



PEGASUS

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56, 5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel:- -022-61884700

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

PUBLIC NOTICE FOR SALE BY E-AUCTION

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) r/w 9(1) 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 asset being movable & immovable properties mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Three Trust I (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Apna Sahakari Bank Ltd vide Assignment Agreement dated 27/03/2018 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities on 31.07.2026.

The Authorised Officer of Pegasus received the keys & possession of the mortgaged/hypothecated properties mentioned below from the **Official Assignee Ms. C. J. Bhatt, High Court, Bombay** on 14/09/2023 in accordance with a common order dated August 25, 2023, passed by the Hon'ble High Court of Judicature at Bombay in its Insolvency Jurisdiction in Notice of Motion Nos. 2, 3, & 4 of 2022 In Insolvency Petition Nos. 20, 21, & 22 of 2018 respectively.

The details of E-Auction are as follows:

Name of the Borrower(s) and Guarantor(s)/ Mortgagor(s):	1. M/s. L.G. Systems (Partnership firm) & M/s. Jinal Plastics Pvt. Ltd. (Borrower) 2. Mr. Kirit Mansukhlal Ganatra (Partner) (Deceased) 3. Mrs. Mala Kirit Ganatra (Partner & Guarantor) 4. Mr. Mansukhlal H. Ganatra (Partner, Guarantor & Mortgagor) 5. M/s. Jinal Plastics Pvt. Ltd. (Guarantor) 6. M/s. M.K. Plastics (Partner & Guarantor) 7. M/s. Delta Plastics (Mortgagor & Guarantor)
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Outstanding Dues for which the secured assets are being sold:	Outstanding Dues for which the secured assets are being sold: Rs. 18,70,58,902/- (Rupees Eighteen Crores Seventy Lakhs Fifty-Eight Thousand Nine Hundred and Two Only) as on 30/12/2018 together with further interest, costs, charges and expenses thereon w.e.f. 31/12/2018 till the date of payment and realization.
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Details of Secured Asset being Immovable and Movable Properties which is being sold	Property Owned & Mortgaged by:- - M/s. Jinal Plastics Pvt. Ltd, M/s. M. K. Plastics & M/S. LG Systems Lot No. 1 All that piece and parcel of Plot No 1, 2 & 9, total Plot area adm 1912 Sq. Mtrs i.e. 20580 Sqft along with building constructed thereon in Rucha Industrial Complex, Gut No. 300 & 306, situated at Village Lahe, Taluka Shahapur, District-Thane along with Plant and Machinery at Plot No 1, 2 & 9 Shahapur. Google Location: 19.542851, 73.357100 Lot No. 2 Plant and Machinery at Plot No 1, 2 & 9 in Rucha Industrial Complex, Gut No. 300 & 306, situated at Village Lahe, Taluka Shahapur, District-Thane.
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CERSAI ID:	Asset ID: Plot No.1: 200019589515 Plot No.2: 200019587936 Plot No.9: 200019592981 Security ID: Plot No.1: 400019632553 Plot No.2: 400019630970 Plot No.9: 400019636031
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Reserve Price below which the Secured Asset will not be sold.(in Rs.):	Lot 1 – Rs. 1,23,17,000/- (Rupees One Crore Twenty-Three Lakhs Seventeen Thousand Only) plus applicable GST on Plant & Machinery Lot 2 – Rs. 28,22,000/- (Rupees Twenty-Eight Lakh Twenty-Two Thousand Only) plus applicable GST
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Earnest Money Deposit (EMD):	Lot 1 – Rs. 12,31,700/- (Rupees Twelve Lakh Thirty-One Thousand Seven Hundred Only) Lot 2 – Rs. 2,82,200/- (Rupees Two Lakh Eighty-Two Thousand Two Hundred Only)
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Terms & Conditions	1. GST, as applicable, on the sale of Plant & Machinery (P&M) shall be borne by the successful bidder and shall be payable over and above the Reserve Price. 2. The sale shall be conducted in two lots: a. Lot 1: Land & Building together with Plant & Machinery; and b. Lot 2: Plant & Machinery only. 3. Preference shall be accorded to bidders submitting bids for Lot 1. Under no circumstances shall the Land & Building be sold separately. In the event any valid bid is received for Lot 1, no bid for Lot 2 (Plant & Machinery only) shall be considered or accepted. Participation in the auction shall be deemed to constitute the bidder's unconditional acceptance of these terms and conditions. 4. Please refer the Auction Bid Document (Auction Binder) for the other Terms & Conditions of this auction sale.
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Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Lot No. 1 - Electricity Bill – 47,812/- Intending Bidder shall do their own due diligence regarding any claims.
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Inspection of Properties:	On 17/07/2026 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:	29/07/2026 till 4:00 pm
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Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 31/07/2026 from 11.00 a.m. to 12.00 pm.
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This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers /Guarantors and Mortgagors under Rule 8(6) r/w 9(1) 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.**

Place: Mumbai Date: 08.07.2026	AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limited Acting in its capacity as the Trustee of Pegasus Group Thirty-Three Trust 1
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बैंक ऑफ बड़ौदा
Bank of Baroda

Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg, Ballard Estate, Mumbai-400001. Phone: 022-43683803, 43683808. Email: armomb@bankofbaroda.co.in

Sale Notice For Sale Of Immovable Properties
"APPENDIX-IV-A [See proviso to Rule 8 (6), and 9(1)]"

