

**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 One Trust - 32 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **IndusInd Bank Ltd ("IndusInd Bank")** vide Assignment Agreement dated 14/03/2019 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis along with all known and unknown liabilities on **16.11.2026**. The Authorized Officer of Pegasus ARC has taken possession of the below described secured assets being immovable property under the provisions of the SARFAESI Act and Rules acting in its capacity as Trustee of Pegasus Group One Trust - 32 (Pegasus).

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s):	1. M/s Rashmika Exports (Borrower) 2. Mr. Paresh Vallabhai Jivani (Co-Borrower/Mortgagor) 3. Mr. Vallabhai Hajibhai Jivani (Co-Borrower) 4. Ms. Manjula Vallabhai Jivani (Co-Borrower) 5. Mrs. Nirali Paresh Jivani (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Outstanding Dues for which the secured assets are being sold: Rs. 1,09,18,134.51 (Rupees One Crore Nine Lakhs Eighteen Thousand One Hundred Thirty-Four and Paise Fifty-One Only) as on 10.07.2019 together with further interest, cost, charges and expenses thereon w.e.f. 11.07.2019 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. [Current Outstanding dues of Rs. 74,61,583.76/- (Rupees Seventy-Four Lakh Sixty-One Thousand Five Hundred Eighty-Three and Seventy-Six Paise Only) as on 07/07/2026 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 08/07/2026 till the date of payment and realization]
Details of Secured Asset being Immovable Properties which is being sold	Mortgaged by: M/s. Rashmika Exports All those pieces and parcels of Property at Office No G-12 A on the basement of the Prasad building belonging to "Prasad Chambers Premises Co Op Housing Society Ltd" situated on all that piece or parcel of land bearing Cadastral Survey No 1487 of Girgaum Division, Opera House, Mumbai 400 004 Admeasuring 171 Sq. ft (Carpet).
CERSAI ID:	SI ID: 400012963301 Asset ID: 200012936432
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs 38,48,000/- (Rupees Thirty-Eight Lakh Forty-Eight Thousand Only)
Earnest Money Deposit (EMD):	Rs 3,84,800/- (Rupees Three Lakh Eighty-Four Thousand Eight Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	TA 297/2023 filed at DRT Mumbai for claim amount of Rs 1.27 Crs. Society Dues for Office Rs 1,15,800/- approx.. The intending purchaser shall do their own due diligence for the outstanding dues.
Inspection of Properties:	On 16.10.2026 from 03:00 PM to 4:00 PM.
Contact Person and Phone No:	Mr. Shubhodeep Banerjee, Mob No.7710042736 Mr. Viral Doshi, Mob No 9870893185
Last date for submission of Bid:	13.11.2026 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 16.11.2026 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.	
Place: Mumbai Date: 01.10.2026	
Shubhodeep Banerjee AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limited, Acting in its capacity as the Trustee of the Pegasus Group One Trust - 32	



PIRAMAL FINANCE LIMITED.
CIN: L65910MH1984PLC032639
Registered Office: Unit No.-601, 6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (west), Mumbai- 400070 –T +91 22 3802 4000
Branch Office: A/1, 4th Floor, Bhihwarpur Chambers, (Opp. Yeshwant Stadium, Dhanoli, Nagpur, Maharashtra- 440012)

E-Auction Sale Notice- Fresh Sale

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:

