિ.
(જે પેગાસસ ગ્રૂપ વન ટ્રસ્ટ-૩૨ના ટ્રસ્ટી છે.)



M/s. Lajo Fashions Pvt Ltd.
Pegasus Group One Trust - 32

PROPERTY DESCRIPTION

Mortgaged by: Mr. Rajesh Mangilal Jain. ↵

i) Shop Nos. L/9 admeasuring 394.00 sq ft equivalent to 36.60 sq. mts. on Lower Ground Floor together with undivided proportionate share in underneath land of "Heera Panna Shopping Mall", constructed on the land bearing Plot No 2, 3 & 6 of F.P.No.173 Scheme No. 4 (Umra South) Rev. S. No. 144/1 Part of Village Umra, City Surat.

And

ii) Shop Nos. L/10 admeasuring 394.00 sq ft equivalent to 36.60 sq. mts. on Lower Ground Floor together with undivided proportionate share in underneath land of "Heera Panna Shopping Mall", constructed on the land bearing Plot No 2, 3 & 6 of F.P.No.173 Scheme No. 4 (Umra South) Rev. S. No. 144/1 Part of Village Umra, City Surat.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **09/06/2026** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **03:00 pm to 04:00 pm**. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser



shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.

7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property: 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 (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application 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 05/06/2026 till 05.00 p.m. Email address: rohan@pegasus-arc.com, shubhodeep@pegasus-arc.com to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder 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. 33,69,000/- (Rupees Thirty Three Lakhs Sixty Nine Thousand Only).



17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 3,36,900/- (Rupees Three Lakhs Thirty Six Thousand Nine Hundred Only).**
18. Last date for submission of bid is 05/06/2026 before 05:00 pm and the Auction is scheduled on 09/06/2026 from 03.00 pm to 04.00 pm. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
19. **Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft/Pay Order/RTGS drawn in favor of Pegasus Group One Trust 32, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT/Fund Transfer to the credit of A/c no. 201002966985 Account Name: - Pegasus Group One Trust 32, Bank Name: IndusInd Bank Address: Opera House Branch, Mumbai, IFSC Code: INDB0000001.**
20. The bid price to be submitted should not be below the reserve price and the 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 has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
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.
- Affidavit cum Declaration to be provided on Rs. 500 Stamp along with notarization for Compliances of Sec. 29A under Insolvency and Bankruptcy Code, 2016
 - Declaration by Bidder for source of fund to be provided on Rs. 500 Stamp along with notarization
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
 - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.



27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers under Rules 8 and 9 of The Security Interest (Enforcement) Rules, 2002.
31. 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. Rohan Kadam – 9167981607, Mr. Shubhdeep Banerjee- 7710042736.

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

**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Thirty One Trust - 32)**

**Place: Surat, Gujarat
Date: 19/05/2026**

- **I/We have inspected the property**
- **I/We have inspected the documents**
- **I/We have no queries while participating in the auction**
- **I/We are purchasing the property on as is what is,
as is where is , whatever there is basis**

Signature

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)

To,
Authorized Officer

Bank Name : _____,

Date : ____/____/____

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 fulfill 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.

Signature: _____

Name: _____

Address: _____

eMail ID: _____

On Rs. 500/- Stamp paper and notarised

Affidavit cum Declaration

Property for which bid submitted ("Property"):

i) Shop Nos. L/9 admeasuring 394.00 sq ft equivalent to 36.60 sq. mts. on Lower Ground Floor together with undivided proportionate share in underneath land of "Heera Panna Shopping Mall", constructed on the land bearing Plot No 2, 3 & 6 of F.P.No.173 Scheme No. 4 (Umra South) Rev. S. No. 144/1 Part of Village Umra, City Surat.

and

ii) Shop Nos. L/10 admeasuring 394.00 sq ft equivalent to 36.60 sq. mts. on Lower Ground Floor together with undivided proportionate share in underneath land of "Heera Panna Shopping Mall", constructed on the land bearing Plot No 2, 3 & 6 of F.P.No.173 Scheme No. 4 (Umra South) Rev. S. No. 144/1 Part of Village Umra, City Surat.

Mortgagor of the Property ("Mortgagor"): Mr. Rajesh Mangilal Jain.

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

1. M/s. Lajo Fashions Pvt Ltd.
2. Mr. Rajesh Mangilal Jain
3. Ms. Kokila Rajesh Jain

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 One Trust - 32 ("Pegasus").

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

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

force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

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

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

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

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

- (d) has been convicted for any offence punishable with imprisonment –
- (i) for two years or more under any Act specified under the Twelfth Schedule of IBC; or
 - (ii) for seven years or more under any law for the time being in force:
Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

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

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;
- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of Mortgagor by the bidder

as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

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

*Explanation*⁵[I]. — For the purposes of this clause, the expression "connected person" means—

- (i) *any person who is the promoter or in the management or control of the Mortgagor; or*
- (ii) *any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or*
- (iii) *the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii):*

Provided that nothing in clause (iii) of *Explanation I* shall apply to a bidder where such bidder is a financial entity and is not a related party of any of the Mortgagor:

Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid;

Explanation II— For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely:

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;

- (c) any investment vehicle, registered foreign in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India ;
- (f) such categories of persons as may be notified by the Central Government.

2. I/We _____ are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of Pegasus Group One Trust - 32.
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

On Rs. 500/- Stamp paper and notarised

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/____

Borrower: M/s. Lajo Fashions Pvt Ltd.

Property Description:

i) Shop Nos. L/9 admeasuring 394.00 sq ft equivalent to 36.60 sq. mts. on Lower Ground Floor together with undivided proportionate share in underneath land of "Heera Panna Shopping Mall", constructed on the land bearing Plot No 2, 3 & 6 of F.P.No.173 Scheme No. 4 (Umra South) Rev. S. No. 144/1 Part of Village Umra, City Surat.

and

ii) Shop Nos. L/10 admeasuring 394.00 sq ft equivalent to 36.60 sq. mts. on Lower Ground Floor together with undivided proportionate share in underneath land of "Heera Panna Shopping Mall", constructed on the land bearing Plot No 2, 3 & 6 of F.P.No.173 Scheme No. 4 (Umra South) Rev. S. No. 144/1 Part of Village Umra, City Surat.

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 **09/06/2026** in the matter of **M/s. Lajo Fashion Pvt. Ltd.** 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: _____

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	

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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: _____