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6), and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged/charged/Hypothecated to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" for recovery of dues of secured creditor's below mentioned accounts/. The details of Borrower/s/Director/s/Mortgagor/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr/ Lot No.	Name & Address of Borrowers / Director/s /Guarantor/s/ Corporate Guarantor/s/ Mortgagor/s	Description of the immovable and movable property with known encumbrances, if any	Total Dues	1. Date of e-Auction 2. Time of E-auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	M/s Stellar Marine Foods (Borrower) a) Basement – 7, Keshava Building, Bandra Kuria Complex, Bandra East, Mumbai – 400051 b) Chandreshwar Bhuvan, 1st floor, Dr. B. Ambedkar Road, Near Vodafone Store, Sion (w) Mumbai 400022. Mr. Jayant S Mirani (Proprietor) c) Flat No. 5, Sahakar Building, Plot No. 34, Nutan Laxmi CHS, N S Road No. 10, Vile Parle West, Mumbai – 400049 b) 510, Keshava Building Bandra Kuria Complex, Bandra East, Mumbai – 400051 M/s Nikom Pharmaceutical Pvt Ltd (Guarantor) 510, Keshava Building Bandra Kuria Complex, Bandra East, Mumbai – 400051	i) Property of Equitable Mortgage of Unit No.801, 8th Floor, admeasuring 1970 sq ft (Built up area), together with terrace admeasuring 4600 sq ft on 8th Floor, together with basement unit No. 6 admeasuring 500 sq ft in basement partly used as storage and partly as car parking in the building known as "Keshava" belonging to Keshava commercial Premises Co-operative Society Ltd. (Soc. Reg.No. WHE/GNL, 522 dated 18.05.1989), Plot no C-5, CTS No 8 Village Parighakar, Survey No.4, of Village Parighakar, situated, lying and being at Bandra Kuria Complex, Bandra (E) Mumbai- 400 051, standing in the name of M/s Nikom Pharmaceutical Pvt.Ltd. ii) Property of Equitable Mortgage of Unit No. 7, admeasuring 596 sq ft in basement in the building known as "Keshava" belonging to Keshava commercial Premises Co-operative Society Ltd. (Soc. Reg.No. WHE/GNL, 522 dated 18.05.1989), Plot no C-5, CTS No 8 village Parighakar, Survey No.4, of Village Parighakar, situated, lying and being at Bandra Kuria Complex, Bandra (E) Mumbai- 400 051, standing in the name of M/s Nikom Pharmaceutical Pvt.Ltd iii) Property of Equitable Mortgage of Unit No.2, admeasuring 1535 sq ft built up in basement in the building known as "Keshava" belonging to Keshava commercial Premises Co-operative Society Ltd. (Soc. Reg.No. WHE/GNL, 522 dated 18.05.1989), Plot no C-5, CTS No 8 village Parighakar, Survey No.4, of Village Parighakar, situated, lying and being at Bandra Kuria Complex, Bandra (E) Mumbai- 400 051, standing in the name of M/s Nikom Pharmaceutical Pvt.Ltd Encumbrance known to bank: Nil	Total dues- Rs. 21,15,08,138/- as on 14.02.2024 plus Legal Charges, Other Charges Plus subsequent interest/coast thereon	1) 30.07.2026 2) 1400 Hrs to 1800 Hrs	1)Rs. 19,92,00,000/- 2) Rs. 1,99,20,000/- 3) Rs. 2,00,000/-	Physical	15.07.2026 And 11.00 AM to 01.00 PM

* For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on Tel.No.022-43683803-10 Mobile No. 9975933464

Date: 07.07.2026
Place: Mumbai



Sd/-
Authorised Officer
Bank of Baroda



भारतीय स्टेट बैंक
State Bank of India

Home Loan Centre Belapur
CSD Belapur Railway Station Complex, Tower No. 4, 5th Floor, CSD Belapur, Navi Mumbai - 400614

[Rule 8(1)] POSSESSION NOTICE [for Immovable Property]

Whereas, The undersigned being the Authorised Officer of the State Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued **Demand Notice dated 27.03.2026** calling upon the Borrower to **Mrs. Chandni Sinnhaa, Home Loan A/c No. 41387230915** to repay the amount mentioned in the notices aggregating **Rs.90,55,758/- (Rupees Ninety Lacs Fifty Five Thousand Seven Hundred Fifty Eight Only)** as on **27.03.2026** with further interest, incidental expenses, Costs, Charges to be incurred within 60 days from the date of receipt of the said notice. The borrower and guarantors having failed to repay the amount, notice is hereby given to the borrower/guarantors and the public in general that the undersigned has taken **Symbolic Possession** of property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 9 of the said rules on the **3rd day of the year 2026**.

The borrower/guarantors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the State Bank of India for an amount of **Rs.90,55,758/-** as on **27.03.2026** and further interest, costs, etc. thereon less credits if any. The Borrower's attention is invited to provisions of Section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immovable Property:
Flat No. 103 & 104, 1st Floor, D-5, Rutu Estate CHS, Near Hiranandani Estate, Patlipada Thane West, Thane-400607.
Date: 03.07.2026
Place: Thane

Authorised Officer
State Bank of India

IN THE COURT OF THE JOINT MAMLATDAR-III OF BARDEZ, AT MAPUSA

Case No. JM-III/MND/PUR/PDF/10/2025

(1) Shital Shabi Chodankar alias Sheetal Shabi Chodankar. (2) Pundalik Shabi Chodankar. (3) Sumitra Pundalik Chodankar. All R/o. H. No. 16 (Old), 18 (New), Britona Penha De Franca, Bardez Goa....**Applicants** V/S (1) Shri Shripad Ramchandra Sinai Ratabol, R/o. H. No. Not Known, Matovaddo, Britona Bardez Goa. (2) Shri Mangesh Atmaram Walke, R/o. H. No. Not Known, Opposite Casa Britona Near Char Manas, Salvador Do Mundo, Britona Bardez. (3) Shri Prakash Atmaram Walke, R/o. H. No. Not Known, Ground Floor Rampath Apartments, Behind Bank of India, Porvorn, Bardez Goa. (4) Shri Suresh Atmaram Walke, R/o. H. No. 67/2, Sakrupa Silar Bhat, Nagueshi, Bandora Ponda Goa. (5) Shri Bhaskar Sadanand Walke, R/o. H. No. Not Known, Percol I. C. Colony, Boravalli (West), Mumbai. (6) Shri Arvind Dhananjay Subrai Walke, R/o. H. No. 540/2, Monte De Guirim Bardez Goa. (7) Shri Santosh Pravin Walke, (8) Shri Sandeep Pravin Walke, Both R/o. G. Ruby Terrace 2nd Floor, Dr. Ambedkar Road, Parel Bombay 401012. (9) Smt. Amita Karekar, R/o. H. No. Not Known, Opposite Municipal Library, Mapusa, Bardez Goa....**Opponents**

PUBLIC NOTICE

To, **The Opponent**, Whereas the above applicant has made an application dated 25/04/2025 in this Court under the provision of Sub-Section 1, Section 16 of Goa Daman and Diu Mundkar (Protection from Eviction) Act 1975 for the purchase of dwelling house No. 16 (old) and 18 (New) located at Sy. No. 193/1 of Village Penha De Franca Bardez Taluka under the provision of the said Act.