Loan Code/ Branch/ Borrower(s)/ Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address- final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (30-09-2026)
Loan Code No.: HLSA0001080B, Aurangabad (Branch), Krushana Munaji Solanke (Borrower), Meera Krushana Solanke (Co Borrower 1)	Dt: 24-01-2025, Rs. 12,90,054/- (Rs. Twelve Lakh Ninety Thousand Fifty Four Only)	All The Piece and Parcel of The Property Having An Extent - Flat No D - 29, Stilt Third Floor, Guru Sakshi Kulir, Plot No 3, Mitmitia Aurangabad Maharashtra- 431002 Boundaries As:- North :- Flat No D 13 West :- Flat No D 28 East :- Open to Sky South :- Flat No D 26	Rs. 17,50,000/- (Rs. Seventeen Lakh Fifty Thousand Only)	Rs. 1,75,000/- (Rs. One Lakh Seventy Five Thousand Only)	Rs. 17,12,165,42/- (Rs. Seventeen Lakh Twelve Thousand One Hundred Fifty Five Only and Forty Two Paise)
Loan Code No.: BLSA0001DF40, Amravati (Branch), Bhaskar Gomaji Dahat (Borrower), Kunda Bhaskar Dahat (Co Borrower 1) Ishant Bhaskarrao Dahat (Co Borrower 2)	Dt: 24-03-2025, Rs. 46,32,977/- (Rs. Forty Six Lakh Thirty Two Thousand Nine Hundred Seventy Seven Only)	All The Piece and Parcel of The Property Having An Extent :- Plot 52, Baraskar Layout, Field Survey No 4/1a, Kavel Colony, Mouje Shegaon Paragane Nandgaon Peth Tq. Dist Amravati Maharashtra- 444604 Boundaries As:- North :- Plot No 51 West :- Plot 39 East :- 9 Meter Wide Road South :- 9 Meter Wide Layout Road	Rs. 88,50,000/- (Rs. Eighty Eight Lakh Fifty Thousand Only)	Rs. 8,85,000/- (Rs. Eight Lakh Eighty Five Thousand Only)	Rs. 60,45,113.5/- (Rs. Sixty Lakh Forty Five Thousand One Hundred Thirteen Only and Fifty Paise)
Loan Code No.: BLSA000328D6, Amravati (Branch), Nirmal Govindram Kotwani (Borrower), Dhiraj Govindram Kotwani (Co Borrower 1)	Dt: 22-05-2025, Rs. 51,70,701.83/- (Rs. Fifty One Lakh Seventy Thousand Seven Hundred One Only and Eighty Three Paise)	All The Piece and Parcel of The Property Having An Extent :- Shop No.20, Block No.4, Ground Floor, Busland Complex, Malmatta No.2525, Ward No.3, Nandgaon Peth, Nagpur Road, Toll, Aradhana Line, Sr. No.18 & 19, Amravati, Mauje Degaon, GP Nandgaon Peth, Taluka District-Amravati, Amravati-444901, Boundaries As:- North :- Complex Road West :- Shop No. 19 East :- Shop No. A21 South :- Shop No.20	Rs. 60,50,000/- (Rs. Sixty Lakh Fifty Thousand Only)	Rs. 6,05,000/- (Rs. Six Lakh Fifty Thousand Only)	Rs. 64,64,325,47/- (Rs. Sixty Four Lakh Sixty Four Thousand Three Hundred Twenty Five Only and Forty Seven Paise)
Loan Code No.: HLSA000049D6, Jalgaon (Branch), Mukesh Pandit Chaudhari (Borrower), Gouri Mukesh Chaudhari (Co Borrower 1)	Dt: 23-04-2026, Rs. 29,00,396/- (Rs. Twenty Nine Lakh Three Hundred Ninety Six Only)	All The Piece and Parcel of The Property Having An Extent - Property No/ Flat No/ Plot No Survey No 92/1 A Plot No 29 Northern Side Part Floor Area Adm Ss Fl Carpet/ Building Name Bhushawal Municipal No/ CTS No/ Survey No Survey No 92/1A Plot No 29 Northern Side Part Situated At Na Bhushawal Tal Bhushawal Jalgaon- 425201 Boundaries As:- North :- 12 M Road West :- Plot No 21 & 22 East :- 18 M Road South :- Remaining Plot Out of This Plot	Rs. 32,40,000/- (Rs. Thirty Two Lakh Forty Thousand Only)	Rs. 3,24,000/- (Rs. Three Lakh Twenty Four Thousand Only)	Rs. 30,97,862,55/- (Rs. Thirty Lakh Ninety Seven Thousand Eight Hundred Sixty Two Only and Fifty Five Paise)
