

**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

[Appendix - IV-A] [Refer proviso to rule 8 (6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) Guarantor(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-Five Trust-2 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Dombivli Nagari Sahakari Bank Ltd ("DNS Bank")** vide Assignment Agreement dated **31/12/2020** under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis along with all known and unknown liabilities on **10.08.2026**.

The Authorized Officer of Pegasus acting in its capacity as Trustee of **Pegasus Group Thirty-Five Trust-2 (Pegasus)**, has taken possession of the below described secured assets being immovable property on **23/06/2024** under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s):	1. Mr. Kanaksinh Dolatsinh Parmar (Borrower) 2. Mr. Ajitsinh Dolatsinh Parmar (Borrower) 3. Mr. Kamendra Darab Singh (Borrower) 4. Mr. Manojkumar Darab Singh (Guarantor) 5. Mr. Vinay Darab Singh (Guarantor) 6. Mr. Pradipsinh Abhesinh Chauhan (Guarantor & Mortgager) 7. Mr. Kuldeepsinh Hitendra Chuhan (Guarantor) 8. Smt. Bhartiben Abhesinh Chuhan (Guarantor & Mortgager)
Outstanding Dues for which the secured assets are being sold:	Outstanding Dues for which the secured assets are being sold: Rs. 47,92,964/- (Rupees Forty-Seven Lakh Ninety-Two Thousand Nine Hundred Sixty-Four Only) as on 28/02/2019 with further interest at the contractual rate and costs, charges and expenses incurred thereon w.e.f. 01/03/2019 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mr. Pradipsinh Abhesinh Chauhan & Smt. Bhartiben Abhesinh Chuhan All the Piece and Parcels of Property bearing N.A. Plots Nos A-16 adm. 63.04 Sq.mts, A-17 adm. 63.04 Sq.mt, A-18 adm. 63.04 Sq.mts, A-19 adm. 63.04 Sq.mts, A-20 adm. 63.04 Sq.mts, B-4 adm. 49.99 Sq.mts, B-5 adm. 49.99 Sq.mts situated at Survey No 16/5, Khata no 406, within the village limits of Karambele, Taluka Umbergaon, Dist. Valsad, Gujarat State.
CERSAI ID:	CERSAI Asset ID: 200019009615 CERSAI SI ID: 400019052103
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 26,42,000/- (Rupees Twenty-Six Lakhs Forty-Two Thousand Only)
Earnest Money Deposit (EMD):	Rs. 2,64,200/- (Rupees Two Lakhs Sixty-Four Thousand Two 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 - Intending Bidder shall do their own due diligence regarding the same.
Inspection of Properties:	On 24/07/2026 from 11.30 A.M to 12.30 P.M
Contact Person and Phone No:	Mr. Shubhdeep Banerjee, Mob No.7710042736 & Mr. Viral Doshi Mob No. 9870893185
Last date for submission of Bid:	06/08/2026 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 10/08/2026 from 11.00 a.m. to 12.00 pm.

This publication is also a Thirty (30) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors and Mortgagors under Rule 8(6) 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 www.eauctions.co.in or contact service provider LINKSTAR TECH SOLUTIONS PRIVATE LIMITED Bidder Support Nos: 9870099713, Email: admin@eauctions.co.in before submitting any bid.

AUTHORISED OFFICER

Place: Mumbai

Pegasus Assets Reconstruction Private Limited,

Date: 02.07.2026

Acting in its capacity as the Trustee of Pegasus Group Thirty-Five Trust-2

M/s. Arunaya Organics Ltd.

Plot No. D-3/26/3, GIDC Industrial Estate, Dahej,
Tal: Vagra, Dist. Bharuch, Gujarat

Environmental Clearance

It is hereby informed that M/s. Arunaya Organics Ltd. has been accorded Environmental Clearance by State Environment Impact Assessment Authority (SEIAA), Gujarat for proposed project of Synthetic Organic Chemical manufacturing at above location vide File no. SEAC/GJ/IND3/553975/190203/2026, dated 25.06.2026. Copy of the Clearance order is available on PARIVESH Portal.



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point,
Mumbai - 400021, Tel: 022-6184700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

[Appendix - IV-A] [Refer proviso to rule 8 (6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s), Guarantor(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-Five Trust-2 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Dombivli Nagari Sahakari Bank Ltd ("DNS Bank")** vide Assignment Agreement dated 31/12/2020 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all known and unknown liabilities on 10.08.2026.

