

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700Email: sys@pegasus-arc.com URL: www.pegasus-arc.com**PUBLIC NOTICE FOR E-AUCTION****Sale of Immovable Property 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 Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust – 1** (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on “As is where is”, “As is what is”, and “Whatever there is” basis along with all known and unknown dues on **08/11/2024**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured asset being immovable property on **09/11/2023** under the provisions of the SARFAESI Act and Rules thereunder.

The details of the Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), and Mortgagor(s):	1. Mr. Narendra Uttambhai Tailor (Borrower and Mortgagor) 2. Dharmishta Narendra Tailor (Co-Borrower and Mortgagor)
Outstanding Dues for which the secured assets are being sold:	Rs. 2,48,95,997/- (Rupees Two Crore Forty-Eight Lakhs Ninety-Five Thousand Nine Hundred and Ninety-Seven Only) as on 05/11/2019 plus interest at the contractual rate and costs, charges, and expenses thereon till the date of payment and realization. (as per notice under section 13 (2) of SARFAESI Act) [Rs. 5,49,71,554.06/- (Rupees Five Crores Forty Nine Lakhs Seventy One Thousand Five Hundred Fifty Four and Six Paise Only) as on 18/10/2024 plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. 19/10/2024 till the date of payment and realization.]
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by- Mr. Narendra Uttambhai Tailor and Mrs. Dharmishta Narendra Tailor Residential Flat No. 203 on 2nd Floor, admeasuring built up area of 76.30 sq. mtrs. in the building known as Chamunda Paradise situated at Shivaji Nagar, Sahar Road, Vile Parle (East), Mumbai – 400057 having boundaries as follows: East- Open Plot, West- Internal Road, North- Internal Road. South- Brahmanand Society Building
CERSAI ID:	Security Interest ID – 400017258138 Asset ID- 200017219351
Reserve Price below which the Secured Asset will not be sold (In Rs.):	Rs. 1,49,85,000/- (Rupees One Crore Forty-Nine Lakhs Eighty-Five Thousand Only)
Earnest Money Deposit (EMD)	Rs. 14,98,500/- (Rupees Fourteen Lakhs Ninety-Eight Thousand Five Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	1. Society Dues for July 2024- Rs. 9,09,357/- 2. Electricity Bill for May 2024- Rs. 7,980/-
Inspection of Property	25/10/2024 between 04:00 pm to 06:00 pm
Contact Person and Phone Number:	Mr. Yatin Satavlekar- 9004523336 Mr. Shah- 9326425849 Mr. Gautam Bhalerao- 8999569572
Last date for submission of Bid:	07/11/2024 till 04:00 pm
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 08/11/2024 from 11:00 am to 01:00 pm

This publication is also a Fifteen (15) days' notice to the aforementioned borrower(s)/ co-borrower(s)/ mortgagor(s) under Rules 8 & 9 of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> or contact service provider **M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support : 079-68136805/68136837 Mo. : +919978591888, Email : ramprasad@auctiontiger.net and support@auctiontiger.net.**

AUTHORISED OFFICERPlace: Mumbai
Date: 19.10.2024**Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Nine Trust-1)**

IndusInd Bank Ltd. - 11th Floor, Tower 1, One Indiabulls Centre, 841, Senapati Bapat Marg, Elphinstone Road, Mumbai 400013. Direct : 71432230, Board : 71431999

Table with 5 columns: S.No., Description of secured assets, Known Encumbrances, Reserve Price (Lacs), EMD (Lacs), Time of Inspection. Contains details for two flat properties.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indusind.com or website of service provider i.e. www.bankauctions.com

Date : 19.10.2024 Place : Mumbai

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)

Table with 5 columns: Sr. No., Name of Borrower(s), Particulars of Mortgaged property, Date of NPA, Outstanding amount (Rs.). Lists multiple loan accounts with details on borrowers and secured assets.

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount.

Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured assets"

For SAMMAAN CAPITAL LIMITED (Formerly known as Indiabulls Housing Finance Ltd.)

Place : MUMBAI

BTPS MAHAGENCO E-Tender Notice No. 26/2024-25

Online Tenders are invited from Bhusawal Thermal Power Station for the following supply/works.

Large table with 4 columns: Sr. No., (e-Tender) Rfx No./ Section Name, Tenders Specification, Estimated value of tender /EMD (Rs.). Lists various maintenance and construction contracts.

Tender Cost is Rs 1,180/- (Including GST). For details please visit https://eprocurement.mahagenco.in/

Chief Engineer (O&M), BTPS, Deenagar.