Loan Code No.: HLSA000049D6IN, Jalgaon (Branch), Mukesh Pandit Chaudhari (Borrower), Gouri Mukesh Chaudhari (Co Borrower 1)	Dt: 23-04-2026, Rs. 1,19,586/- (Rs. One Lakh Nineteen Thousand Five Hundred Eighty Six Only)	All The Piece and Parcel of The Property Having An Extent - Property No/ Flat No/ Plot No Survey No 92/1 A Plot No 29 Northern Side Part Floor Area Adm Ss Fl Carpet/ Building Name Bhushawal Municipal No/ CTS No/ Survey No Survey No 92/1A Plot No 29 Northern Side Part Situated At Na Bhushawal Tal Bhushawal Jalgaon- 425201 Boundaries As:- North :- 12 M Road West :- Plot No 21 & 22 East :- 18 M Road South :- Remaining Plot Out of This Plot	Rs. 32,40,000/- (Rs. Thirty Two Lakh Forty Thousand Only)	Rs. 3,24,000/- (Rs. Three Lakh Twenty Four Thousand Only)	Rs. 1,28,186,55/- (Rs. One Lakh Twenty Eight Thousand One Hundred Eighty Six Only and Fifty Five Paise)
Loan Code No.: M0171869, Nagpur - Katol (Branch), Ajinkya Tayde (Borrower), Anvind Govindraya Tayde (Co Borrower 1) Vaibhav Anvind Tayde (Co Borrower 2)	Dt: 27-05-2024, Rs. 30,74,696/- (Rs. Thirty Lakh Seventy Four Thousand Six Hundred Ninety Six Only)	All The Piece And Parcel of The Property Having An Extent - Flat No 704 D 7th Floor Chandani Roshani Apartment Plot No.356, NMC House No 1625/40 Ward No 11 Mouza Jal Tardoli City Survey No 23 Sheet No 77 4 Beside Honda Showroom Great Nag Road Opp Dainik Bhaskar Office Nagpur-440009 Boundaries As:- North - Flat No. 703 West - Flat No. 705 East - Open to Sky Then Afterother Plot South - Road	Rs. 33,30,000/- (Rs. Thirty Three Lakh Thirty Thousand Only)	Rs. 3,33,000/- (Rs. Three Lakh Thirty Three Thousand Only)	Rs. 37,45,409,85/- (Rs. Thirty Seven Lakh Forty Five Thousand Four Hundred Nine Only and Eighty Five Paise)
Loan Code No.: M0107470, Jalgaon (Branch), Shivaji Sahebano Ahire (Borrower), Sunita Shivaji Ahire (Co Borrower 1)	Dt: 22-01-2024, Rs. 10,80,599.62/- (Rs. Ten Lakh Ninety Thousand Three Hundred Ninety Nine Only and Sixty Two Paise)	All The Piece And Parcel of The Property Having An Extent - Middle Block No.2, Plot No. 3- West Part, Gat No. 123/4, Sham Nagar, Behind Hariviththal Nagar, As: Pimpri Shivar, Jalgaon, Tal & Dist: Jalgaon Maharashtra- 425001 Boundaries As:- North - Plot No.2 West - Block No. 1, on Same Plot East - Block No. 3, on Same Plot South - Road	Rs. 12,70,000/- (Rs. Twelve Lakh Seventy Thousand Only)	Rs. 1,27,000/- (Rs. One Lakh Twenty Seven Thousand Only)	Rs. 15,52,688,71/- (Rs. Fifteen Lakh Fifty Two Thousand Six Hundred Eighty Eight Only and Seventy One Paise)