And whereas the applicant by application dated **02/07/2026** informed that the notice issued to the opponent returned unserved with remarks **"Party left / Party expired / Door locked / Incomplete Address / Not Known"** and that he does not know any other address/legal heirs of the opponents and it is therefore prayed for substitute service to the said opponent by way of publication in daily newspaper.

And whereas this Court is satisfied that this is a fit case for ordering such service.

Now therefore, notice is hereby given to you under Order V of Rule 20(1)A of the C.P.C. 1908 to appear before this Court either in person or by duly authorization on **08/08/2026 at 10.30 AM** to answer the claim.

Take notice that, in default of your appearance as aforesaid on the date and time mentioned above, the application will be heard and determined in your absence.

Given under my hand and the Seal of this Court on this 6th day of July, 2026.

Sd/-
(**Jenisa Pereira**)
Joint Mamlatdar – III of Bardez
Mapusa – Goa



GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
4th Floor, Main Building, Mantralaya, Mumbai-400032.
Dated :- 25th June, 2026.
CORRIGENDUM
Read:- Government Notice No. TPS-1225/452/C.R.60/25/EP/ UD-12, dated 16/4/2026.

No. TPS-1226/697/C.R.63/26/EP /Corrigendum/UD-12

Whereas, in exercise of the powers conferred under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"), the Government in Urban Development Department has sanctioned the Draft Development Plan of Mira-Bhayander party vide Notification No.TPS-1225/452/ C.R.60/25/SM/UD-12, dated 16/4/2026, and republished the substantial nature of modifications as Excluded Part (EP-1 to EP-164) vide Notice No. TPS-1225/452/ C.R.60/25/EP/UD-12, dated 16/4/2026 (hereinafter referred to as the said notice)" for inviting suggestions and / or objections in respect of the said Excluded Part;

And whereas, it is observed that some errors are needed to be corrected in accordance with the Government approval and for that purpose it is necessary to issue corrigendum for the same;

Now, therefore, Government issues this corrigendum more specifically described in the Schedule attached with this Corrigendum.

2. This Corrigendum shall be kept for inspection of the general public during office hours on all working days in the office of the Joint Director of Town Planning, Konkan division, Konkan Bhavan, Navi Mumbai, the Commissioner, Mira-Bhayander Municipal Corporation and the Assistant Director of Town Planning, Thane Branch, Thane for the period of one month.

3. This Corrigendum is also available on the Government website www.maharashtra.gov.in (Acts/Rules)

By order and in the name of the Governor of Maharashtra.

SCHEDULE
Accompaniment to the Government in Urban Development Department's Corrigendum
No. TPS-1226/697/CR-63/26/UD-12, dated- 25th June, 2026.

Sr. No.	Excluded Part	Modification	Instead of	Read as				
			Proposal as published under section 26 of the MR&TP Act, 1966.	Proposal submitted to the Government under section 30 of the MR&TP Act, 1966.	Modification of substantial nature published by the Government under section 31(1) of the MR&TP Act, 1966.	Proposal as published under section 26 of the MR&TP Act, 1966.	Proposal submitted to the Government under section 30 of the MR&TP Act, 1966.	Modification of substantial nature published by the Government under section 31(1) of the MR&TP Act, 1966.
1	2	3	4	5	6	4	5	6
153	EP-153	-	Reservation No. 194- Parking	Reservation No.194- Parking	It is proposed to be Reservation No.194- parking is deleted and included in Residential Zone and Reservation No.193-Municipal Market is redesignated as Reservation No.193- Municipal Market and parking as shown on plan.	Reservation No.255- -Parking	Reservation No. 255- Parking	It is proposed that Reservation No. 255- parking is deleted and included in Residential Zone and Reservation No.193- Municipal Market is redesignated as Reservation No.193- Municipal Market and parking as shown on plan.

DGIPR 2026-27/1546



LIC HOUSING FINANCE LTD

LIC HOUSING FINANCE LIMITED

Jeevan Prakash, 4th Floor, Sir P.M.Road, Fort, Mumbai-400001.

E AUCTION
SALE NOTICE

WHEREAS the undersigned being the Authorized Officer of LIC Housing Finance Ltd (LIC HFL), under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors/Guarantors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrowers/Mortgagors/Guarantors having failed to repay the said due amount, the undersigned has taken PHYSICAL POSSESSION(P) in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8.

This notice is hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s) that the below described immovable property have been mortgaged to the LIC HFL, the **Physical Possession** of which has been taken by the Authorised Officer of LIC HFL will be sold on "As is where is", "As is what is", and "Whatever there is" & without any recourse basis on **23/07/2026**, as per the brief particulars given here under.

Note: Successful Bidder shall at their own cost and responsibility .pay all outstanding dues including society dues, builder dues, taxes, maintenance, statutory dues, and all other liabilities relating to the property, and shall also be solely responsible for removing or resolving any attachment, lien, encumbrance, or claim affecting the property.