DEBTS RECOVERY TRIBUNAL NO.2 AT MUMBAI Ministry of Finance, Government of India. 3rd Floor, MTNL Bhavan, Strand Road, Colaba Market, Colaba, Mumbai- 400 005

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CORRIGENDUM This is informed the general public that in the notice published in Free Press Journal...

PUBLIC NOTICE This is to inform the Public that my client's M/S. NINE MEGACORP DEVELOPERS LLP are the lawful owners of lands bearing Survey No. 229/B, measuring 23-00-00 R. Square Meter...

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 55-56, 5th Floor Free Press House Nariman Point, Mumbai - 400021 Tel: -022-61884700

PUBLIC NOTICE FOR E-AUCTION

Sale of Immovable Property 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 Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust - 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all known and unknown dues on 08/11/2024.

The Authorized Officer of Pegasus has taken physical possession of the below described secured asset being immovable property on 09/11/2023 under the provisions of the SARFAESI Act and Rules thereunder.

The details of the Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Mortgagor(s): 1. Mr. Narendra Uttambhai Tailor (Borrower and Mortgagor) 2. Dharmishtha Narendra Tailor (Co-Borrower and Mortgagor)

Outstanding Dues for the secured assets are being sold: Rs. 2,48,95,997/- (Rupees Two Crore Forty Eight Lakh Ninety Five Thousand Nine Hundred and Ninety Seven Only) as on 05/11/2019 plus interest at the contractual rate and costs, charges, and expenses thereon till the date of payment and realization, (as per notice under section 13 (2) of SARFAESI Act) [Rs. 5,49,71,554.06/- (Rupees Five Crores Forty Nine Lakhs Seventy One Thousand Five Hundred Fifty Four and Six Paise Only) as on 18/10/2024 plus interest at the contractual rate and costs, charges, and expenses thereon w.e.f. 19/10/2024 till the date of payment and realization.]

Details of Secured Asset being Immovable Property which is being sold: Mortgaged by: Mr. Narendra Uttambhai Tailor and Mrs. Dharmishtha Narendra Tailor. Residential Flat No. 203 on 2nd Floor, measuring built up area of 76.30 sq. mtrs. in the building known as Chamunda Paradise situated at Shivaji Nagar, Sahakar Road, Vile Parle (East), Mumbai - 400057 having boundaries as follows: East- Open Plot, West- Internal Road, North- Internal Road, South- Brahmanand Road Building

CERSAI ID: Security Interest ID - 400017258138 Asset ID- 200017219351

Reserve Price below which the Secured Asset will not be sold (In Rs.): Rs. 1,49,85,000/- (Rupees One Crore Forty-Nine Lakhs Eighty-Five Thousand Only)

Earnest Money Deposit (EMD): Rs. 14,98,500/- (Rupees Fourteen Lakhs Ninety-Eight Thousand Five Hundred Only)

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value: 1. Society Dues for July 2024 - Rs. 9,09,357/- 2. Electricity Bill for May 2024 - Rs. 7,980/-

Inspection of Property: 25/10/2024 between 04:00 pm to 06:00 pm

Contact Person and Phone Number: Mr. Yatin Satavlekar- 9004523336 Mr. Shubh- 9326425849 Mr. Gautam Shalera- 8995969572

Last date for submission of Bid: 07/11/2024 till 04:00 pm

Time and Venue of Bid: E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 08/11/2024 from 11:00 am to 01:00 pm

This publication is also a Fifteen (15) days' notice to the aforementioned borrower(s) co-borrower(s) mortgagor(s) under Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor website i.e. http://www.pegasus-arc.com/assets-to-auction.html for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website https://sarfaesi.auctiontiger.net or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support : 079-68136805/68136837 Mob. : +919978591888, Email : ramprasad@auctiontiger.net and support@auctiontiger.net.

Place: Mumbai Pegasus Assets Reconstruction Private Limited (Trustee of Pegasus Group Thirty Nine Trust-1)

Date: 19.10.2024

TATA CAPITAL LIMITED DEMAND NOTICE

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013.

DEMAND NOTICE UNDER SEC 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Whereas, vide Order dated 24th November 2023, the National Company Law Tribunal (NCLT) Mumbai has finally sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") as transferee and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 ("said Scheme"), in terms thereof, TCFSL (Transferee Company) along with its Undertaking have merged with the (Transferor Company) Effective Date i.e. 1st January 2024.