DATE OF E-AUCTION: 31-10-2026, FROM 11:00 A.M. TO 01:00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 30-10-2026, BEFORE 04:00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in www.piramalfinance.com/e-Auction.html or email us on piramal.auction@piramal.com

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above-mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take note, that in case the auction scheduled herein falls for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.

Date: October 01, 2026
Place: Nagpur

Sd/- (Authorised Officer)
Piramal Finance Limited



BASSEIN CATHOLIC CO-OPERATIVE BANK LTD
 (SCHEDULED BANK)

Catholic Bank Building, Paddy Naka, Paddy, Vasai (West) Dist-Palghar (M.S) 401207
 Tel. No. 8007912200, 9823886605

E-AUCTION SALE NOTICE

(Auction Sale/bidding would be conducted only through website <https://sarfaesi.auctiontiger.net>)

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002.

Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorised Officer of Bassein Catholic Co-op. Bank Ltd. has taken of possession of the following assets u/s 13 (4) of the SARFAESI Act. Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged assets is the below mentioned case for realization of Bank's dues will be held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "NO COMPLAINT BASIS" as specified here under :

Sr. No.	Name of Borrower (NPA)	Amt. O/S (Rs.) As Per Demand Notice	Description of Property	Reserve Price & EMD	Auction & Inspection Date & Time
1	1) Mr. Jimit Mahesh Shah & Mr.Chirag Mahesh Shah 2) M/s. Rishabh Distributors through Prop. Vaishali Chirag Shah HSGLN-7 BDLN 8 Nandakhil Branch	Rs. 29,80,568.73 Dated 29.04.2024 Rs. 15,10,801.94 Dated 29.04.2024	Flat No. 3, Ground Floor, Yashwant Vihar J Wing CHSL, In Yashwant Vihar Complex, Village Bolinj, Virar West, Taluka Vasai, Dist. Palghar, Pin-401303 Adms Area 1275 sq.ft. (BUA)	Reserve Price Rs.58,00,000/- EMD Rs.58,00,000/-	Auction on 29th October 2026 at 10 a.m. to 11 a.m. Inspection on 22nd October 2026 from 11 a.m. to 1.00 p.m.
2	Mr.Munir Abdul Rehman Shaikh Proprietor of M/s. Chistiya Sea Foods ODCC-2 And Mrs.Shahnaz Munir Shaikh Proprietor of M/s. Naaz Fish Company ODCC-15 Uttan Branch	Rs. 2,20,17,704.47 Dated 25.09.2017 Rs. 1,22,58,825.96 Dated 25.09.2017	Ice Storage Godown consisting Ground + First Floor, House No. 3278 and 3279, on land bearing Survey No. 27, Hissa No. 2, situated at St. Francis Nagar, Uttan Palli Road, Bhayander (West), Land area 0-06-3 H.R. (i.e. 630 sq.mtrs.) out of total land area adm. 0-12-6 H.R. Adm Area of factory - 3129 sq.ft. BUA	Reserve Price Rs.1,67,00,000/- EMD Rs.16,70,000/-	Auction on 29th October 2026 at 11.00 a.m. to 12.00 Noon Inspection on 22nd October 2026 from 11 a.m. to 1.00 p.m.
3	M/s. Insha Logistic Pvt. Ltd. Directors : 1) Mrs. Tasleem Hakani Sayyed 2) Mr. Hakani Hamid Sayyed ODCC 9 PMLN 17 Kaman Branch	Rs. 13,43,050.83 Dated 01.11.2021 Rs. 6,25,356.00 Dated 01.11.2021	Office No. 211, 2nd Floor Sethi Shopping Centre, Constructed on land bearing S. No. 159, Hissa No. 3, Village Pelhar, Vasai Phata Vasai (East), Area adms 225 sq.ft. BUA	Reserve Price Rs.12,04,000/- EMD Rs.1,20,400/-	Auction on 05th November 2026 at 10 a.m. to 11 a.m. Inspection on 22nd October 2026 from 11 a.m. to 1.00 p.m.
4	Mrs. Tasleem Hakani Sayyed SSLN 17 PMLN 19 Kaman Branch	Rs. 8,46,013.00 Dated 01.11.2021 Rs. 19,84,824.00 Dated 01.11.2021	Office No. 105, 1st Floor Sethi Shopping Centre, Constructed on land bearing S. No. 159, Hissa No. 3, Village Pelhar, Vasai Phata Vasai (East), Area adms 285 sq.ft. Built up	Reserve Price Rs.15,25,000/- EMD Rs.1,52,500/-	Auction on 05th November 2026 at 11 a.m. to 12.00 Noon Inspection on 22nd October 2026 from 11 a.m. to 1.00 p.m.

*With further interest as applicable, incidental expenses, costs, charge etc. incurred till the date of payment and/or realization.

**The successful bidder shall have to deposit 25% of the final bid amount not later than next working day. The auction will be conducted through the Bank's approved service provider M/s.e-Procurement Technologies Limited (Auction Tiger), Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid / Offer, are available from their website at <https://sarfaesi.auctiontiger.net>

STATUTORY 15 DAYS (Sr. No. 1 and 2) and 30 DAYS (Sr. No. 3 and 4) NOTICE TO THE BORROWER / MORTGAGOR / GUARANTORS UNDER THE SARFAESI ACT 7 RULES 2002

The notice is also a mandatory notice of 15 (Fifteen) days (Sr. No.1 and 2) and 30 (Thirty) days (Sr. No.3 and 4) to the Borrower / Mortgage / Guarantors of the above loan accounts. Under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 and provision of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about hold auction / sale on the above referred dated and time with the advice to redeem the Secured Assets if so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, cost & expenses, as per the rules / conditions prescribed under the SARFAESI Act, 2002 and its various amendments. In case of default if payment, the Secured Assets shall at the discretion of the Authorised Officer / Secured Creditor, be sold through any of the modes as prescribed under Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002.

Date :- 30.09.2026
Place :- Vasai

Sd/-
Authorised Officer
Bassein Catholic Co-operative Bank Ltd.



