

**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

[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) 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 assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of **Pegasus 2024 Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by HDFC Bank Ltd. ("HDFC Bank") vide Assignment Agreement dated 30.06.2025 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 **28.10.2026**

The Authorized Officer of Pegasus ARC has taken possession of the below described secured assets being immovable property on 10.04.2026 under the provisions of the SARFAESI Act and Rules acting in its capacity as Trustee of Pegasus 2024 Trust 1 (Pegasus).

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s):	1. M/s Thermins India (Borrower) 2. Mr. Jaikishan Ramshai Jindal (Proprietor/Guarantor/Mortgagor) 3. Mrs. Kusum Jaikishan Jindal (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Outstanding Dues for which the secured assets are being sold: Rs. 2,76,30,623.92/- (Rupees Two Crore Seventy-Six Lakhs Thirty Thousand Six Hundred and Twenty-Three and Ninety-Two Paise Only) as on 31.03.2025 with further interest at the contractual rate and costs, charges and expenses incurred thereon w.e.f. 01.04.2025 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.
Details of Secured Asset being Immovable Properties which is being sold	Property No 1 : Mortgaged by: Mr. Jaikishan Ramshai Jindal & Mrs. Kusum Jaikishan Jindal All that piece and parcel of property i.e. Flat No. 32 (Flat No. earlier Known as A-202), 2nd Floor, built up area 510 Sqft, admeasuring i.e 47.39 Square Meters along with undivided share admeasuring about 1.151% undivided share in common areas & facilities which includes One living Room, One kitchen Room, One Bed room, One Bath room, One W.C in the building known "Vivek Apartment", situated on land bearing Survey No. 296/A, Hissa No. 1/5/2, at Village Hadapsar, within the local limits Pune Municipal Corporation, within the jurisdiction of Sub Registrar Haveli No. 1 to 27. Google Location of Building: 18°30'32.3"N 73°54'41.0"E Property No 2 : Mortgaged by: Mr. Jaikishan Ramshai Jindal & Mrs. Kusum Jaikishan Jindal All that piece & Parcel of Office No. 105, 1st Floor, in the building known as "Pundol Apartment", admeasuring built up area about 535 Square Feet i.e. 49.72 Square Meters situated on land bearing Survey No. 390, Hissa No. 160, CTS No. 2988, at Village Pune Cantonment Board, within the local limits Cantonment Pune, within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Google Location of Building: 18°30'21.0"N 73°52'41.4"E
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Property No 1 : Rs. 26,55,000/- (Rupees Twenty-Six Lakhs Fifty-Five Thousand Only) – Flat no 32 Property No 2 : Rs. 44,64,000/- (Rupees Forty-Four Lakhs Sixty-Four Thousand Only) – Office no 105
Earnest Money Deposit (EMD):	Property No 1 : Rs. 2,65,500/- (Rupees Two Lakhs Sixty-Five Thousand Five Hundred Only) – Flat no 32 Property No 2 : Rs. 4,46,400/- (Rupees Four Lakhs Forty-Six Thousand Four Hundred Only) – Office no 105
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	OA No 126/2023 filed at DRT Pune for claim amount of Rs 1.93 Crs. Society Dues for Office No 105 – Rs 2.72 Lacs as on FY 2026-27 and Flat no 32 – Rs 75,000/- approximately The intending purchaser shall do their own due diligence for the outstanding dues.
Inspection of Properties:	On 09.10.2026 from 11.30 A.M to 12.30 P.M for Office No 105 property & from 1:30 PM to 2:30 PM for Flat no 32 property.
Contact Person and Phone No:	Mr. Shubhodeep Banerjee, Mob No.7710042736 Mr. Viral Doshi Mob No 9870893185
Last date for submission of Bid:	26.10.2026 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 28.10.2026 from 11.00 a.m. to 12.00 pm.