The Authorized Officer of Pegasus acting in its capacity as Trustee of **Pegasus Group Thirty-Five Trust-2 (Pegasus)**, has taken possession of the below described secured assets being immovable property on 23/06/2024 under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s):	1. Mr. Kankansinh Dolatsinh Parmar (Borrower) 2. Mr. Ajitsinh Dolatsinh Parmar (Borrower) 3. Mr. Kamendra Darab Singh (Borrower) 4. Mr. Manojkumar Darab Singh (Guarantor) 5. Mr. Vinay Darab Singh (Guarantor) 6. Mr. Pradipsinh Abhesinh Chauhan (Guarantor & Mortgager) 7. Mr. Kuldeepsinh Hitendra Chauhan (Guarantor) 8. Smt. Bhartiben Abhesinh Chauhan (Guarantor & Mortgager)
Outstanding Dues for which the secured assets are being sold:	Rs. 47,92,964/- (Rupees Forty-Seven Lakh Ninety-Two Thousand Nine Hundred Sixty-Four Only) as on 20/02/2019 with further interest at the contractual rate and costs, charges and expenses incurred thereon w.e.f. 01/03/2019 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mr. Pradipsinh Abhesinh Chauhan & Smt. Bhartiben Abhesinh Chauhan All the Piece and Parcels of Property bearing N.A. Plots Nos A-16 adm. 63.04 Sq.mts, A-17 adm. 63.04 Sq.mt, A-18 adm. 63.04 Sq.mts, A-19 adm. 63.04 Sq.mts, A-20 adm. 63.04 Sq.mts, B-4 adm. 49.99 Sq.mts, B-5 adm. 49.99 Sq.mts situated at Survey No 16/5, Khala no 406, within the village limits of Karambele, Taluka Umbergaon, Dist. Valsad, Gujarat State.
CERSAI ID:	CERSAI Asset ID: 200019009615 CERSAI SI ID: 400019052103
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 26,42,000/- (Rupees Twenty-Six Lakhs Forty-Two Thousand Only)
Earnest Money Deposit (EMD):	Rs. 2,64,200/- (Rupees Two Lakhs Sixty-Four Thousand Two 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 - Intending Bidder shall do their own due diligence regarding the same.
Inspection of Properties:	On 24/07/2026 from 11.30 A.M to 12.30 P.M
Contact Person and Phone No:	Mr. Shubhodeep Banerjee, Mob No.7710042736 & Mr. Viral Doshi Mob No. 9870893185
Last date for submission of Bid:	06/08/2026 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 10/08/2026 from 11.00 am. to 12.00 pm.

This publication is also a Thirty (30) days' notice to the aforementioned Borrowers / Co-Borrowers /Guarantors and Mortgagors under Rule 8(6) 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 www.eauctions.co.in or contact service provider LINKSTAR TECH SOLUTIONS PRIVATE LIMITED Bidder Support Nos: 9870099713, Email: admin@eauctions.co.in before submitting any bid.

AUTHORISED OFFICER
Place: Mumbai
Date: 02.07.2026

Pegasus Assets Reconstruction Private Limited
Acting in its capacity as the Trustee of Pegasus Group Thirty-Five Trust-2



Government of India
Ministry of Finance
Debts Recovery Tribunal-II,
4th Floor, Bhikhubhai Chambers
Near Kochrab Ashram, Paldi,
Ahmedabad, PIN-380006

भारत सरकार
वित्त मंत्रालय
ऋण वसुली अधिकरण-II
सीसर माला, भिखुभाई चेंबर
कोचरब आश्रम के पास, पालडी,
अहमदाबाद, गुजरात

FORM NO. 22 (Earlier 62) (Regulation 35 & 36 of DRT Regulations, 2024) (See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961) READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993

E-AUCTION/SALE NOTICE
THROUGH REGD AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

RP / RC No.	102/2021	OA No.	757/2020
Certificate Holder Bank	BANK OF BARODA		
Vs			
Certificate Debtors	Kishori Mahesh Adwani		

To,
C.D No.1. Ms. Kishori Mahesh Adwani, 2-A.Naina Society, Opp.ONGC Gate, Makarpura Road, Vadodra -390009. **And/or**
Flat No.203,2nd Floor, Kishan Residency, B/h.Sub Registrar Office.Opp.JainDerasar. Akota, Vadodra.
C.D.No.2, Bharat Mahesh Adwani,
2-A.Naina Society, Opp.ONGC Gate, Makarpura Road, Vadodra-390009
The aforesaid CDs No.1 & 2 have failed to pay the outstanding dues of **Rs.33,31,231/- (Rupees Thirty three lakhs thirty one thousand two hundred thirty one only/-)** as on 16-03-2021 including interest in terms of judgment and decree dated 16-03-2021 passed in O.A.No.757/2020 (Less recovery, if any) as per my order dated 19-03-2026 the under mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction" <https://baanknet.com>