Branch Office: ICICI Bank Ltd, Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFI IT Park, Wagale Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower/s mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Pankaj Mahadev Angarkhe & Mamta Pankaj Angarkhe- LBPN00007090028 & LBPN00007093180 & LBPN00007093297 & TBPN00006843471	Flat No. 203, 2nd Floor, Sanches Residency, Survey No. 31 / 1 / 4B (P), At Mundwa, Keshav Nagar, Maharashtra, Pune 411036 & Admesuring Builtup Area 467 Sq.ft. + Carpet Area 315 Sq.ft. i.e. 29.27 Sq.mts. + Along With Attached Terrace Carpet 31 Sq.ft. + One Covered Car Parking In The Sanches Residency/ September 25, 2026	May 22, 2026 Rs. 40,06,735,28/-	Pune

The above-mentioned borrowers/s/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: October 01, 2026
Place: Pune

Sincerely Authorised Officer,
For ICICI Bank Ltd.



झारखण्ड सरकार, कार्यपालक अभियंता का कार्यालय
ग्रामीण विकास विशेष प्रमंडल, धनबाद
मोबाईल नं० : 7061981397 Email : rdss.dhanbad@rediffmail.com

पत्रांक :- 1069 धनबाद / दिनांक- 29.09.2026

अति अल्पकालीन निविदा आमंत्रण सूचना
ई0- निविदा सूचना संख्या - 41/2026-27/RDSD/EE/Dhanbad

1. कार्य की विस्तृत विवरणी :-

क्र० सं०	कार्य का नाम	प्राक्कलित राशि (लाख में)	अग्रघन की राशि	परिमाण विपत्र का मूल्य	कार्य पूर्ण करने की अवधि
1.	धनबाद जिला बाधमारा प्रखण्ड अन्तर्गत बागडा पंचायत के बाकी नदी में पुल निर्माण।	283.90300	परिमाण विपत्र की राशि 2%	10000	18 महीना

2. वेबसाइट में निविदा प्रकाशन की तिथि - 08.10.2026

3. ई-निविदा प्रारंभ की तिथि एवं समय-दिनांक 08.10.2026 से दिनांक 15.10.2026 को अपराह्न 5:00 बजे तक।

4. ई-निविदा खोलने का स्थान - कार्यपालक अभियंता का कार्यालय, ग्रामीण विकास विशेष प्रमंडल, धनबाद।

5. ई-निविदा खोलने की तिथि एवं समय- 17.10.2026 अपराह्न 2:00 बजे

6. ई-निविदा आमंत्रित करने वाले पदाधिकारी का नाम एवं पता - ई0 बेनीलाल मरांडी, कार्यपालक अभियंता, ग्रामीण विकास विशेष प्रमंडल, धनबाद।

7. ई-निविदा प्रकोष्ठ का दूरभाष सं० - 7061981397 (संबंधित कार्यपालक अभियंता का दूरभाष नम्बर)

8. परिमाण विपत्र की राशि घट-बढ़ सकती है तदनुसार अग्रघन की राशि देय होगी।

9. जिस संवेदक का इस प्रमंडल में पूर्व से आवंटित कोई कार्य लंबित है अथवा उनका कार्यान्वयन संतोषजनक नहीं रहा है, उन्हें कार्य आवंटन पर विचार नहीं किया जायेगा।

10. निविदा शुल्क एवं अग्रघन की राशि केवल Online Mode द्वारा स्वीकार्य होगी।

11. निविदा शुल्क एवं अग्रघन की राशि का ई-सुगतामन जिस खाते से किया जायेगा, उसी खाते में अग्रघन की राशि वापस होगी। अगर खाता को बंद कर दिया जाता है तो सारी जबाबदेही आपकी होगी।

विस्तृत जानकारी के लिये वेबसाइट www.biharsahaskrishi.gov.in एवं कार्यालय की सूचना पट्ट पर देखा जा सकता है।

कार्यपालक अभियंता
ग्रामीण विकास विशेष प्रमंडल, धनबाद

PR 390834 REO (26-27)_D



BRIHANMUMBAI MUNICIPAL CORPORATION

(HYDRAULIC ENGINEER'S DEPARTMENT)

NOTICE FOR INVITING EXPRESSION OF INTEREST (EOI)

Notice is hereby issued for eligible Manufacturers for submission of applications for “Empanement of Original Equipment Manufacturer of Butterfly valves on BMC's approval list”, subject to conditions & eligibility of EOI document. Kindly note the following :

Sr.	Description	Details
1	Start date for sale of Eol	01-10-2026
2	Last Date of Submission of Eol	30-11-2026
3	Mode of Submission of Eol Application	To be submitted physically at following office address.
4	Eol Application & document will be sold, accepted & opened at the office of	Office of Executive Engineer (Meter Workshop) City, 3rd Floor, BMC Water Deptt. Plot No. 566, N. M. Joshi Marg, Byculla (West) Mumbai-400011. (Opp to 'S' Bridge)
5	Processing Fee	Rs. 42,160/- for initial approval.