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: PUNE
Date: 01.10.2026

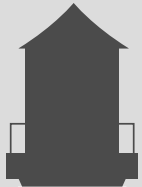
Shubhodeep Banerjee AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited,

Acting in its capacity as the Trustee of the Pegasus 2024 Trust 1

CHANGE OF NAME
I Mohammad Shafi Mehboob Shaikh I have changed my name from Mohammad Shafi Sheikh Mehboob To Mohammad Shafi Mehboob Shaikh and also changed my father name Sheikh Mehboob Suleman To Mehboob Rajsahab Shaikh and my mother name from Rameezabi To Rameezabi Mehboob Shaikh and also changed my wife name from Rasheeda To Rashida Shafi Shaikh vide affidavit no 90/2026 dated 29/09/2026

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Insight Out

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) 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 assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2024 Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by HDFC Bank Ltd. ("HDFC Bank") vide Assignment Agreement dated 30.06.2025 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 28.10.2026

The Authorized Officer of Pegasus ARC has taken possession of the below described secured assets being immovable property on 10.04.2026 under the provisions of the SARFAESI Act and Rules acting in its capacity as Trustee of Pegasus 2024 Trust 1 (Pegasus).

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s):	1. M/s Thermins India (Borrower) 2. Mr. Jaikishan Ramshai Jindal (Proprietor/Guarantor/Mortgagor) 3. Mrs. Kusum Jaikishan Jindal (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Outstanding Dues for which the secured assets are being sold: Rs. 2,76,30,623.92/- (Rupees Two Crore Seventy-Six Lakhs Thirty Thousand Six Hundred and Twenty-Three and Ninety-Two Paise Only) as on 31.03.2025 with further interest at the contractual rate and costs, charges and expenses incurred thereon w.e.f. 01.04.2025 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.
Details of Secured Asset being Immovable Properties which is being sold	Property No 1 : Mortgaged by: Mr. Jaikishan Ramshai Jindal & Mrs. Kusum Jaikishan Jindal All that piece and parcel of property i.e. Flat No. 32 (Flat No. earlier Known as A-202), 2nd Floor, built up area 510 Sqft, admeasuring i.e 47.39 Square Meters along with undivided share admeasuring about 1.151% undivided share in common areas & facilities which includes One living Room, One kitchen Room, One Bed room, One Bath room, One W.C in the building known "Vivek Apartment", situated on land bearing Survey No. 295/A, Hissa No. 1/52, at Village Hadapsar, within the local limits Pune Municipal Corporation, within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Google Location of Building: 18°30'32.3"N 73°54'41.0"E Property No 2 : Mortgaged by: Mr. Jaikishan Ramshai Jindal & Mrs. Kusum Jaikishan Jindal All that piece & Parcel of Office No. 105, 1st Floor, in the building known as "Pundol Apartment", admeasuring built up area about 535 Square Feet i.e. 49.72 Square Meters situated on land bearing Survey No. 390, Hissa No. 160, CTS No. 2988, at Village Pune Cantonment Board, within the local limits Cantonment Pune, within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Google Location of Building: 18°30'21.0"N 73°52'41.4"E
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Property No 1 : Rs. 26,55,000/- (Rupees Twenty-Six Lakhs Fifty-Five Thousand Only) - Flat no 32 Property No 2 : Rs. 44,54,000/- (Rupees Forty-Four Lakhs Sixty-Four Thousand Only) - Office no 105
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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	OA No 126/2023 filed at DRT Pune for claim amount of Rs 1.93 Crs. Society Dues for Office No 105 - Rs 2.72 Lacs as on FY 2026-27 and Flat no 32 - Rs 75,000/- approximately The intending purchaser shall do their own due diligence for the outstanding dues.
Inspection of Properties:	On 09.10.2026 from 11.30 A.M to 12.30 P.M for Office No 105 property & from 1.30 PM to 2.30 PM for Flat no 32 property.
Contact Person and Phone No:	Mr. Shubhodeep Banerjee, Mob No.7710042736 Mr. Viral Doshi Mob No 9870893185
Last date for submission of Bid:	26.10.2026 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 28.10.2026 from 11.00 a.m. to 12.00 pm.
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.	
Shubhodeep Banerjee AUTHORISED OFFICER Pegasus Assets Reconstruction Private Limited, Place: PUNE Acting in its capacity as the Trustee of the Pegasus 2024 Trust 1 Date: 01.10.2026	