Sr No.	Name of the Borrowers/ Guarantor & Loan Ac. No.	Property Description	Amount Of Demand Notice and Date	Total amount payable as on date (i.e. 06/06/2026)	Date & type of Possession	Reserve Price	EMD (Rs)	EMD COLLECTION ACCOUNT DETAILS	Date & time of Inspection of the Property:
1.	Loan Account No. 610700003248 Ms Ashwini Pankaj Pol Mr Pankaj Kiritkumar Pol	All That Part & Parcel Of The Property Consisting Of Flat No.180 7b,18th Floor, Q Building, Diamond Isle-I, Royal Palm Village-Maroshi, Aarey Milk Colony, Near Unit No. 26 Goregaon-East, Mumbai-400605.	Rs.26,58,054.40 As On 25.10.2019 + Further Interest & Other Charges	Rs.62,43,214.18/- (Rupees Sixty Two Lakh Forty Three Thousand Two Hundred Fourteen & Paise Eighteen Only)	06.02.2024 Physical Possession	Rs. 28,50,000/- (Rupees Twenty Eight Lakh Fifty Thousand Only).	Rs.2,85,000/- (Rupees Two Lakh Eighty Five Thousand Only).	Beneficiary Name : Lic Housing Finance Ltd Bank Name: Axis Bank Account No.: LHMU610700003248 IFSC Code: UTIB0CCH274	Date: 16-07-2026 Timing : 11 Am To 2 Pm Contact : 9029531082
2	Loan Account No. 610900004793 Ms. Sulbha Shrikant Dalvi Mr. Shrikant S Dalvi	All That Part And Parcel Of The Property Consisting Of Flat No.503, 5th Floor, Imperial Square, Bhayander Pada, G. B. Rd, Thane (W) - 400605. (Carpet Area : 366 Sq.ft.)	Rs. 46,12,522.23/- As On 31.01.2018 + Further Interest & Other Charges	Rs. 1,52,00,958.09 (Rupees One Crore Fifty Two Lakh Nine Hundred Fifty Eight And Paise Nine Only	27.06.2018 Physical Possession	Rs. 35,75,000/- (Rupees Thirty Five Lakh Seventy Five Thousand Only).	Rs.3,57,500/- (Rupees Three Lakh Fifty Seven Thousand Five Hundred Only).	Beneficiary Name : Lic Housing Finance Ltd Bank Name: Axis Bank Account No.: LHMU610900004793 IFSC Code: UTIB0CCH274	Date: 16-07-2026 Timing 11am To 2 Pm , Contact : 9702040992
3	Loan Account No. 611100002776 Ms. Shreya Shridhar Dhavde	All That Part And Parcel Of The Property Consisting Of Flat No.503, 5th Floor, Building No.12,Manvel Pada Road, Siddhivinayak Tower, Virar East 401305. (Built Up Area: 575 Sq.ft.)	Rs. 47,46,861.61/- As On 16.10.2021 + Further Interest & Other Charges	Rs. 66,20,451.08 (Rupees Sixty Six Lakh Twenty Thousand Four Hundred Fifty One And Paise Eight Only	25.07.2023 Physical Possession	Rs.21,75,000/- (Rupees Twenty One Lakh Seventy Five Thousand Only).	Rs.2,17,500/- (Rupees Two Lakh Seventeen Thousand Five Hundred Only).	Beneficiary Name : Lic Housing Finance Ltd Bank Name: Axis Bank Account No.: LHMU611100002776 IFSC Code: UTIB0CCH274	Date: 16-07-2026 Timing : 11 Am To 2 Pm , Contact : 9833400159
4	LOAN A/C NO. 610400003083 Mr.Boby Surendranath	All that part and parcel of the property consisting Flat No.61, 6th Floor, Building K1, Dhawalgiri CHS, Yashodhan Megh Malhar Complex, Gen A.K. Vaidya Marg, Near Filmcity Road, Chincholi, Goregaon-East, Mumbai-400063 (Carpet Area :1162 sq.ft.)	Rs. 3,42,09,306.56/- As On 25.07.2018 + Further Interest & Other Charges	Rs. 8,89,69,189.75 (Rupees Eight Crore Eighty Nine Lakh Sixty Nine Thousand One Hundred Eighty Nine & Paise Seventy Five Only	21.02.2022 Physical Possession	Rs. 2,50,65,000/- (Rupees Two Crore Fifty Lakh Sixty Five Thousand Only)	Rs. 25,06,500/- (Rupees Twenty Five Lakh Six Hundred Only)	Beneficiary Name : Lic Housing Finance Ltd Bank Name: Axis Bank AccountNo.: LHMU610400003083 IFSC Code: UTIB0CCH274	Date: 16-07-2026 Timing : 11AM To 2 PM CONTACT : 9911328485

Website For E- Auction	https://www.auctionbazaar.com
Date & time of Inspection of Photocopies of property documents	Date : July 17 th 2026 Time : 11.00 AM to 05.00 PM, LIC Housing Finance Ltd, Jeevan Prakash, 4th Floor, Sir P.M.Road, Fort, Mumbai-400001
Date & time of Inspection of the Property:	July 16 th 2026(11AM-2PM) for all loan accounts mentioned above.
Contact person:	Mr Sameer Palkar : Mob no -9702040992
Contact details of E-Auction from the service provider	Auction from the service provider Agency: M/s ARCA EMART PRIVATE LIMITED, Help line No. - +91 - 8370969696, email id:-contact@auctionbazaar.com / support@auctionbazaar.com ,Auction Portal – www.auctionbazaar.com Address:- 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House Rajbhavan Road, Somajiguda, Hyderabad – 500082, Telangana, India
Last date of submission of EMD -	July 22nd, 2026 before 5:30 PM
E- Auction date	July 23rd 2026, from 11:00 AM to 03:00 PM

All other terms & conditions of the auction are mentioned as Annexure in the Official Website - <https://online.lichousing.com/eauction/> or refer to the website of the approved e-auction service provider "Auctionbazaar.com (ARCA Emart PVT. LTD)" - <https://www.auctionbazaar.com>

Place : Mumbai
Date : 08.07.2026

Sd/-
Authorized Officer
LIC HOUSING FINANCE LTD.

SHIKHAR LEASING AND TRADING LIMITED
Regd. Office: 1301, 13th Floor, Peninsula Business Park, Tower B, Senapati Bapat Marg, Lower Parel (West), Mumbai 400013. Email Id: info.rcr7412@gmail.com
Tel. No. 022 -30036565 Website: www.shikharleasingandtrading.in
CIN: L1900MH1984PLC034709

NOTICE OF 42ND ANNUAL GENERAL MEETING, REMOTE E-VOTING INFORMATION AND BOOK CLOSURE

1. Notice is hereby given that the 42nd Annual General Meeting ("AGM") of Members of Shikhar Leasing and Trading Limited will be held on Thursday, 30th July, 2026 at 02:00 P.M. IST at the registered office of the Company situated at 1301, 13th Floor, Peninsula Business Park, Tower B, Senapati Bapat Marg, Lower Parel (West), Mumbai 400013, to transact business as contained in the notice of the 42nd AGM.