NOTE

a. The **Butterfly valve Manufacturers** i.e. Original Equipment Manufacturers (OEM) are **only eligible to apply** under this EOI. Applications received from other than OEM will not be accepted.

b. The applicant shall satisfy conditions mentioned in EOI document.

c. EOI application shall be physically submitted at above mentioned address only. Applications received through post / courier / e-mail will not be accepted.

d. This EOI does not offer any guarantee of business by BMC.

e. The Schedule indicated above is tentative and BMC may change any or the entire schedule under intimation to participants.

f. The Municipal Commissioner Reserve rights to reject all or any applications without assigning any reason thereof.

Sd/-
Hydraulic Engineer

PRO/1578/ADV/2026-27

Fever? Act now see your doctor for correct & complete treatment



ORIX LEASING & FINANCIAL SERVICES INDIA LIMITED
 (formerly known as OASIS Auto Financial Services Limited) (A Subsidiary of ORIX Auto Infrastructure Services Limited)
Regd. Office : Plot No. 94, Marol Co-operative Industrial Estate, Andheri-Kurla Road, Andheri (E), Mumbai - 400 059
 Tel. : + 91 22 2859 5093 / 6707 0100 | Fax: +91 22 2852 8549
 Email: info@orixindia.com | www.orixindia.com | CIN: U74900MH2006PLC163937

APPENDIX- IV-A [See proviso to rule 8(6)]
NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Public Notice for auction 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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of the Secured Creditor i.e., Orix Leasing & Financial Services India Ltd., will be sold through public auction on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" on 22.10.2026 for recovery of amount as mentioned herein below to Orix Leasing & Financial Services India Ltd. from borrowers and co-borrowers as mentioned herein below. The Reserve Price and the Earnest Money Deposit (EMD) will be as mentioned herein below.

NAME OF THE BORROWERS AND CO-BORROWERS	DETAILS OF PROPERTY /SECURED ASSET	RESERVE PRICE (INR)
OUTSTANDING AMOUNT		LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS
LOAN ACCOUNT NUMBER		BID INCREASE AMOUNT
DEMAND NOTICE DATE		
1. JAVED AHMED MOHAMED TAUHID SHAIKH 2. KASUR PRAVEEN J. SHAIKH 3. M/S SAGAR BELTS	All That Piece And Parcel Of Property Bearing Flat No. 207 On 2nd Floor, Zainab Tower, Byculla Division 251-253, Maulana Azad Road, Byculla, Mumbai-400008.	INR 94,50,000/- (RUPEES NINETY FOUR LAKHS FIFTY THOUSAND ONLY)
INR 7,04,06,714.11/- (Rupees Seven Crore Four Lakhs Six Thousand Seven Hundred Fourteen And Paise Eleven Only) as on 23.09.2026		INR 9,45,000/- (RUPEES NINE LAKHS FORTY FIVE THOUSAND ONLY)
LN000000010466		21.10.2026
01.06.2021		INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
1. JAVED AHMED MOHAMED TAUHID SHAIKH 2. KASUR PRAVEEN J. SHAIKH 3. M/S SAGAR BELTS	All That Piece And Parcel Of Property Bearing Flat No. 1603 On 16th Floor, Zainab Tower, Byculla Division 251-253, Maulana Azad Road, Byculla, Mumbai-400008.	INR 94,50,000/- (RUPEES NINETY FOUR LAKHS FIFTY THOUSAND ONLY)
INR 7,04,06,714.11/- (Rupees Seven Crore Four Lakhs Six Thousand Seven Hundred Fourteen And Paise Eleven Only) as on 23.09.2026		INR 9,45,000/- (RUPEES NINE LAKHS FORTY FIVE THOUSAND ONLY)
LN000000010466		21.10.2026
01.06.2021		INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
1. RUKHSANA ISHAK SHAIKH 2. UMER A ISHAK SHAIKH	All That Piece And Parcel Of Flat No.104, Admesuring 550 Sq. Ft. Of Carpet Area And 385 Sq. Ft. Of Saleable Area, On 1st Floor, In The Building No. 10, B Wing, Mansarovar Apartments, Mansarovar Complex Chsl, Being Constructed On Land Known As Gaothan Plot No.1,2,4,5,6, 19,20,21, 22,23,24,25,26, Situated At Kamoth, Navi Mumbai, Maharashtra, And The Said Property Is Bounded By As:- East: Building No. 15 West: Building No. 11 North: Garden South: A Wing Building No. 10	INR 31,50,000/- (RUPEES THIRTY ONE LAKHS FIFTY THOUSAND ONLY)
INR 35,97,957.65/- (Rupees Thirty Five Lakhs Ninety Seven Thousand Nine Hundred Fifty Seven And Paise Sixty Five Only) as on 23.09.2026		INR 3,15,000/- (RUPEES THREE LAKHS FIFTEEN THOUSAND ONLY)
LN000000021378		21.10.2026
26.02.2025		INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)