Whereas, the undersigned being the Authorized Officer of the Tata Capital Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, has issued a Demand Notice as below calling upon the Borrowers/Co-borrowers/Obligors to repay the amount mentioned in the notice together with further interest applicable thereon more particularly mentioned in the respective demand notice within 60 days from the date of the said notice. If the said Borrowers/Co-borrowers/Obligors fail to make payments to Tata Capital Ltd. (TCL) as aforesaid, then TCL shall proceed against the secured assets/immovable property(s) under Section 13(4) of the said Act and the applicable rules entirely at the risk of the said Borrowers/Co-borrowers/Obligors as to the costs and consequences. The said Borrowers/Co-borrowers/Obligors are barred from transferring the secured asset or creating any interest or rights by way of tenancy or license or any other rights whatsoever, in or over the secured asset, or otherwise dealing with the secured assets in any manner whatsoever to the prejudice of the interest of us, without obtaining our prior written consent and the same is also prohibited under sub-section (13) of section 13 of the said Act. It may also be noted that as per Section 29 of the Act, if any person contravenes or attempts to contravene or abets the contravention of the provisions of this Act or rules made thereunder, he shall be punishable with imprisonment for a term which may extend to one year, or with fine, or with both. The said Borrowers/Co-borrowers/Obligors kind attention is invited to provisions of sub-section (9) of Section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the TCL only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the TCL is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s). Any person who intervenes or abets contravention of the provisions of the act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

No. of Loan Account: 1. Mr. Sagar A. Joshi, 2. Mrs. Sarika Joshi and 3. Mrs. Rajashree Arun Joshi (Legal Heir of Late Sunita Morewshwar Pethe), all having address at 201 Anjali OPG Co-op Hsg. Society, Plot No. 1, Near Sanpada Railway Station, Sector-2, Sanpada, Navi Mumbai-400 705, Also Add: At Flat No. 203, Anjali OPG Co-op Hsg. Society, Plot No. 1, Near Sanpada Railway Station, Sector-2, Sanpada, Navi Mumbai.

Name of Obligor(s)/Legal Heir(s)/Legal Representative(s): 1. Mr. Sagar A. Joshi, 2. Mrs. Sarika Joshi and 3. Mrs. Rajashree Arun Joshi (Legal Heir of Late Sunita Morewshwar Pethe), all having address at 201 Anjali OPG Co-op Hsg. Society, Plot No. 1, Near Sanpada Railway Station, Sector-2, Sanpada, Navi Mumbai-400 705, Also Add: At Flat No. 203, Anjali OPG Co-op Hsg. Society, Plot No. 1, Near Sanpada Railway Station, Sector-2, Sanpada, Navi Mumbai.

Amount of Demand Notice: Rs. 57,21,683/- (Rupees Fifty Seven Lakh Twenty One Thousand Six Hundred and Eighty Three Only) due in Loan Account No. TCFLA063200011058776 Date of Demand Notice: 11th September 2024 NPA Date: 3rd September 2024

Description of Secured Asset: Flat No. 203, on the 2nd Floor, measuring 51.41 Sq.Mtrs Built up area in the Building Known as Anjali Apartments, "O.P.G. Co-Operative Housing Society Ltd" Standing on Plot No.1, Sector-2, Sanpada, Navi Mumbai, Taluka and District Thane.

No. of Loan Account: 1. Rashi Marketing - Through its Proprietor Sudhir Kishore Masand, 2. Sudhir Kishore Masand, 3. Rashmi Kishore Masand, having Add: Flat No. 1102 A Wing, Evershine Conco, Opp 063200 Infinity Mall, Off Link Road, Andheri West, Mumbai - 400053. Also Add: Shop Nos. 2 & 3, C.S.No.6/1111, Mimson House, Division Mandvi, 92 Lokmanya Tilak Road, Opp to Crawford Market, Mumbai -400003. Also Add: Shop No.8 Ground Floor, A Wing, Shiv Om CHSL, Farm Road, Andheri (East), Mumbai-400072

Name of Obligor(s)/Legal Heir(s)/Legal Representative(s): 1. Rashi Marketing - Through its Proprietor Sudhir Kishore Masand, 2. Sudhir Kishore Masand, 3. Rashmi Kishore Masand, having Add: Flat No. 1102 A Wing, Evershine Conco, Opp 063200 Infinity Mall, Off Link Road, Andheri West, Mumbai - 400053. Also Add: Shop Nos. 2 & 3, C.S.No.6/1111, Mimson House, Division Mandvi, 92 Lokmanya Tilak Road, Opp to Crawford Market, Mumbai -400003. Also Add: Shop No.8 Ground Floor, A Wing, Shiv Om CHSL, Farm Road, Andheri (East), Mumbai-400072