2. In accordance with the circulars issued by MCA and SEBI, the electronic copies of the Notice of 42nd AGM along with the weblink to access the Annual Report for the financial year 2025-26 was sent on 7th July, 2026 through electronic mode to those Members whose email addresses are registered with the Company/Depositories. The notice of 42nd AGM and Annual Report for the financial year 2025-26 is available on the company's website i.e. www.shikharleasingandtrading.in and can be accessed on the website of the Stock Exchange at BSE Limited www.bseindia.com.

3. Members who have not yet registered their email addresses are requested to register the same with their DPs in case the shares are held by them in electronic form and with Purva Sharegistry (India) Private Limited at support@purvashare.com in case the shares are held by them in physical form.

4. Pursuant to provisions of Section 108 of the Companies Act, 2013 and Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time and Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015, the Company is pleased to provide its members facility to cast their votes electronically on all the resolutions set forth in the Notice of AGM using e-voting system of Purva Sharegistry (India) Private Limited at <https://evoting.purvashare.com>. The Company has entered into an agreement with Purva Sharegistry (India) Private Limited for facilitating remote e-voting for AGM at <https://evoting.purvashare.com>. The Members are informed that:

a) The remote e-voting facility will be available during the following period:

Remote e-voting start date and time	Monday, 27th July, 2026 (9:00 a.m. IST)
Remote e-voting end date and time	Wednesday, 29th July, 2026 (5:00 p.m. IST)

The e-voting module will be disabled for voting thereafter. Once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently. The remote e-voting shall not be allowed beyond Wednesday, 29th July, 2026 (5:00 p.m. IST).

b) A person whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date i.e. Thursday, 23rd July 2026 shall be entitled to avail the facility of remote e-voting as well voting in the AGM through ballot papers. A Member can opt for only one mode of voting i.e. either through remote e-voting or by ballot papers.

c) Any person, who acquires shares of the Company and become member of the Company after dispatch of the notice and holding shares as of the cut-off date i.e., Thursday, 23rd July 2026, may obtain the login ID and password by sending a request at evoting@purvashare.com by mentioning their Folio No., DP ID and Client ID No. However, if the member is already registered for remote e-voting, then the member can use his/her existing user ID and password for casting the vote.

d) Members are further informed that:

i. The facility of voting through ballot paper shall be made available at the AGM.

ii. Members may participate in the AGM even after exercising his/ her right to vote through remote e-voting but shall not be entitled to vote again in the meeting.

e) In case of any grievances connected with facility for voting by electronic means please contact Ms. Deepali Dhuri, Compliance Officer, Purva Sharegistry (India) Private Limited, Unit No. 9, Shiv Shakti Industrial Estate, J. R. Boricha Marg, Lower Parel (East), Mumbai - 400011 or send an email to evoting@purvashare.com or contact at 022- 022-49614138 and 022-35220056 or may write to the Company at info.rcr7412@gmail.com.

5. The Company has appointed M/s. Dhanraj Kothari of M/s. D. Kothari & Associates, Practising Company Secretaries, to act as a Scrutinizer to scrutinize the voting process in a fair and transparent manner. (Both Remote e-voting and ballot paper voting).

6. It is further notified that pursuant to Section 91 of the Companies Act, 2013, Regulation 42 of SEBI (Listing Obligations and Disclosure Requirements) Regulation 2015, the Register of Members and Share Transfer Registers of the Company shall remain closed from Friday, 24th July, 2026 to Thursday, 30th July 2026 (both days inclusive) for the purpose of 42nd Annual General meeting of the company.

7. Members holding shares in physical form may register/update their e-mail address by submitting duly filled and signed request letter in Form ISR-1 along with self-attested copy of the PAN Card linked with Aadhaar Card and self-attested copy of any document in support of the address of the member as prescribed in the Form ISR-1, by e-mail at support@purvashare.com followed by sending the physical copy of the same through post to RTA or at the Registered Office of the Company. Necessary forms for updating the aforesaid details are also available at the Company's website at www.shikharleasingandtrading.in. Members holding shares in demat form may update their email address with their Depository Participant(s).

8. In terms of SEBI Master Circular, and according to the FAQs issued by SEBI for the Registrar and Share Transfer Agents ("RTAs") dated 4th January 2024, the said member(s) shall be eligible to lodge grievance or avail any service request from RTA only after completion of their KYC.

This above information is being issued for the information and benefit of all the members of the Company and is in compliance with the Act, MCA Circulars and SEBI Circulars.

By Order of the Board
For Shikhar Leasing and Trading Limited
Sd/-
Vidhi Deep Shah
Company Secretary and Compliance Officer

Date: 07th July, 2026
Place: Mumbai

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56, 5th Floor Free Press House Nariman Point, Mumbai -400021 Tel:- 022-61884700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 3(1) 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 asset being movable & immovable properties mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as **Trustee of Pegasus Group Thirty Three Trust I (Pegasus)**, having been assigned the details of the below mentioned Borrower along with underlying securities interest by Anna Sahakar Bank Ltd vide Assignment Agreement dated 27/03/2018 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities on 31.07.2026.

The Authorised Officer of Pegasus received the keys & possession of the mortgaged/hypothecated properties mentioned below from the Official Assignee Ms. C. J. Bhatt, High Court, Bombay on 14/09/2023 in accordance with a common order dated August 25, 2023, passed by the Hon'ble High Court of Judicature at Bombay in its Insolvency Jurisdiction in Notice of Motion Nos. 2, 3, & 4 of 2022 in Insolvency Petition Nos. 20, 21, & 22 of 2018 respectively.