For any query related to Secured Property, the intending bidder/ purchaser may contact Authorized Officer **Mr. Amit Pawar (Contact Details: +91-9821197778) & Ms. Soni Sangle (Contact Details: +91-9820165242)** during the working hours from Monday to Saturday. For detailed terms and conditions of the sale, please refer to the link provided in the website of Orix Leasing & Financial Services India Ltd., i.e., <https://www.orixindia.com/sales-notice>

Sd/-
Authorised Officer
Orix Leasing & Financial Services India Ltd

Date: 29.09.2026



PUBLIC NOTICE

NOTICE is hereby given to the public at large that, we are investigating the title of (1) URL TWO DEVELOPER LLP ("Our Client") (2) Mr. Sayed Mohsen Hussain ("Land Owner") (3) Mrs. Firdosh Shahr Lohandawala ("Confirming Party") and (4) Bandra Anupama Co-Operative Housing Society Limited ("Society / Lessee") in respect to the property described in the Schedule hereunder written ("Property"), which Our Client has undertaken to redevelopment vide the following:

i. Redevelopment Agreement dated 11th July, 2025 duly registered with the Sub-Registrar of Assurances at Mumbai - 11 bearing registration no. MBH-11/2974/2025 entered into between (1) Land Owner, (2) Confirming Party and (3) Our Client; and

ii. Redevelopment Agreement dated 11th July, 2025 duly registered with the Sub-Registrar of Assurances at Mumbai - 11 bearing registration no. MBH-11/2984/2025 entered into between (1) the Society, (2) the members of the said Society and Our Client.

Any and all persons having or claiming any share, right, title, estate or interest, by way of inheritance, share, sale, mortgage, transfer, development right, lease, sub-lease, license, sub-license, tenancy, sub-tenancy, license, charge, trust, maintenance, easement, gift, devise, bequest, exchange, possession, attachment, mortgage or encumbrance or otherwise howsoever or any other rights of any nature whether by any understanding or agreement of any nature whatsoever in or upon the said Property or any part thereof, is/are hereby required to make the same known with copies of all supporting documents to **Resolve Law Partners, Advocates & Solicitors**, having their office at 12-A, 1st floor, 318 Satyam Building, Linking Road, Khar West, Mumbai 400 052 or on email: aheshham@resolvelaw.in within a period of 14 days from the date of publication hereof, failing which, the claim of such person/s will be deemed to have been waived and/or abandoned and our Client shall complete the sale of the said Property accordingly.

SCHEDULE
 (Description of the "said Property")

ALL THAT piece and parcel of land or ground admeasuring approximately 1725 sq. yards equivalent to 1442.32 sq. mtrs. or thereabouts bearing CTS No. C/336, Plot No. 16-B of village Bandra, lying, being and situate at Taluka Andheri in the Registration District and sub-district of Mumbai City and Mumbai Suburban within Greater Mumbai along with 2 Garages and one building standing thereon known as "Silver Oak" consisting of ground plus 6 (Six) upper floors and bounded as follows:-

Bound on the North side by : Plot bearing no. 16A
 Bound on the East side by : 9m wide Chimbai Road, (Bandra)
 Bound on the West side by : Plot bearing no.17
 Bound on the South side by : Plot bearing no.17

Dated this 01st day of October, 2026.

Ahtesham M. Khatri
Managing Partner

RESOLVE
LAW PARTNERS
Advocate & Solicitor



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

[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 Mortgage(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 One Trust - 32 (Pegasus)**, having assigned the debts of the below mentioned Borrower along with underlying securities interest by **Indusind Bank Ltd ('Indusind Bank')** vide Assignment Agreement dated 14/03/2019 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all known and unknown liabilities on 16.11.2026. The Authorized Officer of Pegasus ARC has taken possession of the below described secured assets being immovable property under the provisions of the SARFAESI Act and Rules acting in its capacity as Trustee of Pegasus Group One Trust - 32 (Pegasus).