PUBLIC NOTICE
This Public Notice is hereby given that, the property bearing Gat No. 10871/1B/4 out of that Eastern side portion of Plot No. 18 admeasuring area of 94.00 sq.mtr. situated at Barshi, Tal. Barshi, Dist. Solapur & within the local limits of Barshi Municipal Corporation at Barshi. The said property is owned & possessed by Mrs. Supriya Shekhar Gundpatil & she declared about the above mentioned property that, the previous Sale Deed dated 23/04/2012 vide its Reg. No. 1681/2012 which is registered with the Sub Registrar Office at Barshi and the said documents were in her possession but she stated that the documents related to the said property which are Sale Deed, Index 2 & its R.R. Receipt have been lost. Accordingly the necessary FIR has been lodged for the said missing/lost complaint dated 29/09/2026 with Barshi Police Station bearing Lost Reg. No. 0556/2026. That no person shall enter any kind of transfer on the basis of above mentioned lost document which will be illegal transaction. Objection/claim is required to communicate in the writing with the documentary evidence at my office, within 8 days from date hereof. The public Notice dated 30/09/2026.
Adv. Shekhar Sharad Gundpatil
Address - Sai Ambrushi Nagar, Paranda Road, Barshi, Mobile No - 9850780105

PUBLIC NOTICE
Notice is hereby given that the property bearing old survey no. 314/A/1/2 having its new survey no. 136/A/1/2 out of this plot no. 101 having its area adm. 178.22 sqmtrs. situated at Tal. North Solapur, Dist. Solapur and the said property is situated within the limits of new extension area of Solapur Municipal Corporation Solapur is owned and possessed by Sangita Vasant Tupsamudre and she declared that, the Original Sale Deed dated 21/08/2004 vide its Reg. No. 2941/2004 which is registered with the Sub Registrar Office North Solapur, Tal. North Solapur, Dist. Solapur and the said document in her possession and she says that the said document is lost and accordingly the necessary online FIR has been lodged for the said missing / lost document dated 24/09/2026 with Fauzdar Chawadi Police Station, Solapur. That no person shall enter into any kind of transfer on the basis of above mentioned lost document which will be illegal transaction. Objection / claim is required to communicate in the writing with the documentary evidence at my office, within 08 days from the date hereof. This Public notice dt. 30/09/2026.
R.R. Dulance, Advocate.
B.Com., LL.B.
10, Lawyers Chambers, District Court Compound, Solapur Mob. No. 9850793521

PUBLIC NOTICE
Notice is hereby given to the public that, Vishal Uttam Shinde is the owner of the property bearing area admeasuring 47.47 sq.mtrs of FLAT NO. A-11 on First Floor, A Building, in the building known as "VIMAL PARK" Constructed on S. No. 393 situated at Gururwar Peth Satara, Satara but previous chain deed of the said property i.e. Registered Sale Deed dt. 27/12/2011, having sr.no. 7193/2011and RR no 6523 has been inadvertently lost. And for the same my client has given lost FIR no. 1627/2025 in Satara City Police on dt. 03/12/2025.
All people are hereby informed not to deal or carry out any transaction with anyone on the basis of the said missing document. If anyone has already carried out or being carried out with the help of such document, kindly inform the undersigned in writing on the below mentioned address within 15 days from this present. DATE: 01/10/2026
ADV. YUVRAJ SUNIL GHORPADE
34, Ramkrishna Colony Near Powai Naka, Satara. Mo. 9822424659