Lot No.	Description of the property	Reserve price EMD 10% or (Rounded off) (Rounded off)
1	All that piece and parcel of Residential property being Flat No.203, 2nd Floor Admeasuring 1050 sq.ft super build up in the scheme known as "Kishan Residency" constructed on the land of R.S.No.291, C.S.No. 3478,T.P.No. 1, F.P.No.311 paikse Plot No. 8,admeasuring 352 sq.mtrs situated at mouje Gam Akota, Dist. and Sub Dist. Vadodra, Gujarat ar bounded as under - On or towards East:- Flat No.201 & 202, On or towards West:-Rajkumar Society, On or towards North:- Final Plot No. 312, On or towards South:-Final Plot No. 308.	Rs.24.50 Lakhs Rs.2.45 Lakhs

Note: The EMD shall be deposited in baanknet wallet through E-auction website i.e. <https://baanknet.com> The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS/NEFT as per the details as under:

Beneficiary Bank Name	Bank of Baroda
Beneficiary Bank Address	Bob. Zonal Stressed Asset Recovery Branch, Baroda, 4th Floor,Sural Plaza Building-III, Sayajigunj, Baroda-390005
Beneficiary Account No.	58150015181869
IFSC Code	BARB0ARMSGZ

1) The bid increase amount will be Rs.10,000/-for Single lot 2) Prospective bidders may avail online training from service provider PSB Alliance (BAANKNET Auction Portal) (Tel Helpline No.-91-8291220220 and **Mr. Kashyap Patel (Mobile No.9327493060)** Helpline E-mail ID:**Support.BAANKNET@psballiance.com.** 3) Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.4)The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.5)The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry due diligence properly. 6) Schedule of auction is as under:-

SCHEDULE OF AUCTION

1	Inspection of property	23-07-2026Between 11.00 am to 2.00 pm
2	Last date for receiving bids along with earnest money and uploading documents including proof of payment made	18-08-2026 upto 05.00 pm
3	e-auction	19-08-2026 Between 12.00 PM to 01.00 PM (with auto extension clause of 03 minutes, till E-Auction ends)

(Rajesh Kumar Sharma)
RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL-II, Ahmedabad



The Mehsana Urban Co-op Bank Ltd. Mehsana
(Multi-State Scheduled Bank)

Head Office : Corporate House, Highway, Mehsana-384002. Phone No. : (02762) 257233, 257234

NOTICE TO BORROWER AND GUARANTOR
(UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)

Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in below table and classification of your account as a non-performing asset, Undersigned, Authorized Officer of The Mehsana Urban Co Operative Bank Ltd has issued Demand Notice to you, Borrower/Guarantor/Mortgagor under sub section (2) of section 13 of the SAR FAESI act, 2002 to pay in full and discharge your liabilities to the Bank which was granted to you as per detail given under. Notices were returned un served and same is required to publish in the News Papers as per provision of the Said Act. In connection with above, Notice is hereby given once again to the said Borrower/Guarantor/Mortgagor to pay entire outstanding dues with interest up to the date of payment, within 60 days from the publication of this Notice.