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Mortgage(s):	1. M/s Rashmika Exports (Borrower) 2. Mr. Parsh Vallabhai Jivani (Co-Borrower/Mortgagor) 3. Mr. Vallabhai Jivani (Co-Borrower) 4. Ms. Manjula Vallabhai Jivani (Co-Borrower) 5. Mrs. Nirali Parsh Jivani (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Outstanding Dues for which the secured assets are being sold: Rs. 1,09,18,134.51 (Rupees One Crore Nine Lakhs Eighteen Thousand One Hundred Thirty-Four and Paise Fifty-One Only) as on 10.07.2019 together with further interest, cost, charges and expenses thereon w.e.f. 11.07.2019 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. [Current Outstanding dues of Rs. 74

Account: M/s Rashmika Exports

Trust: Pegasus Group One Trust - 32

PROPERTY DESCRIPTION

All those pieces and parcels of Property at Office No G-12 A on the basement of the Prasad building belonging to "Prasad Chambers Premises Co Op Housing Society Ltd" situated on all that piece or parcel of land bearing Cadastral Survey No 1487 of Girgaum Division, Opera House, Mumbai 400 004 Admeasuring 171 Sq. ft (Carpet).

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website www.eauctions.co.in on **16.11.2026** 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. As per the knowledge of the Authorized Officer Society Dues for Office Rs 1,15,800/- approx. is pending for the property. The intending purchaser shall do their own due diligence for the outstanding dues.
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.



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

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 **13.11.2026** till **04.00 p.m.** Email address: shubhodeep@pegasus-arc.com to the above, the copy of Pan card, Aadhar card, Address proof,



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

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 38,48,000/- (Rupees Thirty-Eight Lakh Forty-Eight Thousand Only).**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs 3,84,800/- (Rupees Three Lakh Eighty-Four Thousand Eight Hundred Only)**
18. Last date for submission of bid is **13.11.2026 before 04:00 pm** and the Auction is scheduled on **16.11.2026 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 One Trust 32, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 201002966985, A/c Name: Pegasus Group One Trust 32, Bank Name: IndusInd Bank, Branch Address- Opera House Branch IFSC Code: INDB0000001**
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 10,000/- (Rupees Ten Thousand Only) each for both the LOTs. In case of a single bid, the sole bidder shall be required to submit at least one bid increment over the Reserve Price to qualify as the H1 (Highest) Bidder. In the absence of such an incremental bid, the bid shall not be accepted.**
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



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URL : www.pegasus-arc.com

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. Shubhodeep Banerjee, Sr. Manager, Mob No.7710042736.



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Ph. : 022-6188 4700
email : sys@pegasus-arc.com
URL : www.pegasus-arc.com

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 One Trust - 32)**

Place: Mumbai

Date: 01.10.2026

- 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]

11

11

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: M/s Rashmika Exports

Property Description:

Mortgaged by: M/s. Rashmika Exports

All those pieces and parcels of Property at Office No G-12 A on the basement of the Prasad building belonging to "Prasad Chambers Premises Co Op Housing Society Ltd" situated on all that piece or parcel of land bearing Cadastral Survey No 1487 of Girgaum Division, Opera House, Mumbai 400 004 Admeasuring 171 Sq. ft (Carpet)

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 **16.11.2026** in the matter of **M/s. Rashmika Exports**

- 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 Description:

All those pieces and parcels of Property at Office No G-12 A on the basement of the Prasad building belonging to "Prasad Chambers Premises Co Op Housing Society Ltd" situated on all that piece or parcel of land bearing Cadastral Survey No 1487 of Girgaum Division, Opera House, Mumbai 400 004 Admeasuring 171 Sq. ft (Carpet).

Mortgagor of the Property ("Mortgagor"): M/s. Rashmika Exports

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

- 1.M/s Rashmika Exports (Borrower)
- 2.Mr. Paresh Vallabhai Jivani (Co-Borrower/Mortgagor)
- 3.Mr. Vallabhai Hajibhai Jivani (Co-Borrower)
- 4.Ms. Manjula Vallabhai Jivani (Co-Borrower)
- 5.Mrs. Nirali Paresh Jivani (Co-Borrower)

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 One Trust**
- 32

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, _____

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 One Trust - 32**

On Rs. 500/- Stamp paper and notarized

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: _____