The details of E-Auction are as follows:

Name of the Borrower(s) and Guarantor(s)/ Mortgagor(s):	1. M/s. L.G. Systems (Partnership firm) & M/s. Jinal Plastics Pvt. Ltd. (Borrower) 2. Mr. Kirit Mansukhlal Ganatra (Partner) (Deceased) 3. Mrs. Mala Kirit Ganatra (Partner & Guarantor) 4. Mr. Mansukhlal H. Ganatra (Partner, Guarantor & Mortgagor) 5. M/s. Jinal Plastics Pvt. Ltd. (Guarantor) 6. M/s. M.K. Plastics (Partner & Guarantor) 7. M/s. Delta Plastics (Mortgagor & Guarantor)
Outstanding Dues for which the secured assets are being sold:	Outstanding Dues for which the secured assets are being sold: Rs. 18,70,58,902/- (Rupees Eighteen Crores Seventy Lakhs Fifty-Eight Thousand Nine Hundred and Two Only) as on 30/12/2018 together with further interest, costs, charges and expenses thereon w.e.f. 31/12/2018 till the date of payment and realization.
Details of Secured Asset being Immoveable and Movable Properties which is being sold	Property Owned & Mortgaged by:- M/s. Jinal Plastics Pvt. Ltd, M/s. M. K. Plastics & M/s. LG Systems Lot No. 1 All that piece and parcel of Plot No 1, 2 & 9, total Plot area adm 1912 Sq. Mtrs i.e. 20580 Sqft along with building constructed thereon in Rucha Industrial Complex, Gut No. 300 & 306, situated at Village Lahe, Taluka Shahapur, District-Thane along with Plant and Machinery at Plot No 1, 2 & 9 Shahapur. Google Location: 19.542851, 73.357100 Lot No. 2 Plant and Machinery at Plot No 1, 2 & 9 in Rucha Industrial Complex, Gut No. 300 & 306, situated at Village Lahe, Taluka Shahapur, District-Thane.
CERSAI ID:	Asset ID: Plot No.1: 200019589515 Plot No.2: 200019587936 Plot No.9: 200019592981 Security ID: Plot No.1: 400019632553 Plot No.2: 400019639870 Plot No.9: 400019636241
Reserve Price below which the Secured Asset will not be sold.(In Rs.):	Lot 1 – Rs. 123,17,000/- (Rupees One Crore Twenty-Three Lakhs Seventeen Thousand Only) plus applicable GST on Plant & Machinery Lot 2 – Rs. 28,22,000/- (Rupees Twenty-Eight Lakh Twenty Thousand Only) plus applicable GST
Earnest Money Deposit (EMD):	Lot 1 – Rs. 12,31,700/- (Rupees Twelve Lakh Thirty-One Thousand Seven Hundred Only) Lot 2 – Rs. 2,82,200/- (Rupees Two Lakh Eighty-Two Thousand Two Hundred Only)
Terms & Conditions	1. GST, as applicable, on the sale of Plant & Machinery (P&M) shall be borne by the successful bidder and shall be payable over and above the Reserve Price. 2. The sale shall be conducted in two lots: a. Lot 1: Land & Building together with Plant & Machinery; and b. Lot 2: Plant & Machinery only. 3. Preference shall be accorded to bidders submitting bids for Lot 1. Under no circumstances shall the Land & Building be sold separately. In the event any valid