PUBLIC NOTICE
Notice is hereby given to the public at large, especially residing in Situated in Kasabe Solapur, Tal. North Solapur, Dist. Solapur within the limits of Solapur Municipal Council, Solapur, as under: 1. Description of the property: All the piece and parcel of the Property bearing Old Survey No. 497, New Survey No. 526/29/1, more particularly an non agricultural layout Plot No. 28, having area admeasuring 85.28 Sq. Mt. Situated in Kasabe Solapur, Tal. North Solapur, Dist. Solapur within the limits of Solapur Municipal Council, Solapur, owned by Mrs. Manisha Pravin Nikam. Boundaries towards East: Road, towards West: Plot No. 39, towards North: Plot No. 27, towards South: Plot No. 29.
2. That property described above in Para No. 1 were belonging to Mrs. Sarika Prasannakumar Indli. That, Mrs. Sarika Prasannakumar Indli has sold to Mrs. Manisha Pravin Nikam by register sale deed dated 11.08.2010 which is duly register in the office of Sub Registrar, North Solapur at Sr. No. 6856 of 2010.
3. That, State Bank of India has notified that the aforesaid original deed dated 11.08.2010 which are misplaced. The complaint for lost of deed is registered with Jodhahvi Peth Police Station dated 24.07.2025.
4. In view of above, my client hereby give a notice to the public at large and calls upon all or any persons who have any right, title interest in the above described properties to submit all their objections in written on the below address and claims within a period of 15 days of the date of publication of the notice, failing which my client will presume that no adverse claim or objections concerning the said property exist So please do note. This public notice is given in order to see that nobody would be cheated pertaining to and in the above matter.
This public notice is issued dated 01.10.2026
Mr. Suchir V. Deshpande, Advocate
Chamber No. 3, District Court Compound, Solapur, Mobile 9730199192

THE INSTITUTE OF CHARTERED ACCOUNTANTS OF INDIA (ICAI)
(Set up by an Act of Parliament)
Head Office : ICAI Bhawan, Indraprastha Marg, New Delhi - 110002.

Branch Office: Satara Branch of WIRC of ICAI, Nariman Tower, 3rd Floor, Satara-415004 Email ID: satara@icai.org

(PRESS NOTICE)

Purchase of LAND : Request for Proposal (RFP)

The Institute of Chartered Accountants of India (ICAI), a statutory body set up by an Act of Parliament of India namely The Chartered Accountants Act, 1949 invites bids in Two Bid System i.e. Technical and Financial Bid (Price) on Quality and Cost Base System (QCBS) Basis from the eligible immovable property owners with a clear and marketable title for purchase of Land within the Municipal Corporation limits of Satara City for the use of Educational/Institutional/Office purposes for ICAI having following Area within 8 Km from Satara Bus Station.

Particulars	From (Sq. ft.)	To (Sq. ft.)
Land Area	5,000	8,000

Interested parties may submit their Proposals in the 'Prescribed Format' given in this document so as to reach us on or before 22/10/2026 upto 5 PM.

Interested parties may download the 'Request for Proposals' (RFP) form ICAI Website(s) i.e. www.icai.org/post/icai-eoi-tenders or https://satara.icai.org/tenders or https://wirc icai.org/ (under EOI/Tender).

The Request for Proposal forms containing terms & conditions are also available at Satara Branch of WIRC of ICAI, Nariman Tower 3rd Floor, Shop No. 6, 7 & 8, Near Hotel Preeti Executive, Satara-415004.

Brokers may please excuse. Secretary, ICAI
Contact Person: Mr. Swapnil Ashok Bhosale (Secretary), M. +91 8087700319

POSSESSION NOTICE
(for immovable property)

Whereas,

The undersigned being the Authorized Officer of **INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED (ISARC)** (CIN: U67190MH2008PLC181062) under the Securitisation 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 15.05.2026 calling upon the Borrower(s) **EKNATH SAKHARAM ADHARI and ANITA EKNATH ADHARI** to repay the amount mentioned in the Notice being **Rs. 9,42,533/- (Rupees Nine Lakhs Forty Two Thousand Five Hundred Thirty Three Only)** against Loan Account No. **HHL PUN00477044** as on **13.05.2026** and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **28.09.2026**.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED** for an amount of **Rs. 9,42,533/- (Rupees Nine Lakhs Forty Two Thousand Five Hundred Thirty Three Only)** as on **13.05.2026** and interest thereon.