Sr. No	Account No. Sanction Date	Borrower Name	Guarantor Name	Sanction Amt. Rs.	NPA Date	O/S. Amt.	Intnt. up to date	Penal Intnt	Contractual Dues	Date of Notice 13(2)	Property Details
1	00245015001017 10.01.2019	Mrs. Harpreet Kaur Harpreet Singh Kaler Mr. Harpreet Singh Daljeetsingh Kaler 55, Survey No.479/1/2, Airport Road, Guru Gobind Singh Nagar, Varsamed, Kutch, Gujarat-370110 Mrs. Harpreet Kaur Harpreet Singh Kaler Plot No. 61, S.No. 394 Paiki-1, Bageshree Township-8 At- varsamed Tal:- Anjar, Kutch-370110	Mr.BijaJayeshbhai Mehta Plot No. 208/209, Bageshree Township, Near Airport, Varsamed, Kutch, Gujarat-370110	8,00,000/-	29.07.2024	4,54,920.70/-	82,858.00/- Intnt 9.50%	2,122.00/- Penal Intnt 2%	3,94,899.70/-	19.05.2026	All that N.A. residential land admeasuring area of 55.00 Sq. Mtrs. or thereabout for Plot bearing Plot No. 61, area about 55.00 Sq. Mtrs., Revenue Survey No. 394 Paiki 1, situated at Varsamed, Anjar-Kachchh, in Sub-Registration District of Anjar, and District of Kachchh, East by: 9.14 Mtrs., Wide Road, West by: Plot No. 59, North by: Plot No. 62, South by Plot No. 60.
2	00245015001561 28.11.2022	MR. RUDRESWAR GANGADHAR SUNAMUDI Plot No-72, 73 BAGESHREE TOWNSHIP 6, SURVEY NO 476 1, VARSAMED, TA ANJAR DI KACHCHH, VARSAMED, KACHCHH-370110, GUJARAT, INDIA MR. RUDRESWAR GANGADHAR SUNAMUDI Plot No. 12, S.No. 394 Paiki-1, Bageshree Township-8 At- varsamed Tal:- Anjar, Kutch-370110		14,75,000/-	29.02.2024	9,51,364.00	82,858.00/- (Intnt Time of sanction 8.85%) (Intnt present time 8.45%)	7,932.00/- Penal Intnt 2%	11,55,083.55/-	26.04.2026	Description: ALL THAT NON-AGRICULTURE RESIDENCIAL LAND AREA ADMEASURING OF 91.19 SQ. MTRS. WITH DULY CONSTRCTED FOR RESIDENTIAL PURPOSE, located at -PLOT NO. 12, REVENUE SURVEY NO. 394 PAIKI 1, BAGESHREE TOWNSHIP-8, VILLAGE VARSAMED, TALUKA ANJAR, DISTT KACHCHH GUJARAT-370110, North-PLOT NO. 13, South: GARDEN AND PARK PLOT-2, East-9.14 MTRS. ROAD KHAR, West-LAGU SURVEYNO. 392.
3	00245015001562 28.11.2022	MR. RUDRESWAR GANGADHAR SUNAMUDI Plot No-72, 73 BAGESHREE TOWNSHIP 6, SURVEY NO 476 1, VARSAMED, TA ANJAR DI KACHCHH, VARSAMED, KACHCHH-370110, GUJARAT, INDIA MR. RUDRESWAR GANGADHAR SUNAMUDI Plot No. 12, S.No. 394 Paiki-1, Bageshree Township-8 At- varsamed Tal:- Anjar, Kutch-370110		13,50,000/-	29.02.2024	8,71,066.00	2,11,930/- (Intnt Time of sanction 8.85%) (Intnt present time 8.45%)	7,436.00/- Penal Intnt 2%	10,63,436.00/-	26.04.2026	Description: ALL THAT NON-AGRICULTURE RESIDENCIAL LAND ADMEASURING AREA OF 55.82 SQ. MTRS. WITH DULY CONSTRUCTED FOR RESIDENTIAL PURPOSE, located at -PLOT NO. 13, REVENUE SURVEY NO. 394 PAIKI 1, BAGESHREE TOWNSHIP-8, VILLAGE VARSAMED, TALUKA ANJAR, DISTT KACHCHH GUJARAT-370110, North-PLOT NO. 14, South-PLOT NO. 12, East-9.14 MTRS. ROAD, West-LAGU SURVEYNO. 392.
4	00245015001378 13.05.2021	Mrs. Gouri Rudreshwar Sunamudi Mr. Rudreswar Gangadhar Sunamudi 72 73 BAGESHREE TOWNSHIP 6, SURVEY NO 476 1 VARSAMED, TA ANJAR DI KACHCHH, VARSAMED, KACHCHH-370110, GUJARAT, INDIA Mrs. Gouri Rudreshwar Sunamudi Plot No. 15, S.No. 394 Paiki-1, Bageshree Township-8 At- varsamed Tal:- Anjar, Kutch-370110		8,34,000/-	25.02.2024	3,50,035.00/-	78,079.00/- Intnt 8.25%	4,302.00/- Penal Intnt 2%	4,29,219.42/-	16.04.2026	PLOT NO. 15, BAGESHREE TOWNSHIP-8, REVENUE SURVEY NO. 394/1, AREA ABOUT 59.04 SQ. MTRS., LOCATED AT VILLAGE: VARSAMED, TALUKA-ANJAR, DISTT: KUTCH-GUJARAT-370110 North - PLOT No. 16, South - PLOT No. 14, East - 9.14 MT. Road, West - 2.50 MT. Open Land.
5	00245015001386 13.05.2021	Mrs. Gouri Rudreshwar Sunamudi Mr. Rudreswar Gangadhar Sunamudi 72 73 BAGESHREE TOWNSHIP 6, SURVEY NO 476 1 VARSAMED, TA ANJAR DI KACHCHH, VARSAMED, KACHCHH-370110, GUJARAT, INDIA Mrs. Gouri Rudreshwar Sunamudi Plot No. 15, S.No. 394 Paiki-1, Bageshree Township-8 At- varsamed Tal:- Anjar, Kutch-370110		8,12,000/-	25.02.2024	3,38,016.00/-	74,287.00/- Intnt 8.25%	16,667.00/- Penal Intnt 2%	4,09,612.00/-	16.04.2026	PLOT NO- 14, BAGESHREE TOWNSHIP-8, REVENUE SURVEY NO. 394 Paiki-1, AREA ABOUT 57.44 SQ. MTRS., LOCATED AT VILLAGE: VARSAMED, TALUKA-ANJAR, DISTT: KUTCH-GUJARAT-370110. North - PLOT No. 15, South: PLOT No. 13, East-9.14 MT. ROAD, West: LAGU SURVEY 392 PR. NA