 पेगासस पेगासस अॅसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड ५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०० ०२१. दूरध्वनी क्र. : (०२२) ६१८८४७००. ई-मेल : sys@pegasus-arc.com युआरएल : www.pegasus-arc.com	
ई-लिलाव करिता जाहीर सूचना सिक्क्युरिटी इंटरस्ट (एम्फोर्समेंट) रुलस, २००२ च्या नियम ८(६) आणि ९(१) ला परंतुकासह वाचत सिक्क्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल अॅसेटस् अँड एम्फोर्समेंट ऑफ सिक्क्युरिटी इंटरस्ट अॅक्ट, २००२ अंतर्गत मिळकतीची विक्री. सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार, गहाणदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सर्फेसी अॅक्टच्या तरतुदीन्वये दिनांक २७/०३/२०१८ रोजीच्या अभिहस्तांकन कराराद्वारे अपना सहकारी बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची धकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी थ्री ट्रस्ट I (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस अॅसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकॉकडे गहाण/प्रभाति आहेत. जे सर्फेसी कायदा च्या तरतुदी आणि त्या नियमानुसार ३१.०७.२०२६ रोजी सर्व ज्ञात आणि अज्ञात दाखिल सह “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्त्वाने विकण्यात येणार आहे. पेगासस ची प्राधिकृत अधिकाऱ्यांना इन्सॉल्वन्सी पिडिशन क्र. २०, २१ आणि २२ सन २०१८ अनुक्रमे मध्ये नोटीस ऑफ मोशन क्र. २, ३, आणि ४ च्या २०२२ सूचनेमध्ये इन्सॉल्वन्सी न्यायाधिकरण मध्ये मुंबई येथे समाननीय न्यायाधिश, उच्च न्यायालय चे न्यायाधिश द्वारे जारी ऑगस्ट २५, २०२३ दिनांकीत कॉमन ऑर्डर अनुसार १४/०९/२०२३ रोजी अधिकृत अभिहस्तांकीती कु. सी. जे. भट, हाय कोर्ट, मुंबई कडून खालील उद्धृष्टित गहाण/ जंगमगहाण मिळकतीची चावी आणि कब्जा प्राप्त झाला.	
ई-लिलावाची तपशिल पुढील प्रमाणे :	
कर्जदार आणि हमीदार/गहाणदार यांचे नाव:	१. मे. एल.जी. सिस्टिम्स (भागिदारी संस्था) आणि मे. जिनल प्लास्टिक्स प्रा. लि. (कर्जदार) २. श्री. किरिट मनसुखलाल गणात्रा (भागिदार) (मयत) ३. सी. माला किरिट गणात्रा (भागिदार आणि हमीदार) ४. श्री. मनसुखलाल एच. गणात्रा (भागिदार, हमीदार आणि गहाणदार) ५. मे. जिनल प्लास्टिक्स प्रा. लि. (हमीदार) ६. मे. एम. के. प्लास्टिक्स (भागिदार आणि हमीदार) ७. मे. डेल्टा प्लास्टिक्स (गहाणदार आणि हमीदार)
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देव होणार आहे:	जिच्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देव होणार आहे: ३०/१२/२०१८ रोजी रु. १८,७०,५८,९०२/- (रुपये अठरा कोटी सत्तर लाख अठावन्न हजार नऊशे दोन मात्र) एकत्रित सह ३१/१२/२०१८ पासून परिणामांसह प्रदान आणि वसुलीच्या तारखेपर्यंतचे त्यावरील पुढील व्याज, परिव्यय, प्रभार आणि खर्च.
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	मालकीचे आणि गहाणीत द्वारे मिळकत: मे. जिनल प्लास्टिक्स प्रा. लि., मे. एम. के. प्लास्टिक्स आणि मे. एलजी प्लास्टिक्स संच क्र. १ प्लॉट क्र. १, २ आणि ९, एकूण प्लॉट क्षेत्र मोज. १९१२ चौ. मी. म्हणजेच २०५८० चौफु सह रुचा इंडस्ट्रीअल कॉम्प्लेक्समधील त्यावरील बांधकामित इमारत, गट क्र. ३०० आणि ३०६, स्थित येथे गाव लाहे, तालुका शहापूर, जिल्हा-ठाणे त्यासह प्लॉट क्र. १, २ आणि ९ शहापूर येथील प्लॉट आणि मशिनरीचे सर्व ते भाग आणि विभाग. गुगल लोकेशन: १९.५४२८५१, ७३.३५७१०० संच क्र. २ गाव लाहे, तालुका शहापूर, जिल्हा-ठाणे येथे स्थित गट क्र. ३०० आणि ३०६, रुचा इंडस्ट्रीअल कॉम्प्लेक्समधील प्लॉट क्र. १, २ आणि ९ येथील प्लॉट आणि मशिनरी.
सीईआरएसए आयडी	अॅसेट आयडी- प्लॉट क्र. १: २०००१९५८९५१५ प्लॉट क्र. २: २०००१९५८७९३६ प्लॉट क्र. ९: २०००१९५९२९८१ सिक्क्युरिटी आयडी- प्लॉट क्र. १: ४०००१९६३२५५३ प्लॉट क्र. २: ४०००१९६३०९७० प्लॉट क्र. ९: ४०००१९६३६०३१
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किमत. (रु. मध्ये):	संच १ - रु. १,२३,१७,०००/- (रुपये एक कोटी तेवीस लाख सतरा हजार मात्र) अधिक प्लॉट आणि मशिनरीवरील प्रयोज्य जीएसटी संच २ - रु. २८,२२,०००/- (रुपये अठ्ठावीस लाख वावीस हजार मात्र) अधिक प्रयोज्य जीएसटी
इसारा अनामत रक्कम (इएमडी):	संच १ - रु. १२,३१,७००/- (रुपये बारा लाख एकतीस हजार सातशे मात्र) संच २ - रु. २,८२,२००/- (रुपये दोन लाख ब्याऐंशी हजार दोनशे मात्र)
अटी आणि शर्ती	१. प्लॉट आणि मशिनरी (पी अॅण्ड एम) च्या विक्रीवर लागू होणारा जीएसटी यशस्वी बोलीदारास भरावा लागेल आणि ही रक्कम राखीव किमतीव्यतिरिक्त आणि त्यावर अतिरिक्त म्हणून देव असेल. २. ही विक्री दोन लॉट्समध्ये केली जाईल: ए. संच १: जमीन आणि इमारत एकत्रित प्लॉट आणि मशिनरी; आणि बी. संच २: केवळ प्लॉट आणि मशिनरी. ३. संच १. साठी बोली सादर करणाऱ्या बोलीदारांना प्राधान्य दिले जाईल. कोणत्याही परिस्थितीत जमीन आणि इमारत यांची स्वतंत्रपणे विक्री केली जाणार नाही. जर संच १ साठी कोणतीही वैध बोली प्राप्त झाली, तर संच २ (केवळ प्लॉट आणि मशिनरी) साठीच्या कोणत्याही बोलीचा विचार केला जाणार नाही किंवा ती स्विकारली जाणार नाही. लिलावात सहभाग घेणे म्हणजे बोलीदाराने या अटी व शर्ती बिनशर्त मान्य केल्या आहेत असे मानले जाईल. ४. या लिलाव विक्रीच्या इतर अटी व शर्तीसाठी कृपया लिलाव बोली दस्तऐवज (ऑक्शन बाईडर) पहावा.
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोना ज्ञात असलेली अन्य कोणतीही धकबाकी व मूल्य	संच क्र. १ - इलेक्ट्रीसिटी बिल - ४७,८१२/- इच्छुक बोलीदारांनी कोणत्याही दाव्यांबाबत स्वतः आवश्यक पडताळणी करावी.
मिळकतीचे निरीक्षण:	१७/०७/२०२६ रोजी स. ११.३० ते दु. १२.३० वा.
संपर्क व्यक्ती आणि दूरध्वनी क्र.:	श्री. शुभोदीप बॅनर्जी, मोबा. क्र. ७७१००४२७३६ आणि श्री. विरल दोशी मोबा. क्र. ९८७०८९३१८५
बोली सादर करण्यासाठी अंतिम तारीख:	२९/०७/२०२६ रोजी दु. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट (www.eauctions.co.in) मार्फत ३१/०७/२०२६ रोजी स. ११.०० पासून दु. १२.०० पर्यंत
सदर प्रकाशन हे सिक्क्युरिटी इंटरस्ट (एम्फोर्समेंट) रुलस, २००२ च्या नियम ८(६) सहवाचता ९(१) अंतर्गत वरील नमूद कर्जदार/ सह-कर्जदार/ हमीदार आणि गहाणदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे. विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण धनकॉची वेबसाईट म्हणजेच http://www.pegasus-arc.com/assets-to-auction.html किंवा वेबसाईट www.eauctions.co.in च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार लिंकस्टार टेक सोल्युशन्स प्रायव्हेट लिमिटेड बिडस सपोर्ट: ९८७००९९७१३, ई-मेल: admin@eauctions.co.in येथे संपर्क साधावा.	
प्राधिकृत अधिकारी ठिकाण : मुंबई दिनांक : ०८.०७.२०२६	
पेगासस अॅसेटस् रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड पेगासस ग्रुप थर्टी-थ्री ट्रस्ट I चे ट्रस्टीच्या क्षमतेत कार्यरत	

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NS

0307-WSayali-3-Pegasus Sale L.G. Systems - Ojaswini



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: M/s. L.G. Systems & M/s. Jinal Plastics Pvt. Ltd

Trust: Pegasus Group Thirty-Three Trust I

PROPERTY DESCRIPTION

Lot 1 : All that piece and parcel of Plot No 1, 2 & 9, total Plot area adm 1912 Sq. Mtrs i.e. 20580 Sqft along with building constructed thereon in Rucha Industrial Complex, Gut No. 300 & 306, situated at Village Lahe, Taluka Shahapur, District-Thane along with Plant and Machinery at Plot No 1, 2 & 9 Shahapur.