Amount of Demand Notice: Rs. 1,70,28,301/- (Rupees One Crore Seventy Eight Lakh Twenty Eight Thousand Three Hundred and One Only) i.e. Rs. 1,50,45,914/- (One Lakh Fifty One Thousand Four Hundred and Fifty Five Paise Only) due in Loan Account No. TCFLA063200011612954 as on 11-09-2024 Date of Demand Notice: 11th September 2024 NPA Date: 1st September 2024

Description of Secured Asset: Shop No.8, on the Ground Floor, A-Wing, measuring about 421 sq.ft. built up area, the building of society known as Shiv Om Co-operative Housing Society Ltd, Survey No.24 (1), Cadastrial Survey No.43, situated at Village - Chandivli, B.S.D. Taluka-Kurla, Bombay Suburban District, alongwith 5 fully paid up shares of Rs.50/- each bearing distinctive numbers from 306 to 310 (both inclusive) under Share Certificate bearing no.62, dated 18/09/2021 issued by The Shiv Co-operative Housing Society Limited.

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पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

दूरध्वनी क्र. : ०२२-६१८८७००.

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

ई लिलाव करिता जाहीर सूचना

सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला सहवाचन सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरस्ट अक्ट, २००२ अंतर्गत स्थावर मिल्कतीची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिल्कती ह्या सरफैसी अँक्टच्या 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 (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोंकडे गहाण/प्रभारित आहेत. जे सरफैसी कायदा च्या तरतुदी आणि त्या नियमानुसार ०८/११/२०२४ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्वांन्वये विकण्यात येणार आहे.

पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफैसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये ०९/११/२०२३ रोजी स्थावर मिल्कत असलेल्या खालील नमूद तारण मत्तेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, सहकर्जदार आणि हमीदारांचे नावे	१. श्री. नरेंद्र उत्तमभाई टेलर (कर्जदार आणि हमीदार) २. धर्मिष्ठा नरेंद्र टेलर (सह-कर्जदार आणि हमीदार)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	सरफैसी अँक्टच्या कलम १३(२) अंतर्गत सूचनेप्रमाणे रु. २,४८,९५,९९७/- (रुपये दोन कोटी अठ्ठ्याळीस लाख पंच्याण्णव हजार नऊशे सत्याण्णव मात्र) ०५.११.२०१९ रोजीस अधिक सह प्रदान आणि वसुलीच्या तारखेपर्यंत त्यावरील सांपाश्र्विक दरांन्वये व्याज आणि परिव्यव, प्रभार आणि खर्च (सरफैसी अँक्टच्या कलम १३(२) अंतर्गत सूचनेप्रमाणे.) (रु. ५,४९,७१,५५४.०६/- (रुपये पाच कोटी एकोणपन्नास लाख एकाहत्तर हजार पाचशे चोपन्न आणि पैसे सहा मात्र) १८.१०.२०२४ रोजीस अधिक सह प्रदान आणि वसुलीच्या तारखेपर्यंत १९.१०.२०२४ रोजीपासून त्यावरील सांपाश्र्विक दरांन्वये व्याज आणि परिव्यव, प्रभार आणि खर्च.
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	द्वारे गहाण : श्री. नरेंद्र उत्तमभाई टेलर आणि श्रीम. धर्मिष्ठा नरेंद्र टेलर शिवाजी नगर, सहार रोड, विलेपार्ले(पूर्व), मुंबई-४०००५७ येथे स्थित चामुंडा पॅराडाईज अशा ज्ञात इमारतीमधील मोजमापीत बिल्ट अप क्षेत्र ७६.३० चौ मी २च्या मजल्यावरील निवासी फ्लॅट क्र. २०३, सीमा पुढीलप्रमाणे: पूर्व- पोकाळा प्लॉट, पश्चिम- अंतर्गत रस्ता, उत्तर- अंतर्गत रस्ता, दक्षिण- ब्रह्मानंद सोसायटी इमारत
सीईआरएसए आयडी	सिक्युरिटी आयडी- ४०००१७२५८१३८ असेट आयडी- २०००१७२१९३५१
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	रु. १,४९,८५,०००/- (रुपये एक कोटी एकोणपन्नास लाख पंच्याऐंशी हजार मात्र)
इसारा अनामत रक्कम (इएमडी) :	रु. १४,९८,५००/- (रुपये चौदा लाख अठ्ठ्याण्णव हजार पाचशे मात्र)
मिल्कतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	१) जुलै २०२४ साठी सोसायटी देय- रु. ९,०९,३५७/- २) मे २०२४ साठी इलेक्ट्रिसिटी बिल- रु.७,९८०/-
मिल्कतीचे निरीक्षण	२५/१०/२०२४ रोजी दु. ०४.०० ते सायं ०६.०० पर्यंत
संपर्क व्यक्ती आणि फोन क्र.	श्री. यतिन सातवलेकर- ९००४५२३३३६ श्री. शाह- ९३२६४२५८४९ श्री. गौतम भालेराव- ८९९९५६९५७२
बोली सादर करण्यासाठी अंतिम तारीख	०७/११/२०२४ रोजी दु. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट https://sarfaesi.auctiontiger.net मार्फत ०८/११/२०२४ रोजी सा. ११.०० ते दु. ०१.०० पर्यंत