1.We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.
2. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

Gandhidham
Date : 30.06.2026

Authorized Officer

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Regd. Office : Edelweiss House, 1st Floor Off CST Road, Kalina, Mumbai 400098.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 (6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")
The financial facilities of Various Selling Institutions mentioned below (hereinafter referred to as "Assignor") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustees of various trustees mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.
Notice of 15/30 days is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer (AO) will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

Loan Account No/Selling Institution	Borrower /Co-borrower/ Guarantor/Mortgagor name	Trust Name	Total Outstanding Dues INR	Reserve Price (INR)	Earnest Money Deposit (EMD) in INR	Date & Time of Auction	Type of Possession
1080771 / HDBFSL	Arvindkumar Shivkumar Pandey (Borrower) Usha Arvind Pandey (Co-Borrower)	EARC Trust SC - 410	Rs. 36,67,805.21/- as on 25.06.2026	Rs. 7,40,000/-	Rs. 74,000/-	04-08-2026 at 11:00 AM	Physical possession

Property Description: All that piece and parcel of the land known and described as Plot No. 325 Admeasuring About 62.65 Sq. Mtrs Comprised in Survey No. 67/1 Known As 'Royal Park-1' Situated in Village Shinai, Tal. Gandhidham In The Sub-Registration District of Gandhidham, Registration District Of Kutch and **Bounded as below:** North : Plot No. 326, South : Internal Road, East : Internal Road, West : Plot No. 348

849205 / HDBFSL	Aaina Albums ("Borrower") Mayadevi Mahendra Sain, Sushiladevi Noratmal Sen, Mahendra Noratmal Sen & Noratmal Pukhraj Sen (Co-Borrowers)	EARC Trust SC-410	Rs. 44,62,464.25/- as on 25.06.2026	Rs. 8,65,000.00/-	Rs. 86,500.00/-	04-08-2026 at 11:30 AM	Physical possession
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Property Description: House Property Constructed Upon Non-Agriculture Freehold Plot For Residential Purpose Bearing Plot No. 98, Admeasuring About 98.00 Sq Mtrs Constructed Thereupon "Om Residency-5", in R.S. No. 134, Situated At Village Meghpar Borichi, Taluka Anjar, Dist. Kachchh, In The Registration District Of Kachchh And Sub-District At Anjar. And **Bounded As Under:** North : Plot No. 97, South : Plot No. 99, East : Plot No. 107, West : 9.14 Mtrs Wide Road

'SHLHSRAT0001868' / Truhome Finance Limited	Modi Bhavin Maheshbhai (Borrower) & Jayshree Rakeshbhai Nayaka (Co Borrower)	EARC Trust SC-473	Rs. 25,35,949.52/- as on 29.06.2026	Rs. 13,50,000/-	Rs. 1,35,000/-	04-08-2026 at 12:00 PM	Physical possession
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Property Description: All right title and interest in Flat No.368 on 3rd Floor, admeasuring about 1160 Sq.Fts. i.e. 107.80 sq.mtrs. Super built up area & 71.75 sq. mtrs. Built Up area, togetherwith undivided share in underneath land in Building No.B-10, Situated in the housing project "Raj Abhishek City Homes" over the land admeasuring 39427 sq. mtrs. Situated on west side and forming part of existing New Block No.14, Situated at Village : Pardi-Kande, Taluka Choryasi, Dist. Surat. **Boundaries of the property:-** East: Flat No.B-11 West:- Flat No.367 North:- Flat No.369 South:- COP & Mezzanine Land

620449703 / HDFC Bank Ltd.	Mr. Bhatt Dipesh Virendra (Borrower) Mrs. Bhatt Gishma Dipesh (Co-Borrower)	EARC Trust SC-469	Rs. 33,06,710.69/- as on 29.06.2026	Rs. 29,65,000/-	Rs. 2,96,500/-	04-08-2026 at 12:30 PM	Physical possession
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Property Description: All that part and parcel of Property, Situated in District Anand, Sub-District Anand, Moje Gam V. V. Nagar, Anand, Duplex - A-18, Ananda Residency, S.No (RS2271), B/H Surya Villa, Vinukaka Marg, Bakrol Road, V. V. Nagar,Anand, District Anand - 380001. **Boundary as under:** - On or Towards East By Society Road, On or Towards West By House No A-19, On or Towards North By Society Common Plot, On or Towards South By House No B-17