Lot 2 : Plant and Machinery at Plot No 1, 2 & 9 in Rucha Industrial Complex, Gut No. 300 & 306, situated at Village Lahe, Taluka Shahapur, District-Thane.

Mortgaged by: M/s. Jinal Plastics Pvt. Ltd, M/s. M. K. Plastics & M/S. LG Systems

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website www.eauctions.co.in on **31.07.2026** 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 sale shall be conducted in two lots:
 - a. Lot 1: Land & Building together with Plant & Machinery; and
 - b. Lot 2: Plant & Machinery only.
4. Preference shall be accorded to bidders submitting bids for Lot 1. Under no circumstances shall the Land & Building be sold separately. In the event any valid bid is received for Lot 1, no bid for Lot 2 (Plant & Machinery only) shall be considered or accepted. Participation in the auction shall be deemed to constitute the bidder's unconditional acceptance of these terms and conditions.
5. GST, as applicable, on the sale of Plant & Machinery (P&M) shall be borne by the successful bidder and shall be payable over and above the Reserve Price.



Regd. Office : 507, Dalamal House, Jamnalal Bajaj Road, Nariman Point, Mumbai - 400 021.

CIN No. : U65999MH2004PTC144113 Grievance Officer - Ms. Laxmi Banne Ph : 022-61884725, email id : grievances@pegasus-arc.com

6. 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.
7. 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.
8. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
9. **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.
10. 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
11. 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.
12. 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 (22). 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.)
13. Failure to remit the amount as required under clause (12) 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.
14. 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.



15. 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.
16. 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.
17. 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 **29.07.2026 till 04.00 p.m.** Email address: shubhodeep@pegasus-arc.com to the above, the copy of Pan card, Aadharcard, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
18. 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.
19. **The reserve price of the auction property is as follows: -**
 - Lot 1 - Rs. 1,23,17,000/- (Rupees One Crore Twenty-Three Lakhs Seventeen Thousand Only) plus applicable GST on Plant & Machinery.
 - Lot 2 - Rs. 28,22,000/- (Rupees Twenty-Eight Lakh Twenty-Two Thousand Only) plus applicable GST.
20. **The Earnest Money Deposit of the auction property is as follows: -**
 - Lot 1 - Rs. 12,31,700/- (Rupees Twelve Lakh Thirty-One Thousand Seven Hundred Only)
 - Lot 2 - Rs. 2,82,200/- (Rupees Two Lakh Eighty-Two Thousand Two Hundred Only)
21. Last date for submission of bid is **29.07.2026 before 04:00 pm** and the Auction is scheduled on **31.07.2026 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).
22. **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 Three 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. 015012100000646, A/c Name: Pegasus Group Thirty Three Trust I, Bank Name: Apna Sahakari Bank Limited, Branch Address- Apna Bank Bhavan, Dr.S.S.Rao Road, Opp Income Tax Office, Parel, Mumbai - 400012, IFSC Code: ASBL0000015, MICR Code 400098015.**



23. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Lot 1 - Rs 1,24,000/- (Rupees One Lakh Twenty-Four Thousand Only), Lot 2 - Rs 29,000/- (Rupees Twenty-Nine Thousand Only).**
24. 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.
25. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
26. 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.
27. 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.**
28. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
29. 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.
30. 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.

31. The prospective bidder needs to submit the source of funds/ proof of funds.
32. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
33. 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.
34. This publication is also 15 (Fifteen) days' notice to the aforementioned borrowers/co-borrowers/mortgagors under Rule 8 (6) r/w 9 (1) 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: 08.07.2026

- 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]

11

11

_____ / _____

[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: M/s. L.G. Systems (Partnership firm) & M/s. Jinal Plastics Pvt. Ltd.

Property Description:

Lot 1 : All that piece and parcel of Plot No 1, 2 & 9, total Plot area adm 1912 Sq. Mtrs i.e. 20580 Sqft along with building constructed thereon in Rucha Industrial Complex, Gut No. 300 & 306, situated at Village Lahe, Taluka Shahapur, District-Thane along with Plant and Machinery at Plot No 1, 2 & 9 Shahapur.

Lot 2 : Plant and Machinery at Plot No 1, 2 & 9 in Rucha Industrial Complex, Gut No. 300 & 306, situated at Village Lahe, Taluka Shahapur, District-Thane.

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

On Rs. 500/- Stamp paper and notarized

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 **31.07.2026** in the matter of **M/s. L.G. Systems (Partnership firm) & M/s. Jinal Plastics Pvt. Ltd.**

- 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: _____

Affidavit cum Declaration

Property for which bid submitted ("Property"): Lot 1 : All that piece and parcel of Plot No 1, 2 & 9, total Plot area adm 1912 Sq. Mtrs i.e. 20580 Sqft along with building constructed thereon in Rucha Industrial Complex, Gut No. 300 & 306, situated at Village Lahe, Taluka Shahapur, District-Thane along with Plant and Machinery at Plot No 1, 2 & 9 Shahapur.

Lot 2 : Plant and Machinery at Plot No 1, 2 & 9 in Rucha Industrial Complex, Gut No. 300 & 306, situated at Village Lahe, Taluka Shahapur, District-Thane.

Mortgagor of the Property ("Mortgagor"): M/s. Jinal Plastics Pvt. Ltd, M/s. M. K. Plastics & M/S. LG Systems

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

- a) M/s. L.G. Systems (Partnership firm) &
- b) M/s. Jinal Plastics Pvt. Ltd.
- c) Mr. Kirit Mansukhlal Ganatra (Partner) (Deceased)
- d) Mrs. Mala Kirit Ganatra (Partner & Guarantor)
- e) Mr. Mansukhlal H. Ganatra (Partner, Guarantor & Mortgagor)
- f) M/s. Jinal Plastics Pvt. Ltd. (Guarantor)
- g) M/s. M.K. Plastics (Partner & Guarantor)
- h) M/s. Delta Plastics (Mortgagor & Guarantor)

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 Three Trust I**,

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

On Rs. 500/- Stamp paper and notarized

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, _____

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

On Rs. 500/- Stamp paper and notarized

by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus Group Thirty Three Trust I**

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

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: _____