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

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता/संबंधीत मिल्कतीची विक्री आणि ई लिलावात भाग घेण्याकरिता त्यांची बोली सादर करण्याआधी इतर तपशिल तारण धनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> च्या संदर्भ घ्यावा. तसेच बोलीदारांनी वेबसाईट <https://sarfaesi.auctiontiger.net> किंवा सेवा पुरवठादार मे. ई-प्रोक्चुरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स संपोर्ट: ०७९-६८१३६८०५/६८१३६८३७ मोबा. +९१९९७८५९१८८८, ईमेल: rampasad@auctiontiger.net आणि support@auctiontiger.net. येथे संपर्क साधावा.

प्राधिकृत अधिकारी
ठिकाण : मुंबई
दिनांक : १९.१०.२०२४
पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ चे ट्रस्टी)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **08/11/2024** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 01:00 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:
 - Society Dues as on July 2024- Rs. 9,09,357/-
 - Electricity Bill as on March 2024- Rs. 7,980/-
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 (10) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai-400021. Bids should be submitted on or before **07/11/2024** till 04.00 p.m. Email address: dhimant@pegasus-arc.com/ nilesh@pegasus-arc.com. In addition to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
- 16. The reserve price of the auction property is as follows: - Rs. 1,49,85,000/- (Rupees One Crore Forty-Nine Lakhs Eighty-Five Thousand Only)**
- 17. The Earnest Money Deposit of the auction property is as follows: - Rs. 14,98,500/- (Rupees Fourteen Lakhs Ninety-Eight Thousand Five Hundred Only)**
18. Last date for submission of bid is 07/11/2024 before 04:00 PM and the Auction is scheduled on 08/11/2024 from 11.00 am to 1.00 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 Thirty Nine Trust I, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 409819116154 Account Name: - Pegasus Group Thirty Nine Trust I, Bank Name: M/s RBL Bank Ltd., Nariman Point Branch, IFSC Code: RATN0000155.**

20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs. 1,00,000/- (Rupees One Lakh Only)**.
21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
 - Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, 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. Sale shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

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. Shah- 9326425849, Mr. Gautam Bhalerao- 8999569572 and Mr. Yatin Satavlekar- 9004523336.

Special Instructions:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situations, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Mumbai
Date: 19/10/2024

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Thirty Nine Trust 1)

Whether connected to any political party: Yes

No

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

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

Name & Signature

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 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: _____

DECLARATION

Re: Source of funds

Property Description	Residential Flat No. 203 on 2 nd Floor, admeasuring built up area of 76.30 sq. mtrs. in the building known as Chamunda Paradise situated at Shivaji Nagar, Sahar Road, Vile Parle (East), Mumbai – 400057 having boundaries as follows: East- Open Plot West- Internal Road North- Internal Road South- Brahmanand Society Building
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I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **08/11/2024** in the matter of **Narendra Uttambhai Tailor** are from genuine personal/business sources.

I/we hereby further declare that the said funds do not originate from any unlawful source and are in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.

I 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.

Yours truly,

Affidavit cum Declaration

Property for which bid submitted ("Property"): Residential Flat No. 203 on 2nd Floor, admeasuring built up area of 76.30 sq. mtrs. in the building known as Chamunda Paradise situated at Shivaji Nagar, Sahar Road, Vile Parle (East), Mumbai - 400057 having boundaries as follows:

East- Open Plot

West- Internal Road

North- Internal Road

South- Brahmanand Society Building

Mortgagor of the Property ("Mortgagor"): Mr. Narendra Uttambhai Tailor and Mrs. Dharmishta Narendra Tailor

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

I/We, _____, R/o _____, have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of Pegasus Group Thirty Nine Trust - 1 ("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 insituational investor, registered foreign portfolio investor or a foreign venture capital investor, where the term shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
- (f) such categories of persons as may be notified by the Central Government.

2. I/We _____ are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of Pegasus Group Thirty Nine Trust – 1
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