AFH009800785764, AFH009801397119 / Yes Bank Limited.	Dhokiya Mitesh Dhirajlal (Borrower), Pushpababen Dhirajlal Dhokiya (Co-Borrower), Bhaveshkumar Dhirajlal Dhokiya (Guarantor)	EARC Trust SC-471	For LAN no AFH009800785764 Rs. 33,01,765.99/- For LAN no AFH009801397119 Rs. 5,87,889.80/- as on 29.06.2026	Rs. 16,50,000/-	Rs. 1,65,000/-	20-07-2026 at 11:00 AM	Physical possession
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Property Description: All the piece and parcel of Property Bearing Flat No.604 admeasuring 36.70 sq.mtrs carpet area and 46.98 sq.mtrs super build up all area in the building known as "City Serenity" Wing - A, situated on Revenue survey no.160/1 P, F.P No.15 in the village Raiya-2 Registration Sub District and District Rajkot. and **bounded as under:** North : Passage, South : Flat No. 603, East: Passage, West : Open Space

7625000 / HDBFS	Mr. Dilip D Desai (Borrower), Mrs. Kantaben Dilipbhai Desai (Co-Borrower)	EARC-TRUST-SC-483	Rs. 26,61,061.09/- as on 29.06.2026	Rs. 14,00,000/-	Rs. 1,40,000/-	20-07-2026 at 11:00 AM	Physical possession
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Property Description: (All that piece and parcel of immovable property being Plot Bearing No. 46, Payal Park, T. B. Three Rasta, Patan: 384265 And Said Property Situated At Consisting Residential House Constructed On Plot Bearing No. 46 Admeasuring 80.75 Sq. Mts Out Of R.S. No. 229/1 Paiki And 230 Paiki Patan City Survey No. 525 Paiki And 528 Paiki Of Sheet No. 167, Final Plot No. 16 & 17, T.P. Scheme No.1, Muni. C. S. No. 11/11/17/4/2/50 Of Gungadipati Sim Situated In "Payalpark" Society, Patan Ta & Dist: Patan And **Bounded As Follows:** On North: Plot No. 39, On South: Internal Road, On East: Plot No.45, On West: Plot No.47

'SHLHVDDR0010320' / Truhome Finance Limited	1. Solanki Amisha Rajeshbhai (Borrower) 2. Vaghela Darshan Gopalbhai (Co-Borrower)	EARC Trust SC-473	Rs. 20,12,149.49/- as on 29.06.2026	Rs. 11,00,000/-	Rs. 1,10,000/-	20-07-2026 at 11:30 AM	Physical possession
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Property Description: Shree Siddheshwar Hillstone Flat No. 204 of Tower-G Super Built Dist- Vadodra. **Boundaries-** East- By Common Stairs, Passage, West- By Common Road On Gorund Floor, North- By Flat No. F- 203 Of Building F, South- By Flat No. G-203 Of Building G City ,Vadodra State ,Gujarat Pincode :390022.

Loan Account No/Selling Institution	Borrower /Co-borrower/ Guarantor/Mortgagor name	Trust Name	Total Outstanding Dues INR	Reserve Price (INR)	Earnest Money Deposit (EMD) in INR	Date & Time of Auction	Type of Possession
9001060114 039909 / AUSFB	Rohit Kailash Rathod (Borrower) & Smt. Niruben Kailash Rathod (Co-Borrower) & Kailash Bhikhal Rathod (Co-Borrower)	EARC-TRUST-SC-379	Rs. 54,75,133.96/- as on 29.06.2026	Rs. 15,00,000/-	Rs. 1,50,000/-	20-07-2026 at 12.00 PM	Physical possession

Property Description: CS No. 618, Ward No. 2, TP Scheme No. 2, FP Shop No. 618, At Vill.-Bhuj, Ta.-Bhuj, Dist.-Kutch, Gujarat Admeasuring 12.78 Sq. Mtr. **Owned By Kailash Bhikhal Rathod, Which is Having Four Boundaries:** - East : Shop And Window, West : Road, North: Shop Of Thacker Valji Premji, South: Open Land.

AFH009800555506 / Yes Bank Ltd	Vithalbhai Kanjibhai Bhuva & Ushabsen Vithalbhai Bhuva	EARC-TRUST-SC-471	Rs. 24,71,981.45/- as on 29.06.2026	Rs. 12,50,000/-	Rs. 1,25,000/-	20-07-2026 at 12:30 PM	Physical possession
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Property Description: Flat No. 102 1st Floor "Radhe Krushna Apartment" Plot No. 58 "Yagarajinar-1" Lying And Situated At Revenue Survey No. 12 Paiki Admeasuring 10 Guntha Of Moje Village Madhapar Registration Sub District And District Rajkot.

'AFH000700615541' / Yes Bank Ltd	Sunil Kumar Gautam (Borrower) & Moni Devi Sunilkumar (Co Borrower)	EARC-TRUST-SC-471	Rs. 35,20,405.90/- as on 29.06.2026	Rs. 12,50,000/-	Rs. 1,25,000/-	20-07-2026 at 1:00 PM	Physical possession
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Property Description: All the Part and parcel of Flat No. 502, Fifth Floor, Block No. B, Carpet area admeasuring about 51-59 Sq. Mtrs (Carpet area as per the rules and regulation of Real Estate Regulation and Development Act-2016), Scheme Known as Shivkrupa Residency, situated at Revenue Survey No. 1269, T.P. Scheme No. 128, F.P. No. 256, in the Sim and Taluka of Vatva, in the Registration District & Sub District of Ahmedabad-11(Aslali) and **bounded as under and bounded as under.** East - Stair, North - Flat No. B-505, West- Flat No. B-503, South - Road

AFH000700708102/ Yes Bank Ltd	Chandrabhan Karansingh Yadav (Borrower) & Jhabbu Singh Karan Singh (Co Borrower)	EARC-TRUST-SC-471	Rs. 18,82,099.21/- as on 29.06.2026	Rs. 9,00,000/-	Rs. 90,000/-	20-07-2026 at 2:30 PM	Physical possession
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Property Description: All the part and parcel of Flat No.105, Fifth Floor, Block No.D. Carpet area admeasuring about 35.08 Sq.Mtrs., Undivided proportionate area admeasuring 15.29 Sq.Mtrs., Scheme Knows as "Shivkrupa Residency", Survey No. 1269, T.P. Scheme No.128, F.P.No. 256, in the Sim of Taluka Vatva, Sub Dist. Ahmedabad Vibhag-11(Aslali) Registration District Ahmedabad and **bounded as under.** - East : Open Space, West: Flat No D - 101, North: Flat No D - 103, South : Flat No D - 106.

SHLHAHMD0002847 / Truhome Finance Ltd.	1. Sunil Kumar Pravinbhai Makwana (Borrower) 2. Vaghela Tejal Maganbhai (Co-Borrower)	EARC Trust SC - 473	Rs. 30,25,999.42/- as on 29.06.2026	Rs. 11,05,000/-	Rs. 1,10,500/-	20-07-2026 at 3:00 PM	Physical possession
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Property Description: All that right, title and interest of immovable property bearing Flat No.A/11, on 2nd Floor, admeasuring about 65.12 Sq.Mtrs. Construction area in the scheme of Punit Sabarmati Co. Operative Housing Society Limited known as "Punit Nagar Flat", situated at Mouje: Ranip, Ta. Sabarm



Pegasus Assets Reconstruction Pvt. Ltd.,
55-56, 5th Floor, Free Press House,
Nariman Point, Mumbai - 400 021.
Ph. : 022-6188 4700
email : sys@pegasus-arc.com
URL : www.pegasus-arc.com

Account: Mr. Kanaksinh Dolatsinh Parmar

Trust: Pegasus Group Thirty-Five Trust-2

PROPERTY DESCRIPTION

All the Piece and Parcels of Property bearing N.A. Plots Nos A-16 adm. 63.04 Sq.mts, A-17 adm. 63.04 Sq.mt, A-18 adm. 63.04 Sq.mts, A-19 adm. 63.04 Sq.mts, A-20 adm. 63.04 Sq.mts, B-4 adm. 49.99 Sq.mts, B-5 adm. 49.99 Sq.mts situated at Survey No 16/5, Khata no 406, within the village limits of Karambele, Taluka Umbergaon, Dist. Valsad, Gujarat State

Mortgaged by: Mr. Pradipsinh Abhesinh Chauhan & Smt. Bhartiben Abhesinh Chuhan

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website www.eauctions.co.in on **10.08.2026** for the mortgaged property mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am. to 12:00 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: Other unknown
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/Email 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 **06.08.2026** till **04.00 p.m.** Email address: 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. 26,42,000/- (Rupees Twenty-Six Lakhs Forty-Two Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 2,64,200/- (Rupees Two Lakhs Sixty-Four Thousand Two Hundred Only).**
18. Last date for submission of bid is **06.08.2026 before 04:00 pm** and the Auction is scheduled on **10.08.2026 from 11.00 am. to 12.00 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 Five Trust 2, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 016011101645657, A/c Name: Pegasus Group Thirty Five Trust 2, Bank Name: DOMBIVLI NAGARI SAHAKARI BANK LIMITED, Branch Address- Fort, Mumbai IFSC Code: DNSB0000016 MICR Code 400235016**
20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs 50,000/- (Rupees Fifty Thousand Only)**.
21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing,



both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**

25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
 - Notarized copy on Rs.500 stamp paper to be provided for Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
 - Notarized copy on Rs.500 stamp paper to be provided for Source of fund declaration by bidders.
 - 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. 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. Shubhdeep Banerjee, Sr. Manager, Mob No.7710042736.
31. This publication is also 30 (Thirty) days' notice to the aforementioned borrowers/co-borrowers/mortgagors under Rule 8 (6) 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

Pegasus Assets Reconstruction Private Limited

(Acting in its capacity as the Trustee of the Pegasus Group Thirty-Three Trust – I)

Place: Mumbai

Date: 02.07.2026

- 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

DETAILS OF BIDDER – FILL All IN CAPITAL LETTER**Name(s) of Bidder (in Capital)**[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

_____ / _____ / _____

[illegible]

7

9

Date of Remittance

____/____/____

[illegible][illegible]

Provide the names of the companies where appointed as a Director

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

On Rs. 500/- Stamp paper and notarized

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/2026

Borrower: Kanaksinh Dolatsinh Parmar

Property Description:

All the Piece and Parcels of Property bearing N.A. Plots Nos A-16 adm. 63.04 Sq.mts, A-17 adm. 63.04 Sq.mt, A-18 adm. 63.04 Sq.mts, A-19 adm. 63.04 Sq.mts, A-20 adm. 63.04 Sq.mts, B-4 adm. 49.99 Sq.mts, B-5 adm. 49.99 Sq.mts situated at Survey No 16/5, Khata no 406, within the village limits of Karambele, Taluka Umbergaon, Dist. Valsad, Gujarat State

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 offeror/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

I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **10.08.2026** in the matter of **Mr. Kanaksinh Dolatsinh Parmar**

- a. 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.

1.Signature: _____

Name:

Add:_____

E-Mail ID: _____

2.Signature: _____

Name:

Add:_____

E-Mail ID: _____

3.Signature: _____

Name:

Add:_____

E-Mail ID: _____

4.Signature: _____

Name:

Add:_____

E-Mail ID: _____

On Rs. 500/- Stamp paper and notarized

Affidavit cum Declaration

Property for which bid submitted ("Property"): All the Piece and Parcels of Property bearing N.A. Plots Nos **A-16** adm. 63.04 Sq.mts, **A-17** adm. 63.04 Sq.mt, **A-18** adm. 63.04 Sq.mts, **A-19** adm. 63.04 Sq.mts, **A-20** adm. 63.04 Sq.mts, **B-4** adm. 49.99 Sq.mts, **B-5** adm. 49.99 Sq.mts situated at Survey No 16/5, Khata no 406, within the village limits of Karambele, Taluka Umbergaon, Dist. Valsad, Gujarat State

Mortgagor of the Property ("Mortgagor"): Mr. Pradipsinh Abhesinh Chauhan & Smt. Bhartiben Abhesinh Chuhan

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

- a) Mr. Kanaksinh Dolatsinh Parmar (Borrower)
- b) Mr. Ajitsinh Dolatsinh Parmar (Borrower)
- c) Mr. Kamendra Darab Singh (Borrower)
- d) Mr. Manojkumar Darab Singh (Guarantor)
- e) Mr. Vinay Darab Singh (Guarantor)
- f) Mr. Pradipsinh Abhesinh Chauhan (Guarantor & Mortgager)
- g) Mr. Kuldeepsinh Hitendra Chuhan (Guarantor)
- h) Smt. Bhartiben Abhesinh Chuhan (Guarantor & Mortgager)

1) I/We, _____ S/o _____, R/o: C/o, _____

2) I/We, _____ S/o _____, R/o: C/o, _____

3) I/We, _____ S/o _____, R/o: C/o, _____

4) I/We, _____ S/o _____, R/o: C/o, _____

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

1) I/We, _____ S/o _____, R/o: C/o, _____

2) I/We, _____ S/o _____, R/o: C/o, _____

3) I/We, _____ S/o _____, R/o: C/o, _____

On Rs. 500/- Stamp paper and notarized

4) I/We, _____ S/o _____, R/o: C/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 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 _____ S/o _____
I/We _____ S/o _____
I/We _____ S/o _____
I/We _____ S/o _____

is/are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus Group Thirty-Five Trust-2**

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

On Rs. 500/- Stamp paper and notarized

1.Signature: _____

Name:

Deponent

2.Signature: _____

Name:

Deponent

1.Signature: _____

Name:

Deponent

2.Signature: _____

Name:

Deponent

Verification

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

1.Signature: _____

Name:

Deponent

2.Signature: _____

Name:

Deponent

1.Signature: _____

Name:

Deponent

2.Signature: _____

Name:

Deponent

From:

Mr. _____,

Add: _____,

_____,

Date: _____

To,

Pegasus Assets Reconstruction Private Limited

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

Nariman Point,

Mumbai – 400 021

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: _____