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF FLAT NO. 303, ON 3RD FLOOR, ADMEASURING TOTAL AREA 22.20 SQ. MTRS., I.E (238.93 SQ.FT.), CARPET AREA, WITH ENCLOSED BALCONY 43.91 SQ. FT. IN THE BUILDING NO. '5', OF THE PROJECT ATULYA, CONSTRUCTED ON THE GAT NO. 405/ 3486, AT GRAM PANCHAYAT JAMBHUL, TALUKA MAVEL, ZILA PARISHAD, PUNE - 412106, MAHARASHTRA, WITH UNDIVIDED RIGHTS TITLES OR INTEREST, IN THE COMMON AREA AND FACILITIES. IN THE SAID BUILDING.

Date : 28.09.2026 Sd/-
Place : PUNE Authorised Officer
INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED
acting in its capacity as Trustee of ISARC- 2025-2026-5 TRUST

PUBLIC NOTICE

Notice is hereby given that, **Mr. Pradip Dhanraj Gugle and Mrs. Shiipa Pradip Gugle**, Both R/at :- 617/66, Gokhale Nagar, Pune-411016, (Hereinafter referred to as Owner) are owner of Flat i.e. Flat No.601, on 6th Floor in Building No.B in "PRIME PANACHE Cooperative Housing Society Ltd" which is Constructed on land i.e. Survey No.164, Hissa no.1+2+4+5+6A, Situated at Village Baner, Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation (hereinafter referred to as the "Flat"). However, Original Articles of Agreement dated 30th April 2004 which is registered in office of Sub-Registrar Haveli No.15 Pune at Sr.No.1666/2004 on 30/04/2004 alongwith Index-II & Registration Receipt is misplaced/lost. The said Owner has assured that they have absolute ownership rights in respect of said Flat.

Any person/bank having in possession of the said Original Agreement dated 30/04/2004 in above para or having any right/interest in said Flat, should inform us on address mentioned below within 7 days from the date of this notice.

Rahul R. Gawali, ADVOCATE
For Gawali Associates & Advocates.
Ground Floor, Bharati Apartment, Opp to Sakal Office,
Sakhar Sankul Chowk, Shivajinagar, Pune. Mob No. 9922735518.

Date : 30/09/2026

Rahuri Branch :
Ground Floor, Near Bus Stand,
Nagar-Shirdi Highway, Rahuri,
Ahmednagar

Notice Issued u/s 13(2) of SARFAESI Act 2002.

To,
Applicant - **Mr. Rajendra Suryakant Bhagwat**,
Add : Gurukrupa Apartment, Flat No. 14, Behind Mula Pravara Office, Kolhar, Tal. Rahata, Dist. Ahilyanagar
Co-Applicant - **Mrs. Geetanjali Rajendra Bhagwat**,
Add : Gurukrupa Apartment, Flat No. 14, Behind Mula Pravara Office, Kolhar, Tal. Rahata, Dist. Ahilyanagar
Notice under Sec. 13 (2) read with Sec. 13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.
You **Mr. Rajendra Suryakant Bhagwat (Applicant)**, **Mrs. Geetanjali Rajendra Bhagwat (Co-Applicant)** herein have availed the following credit facilities from our **Rahuri Branch** and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the **RBI guidelines** as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as **Non-Performing Asset** as on **22.09.2026**. As on **22.09.2026** a sum of **Rs. 7,91,966.58/- (Rupees Seven Lakh Ninety One Thousand Nine Hundred Sixty Six and Fifty Eight Paise Only)** is outstanding in your account/s.

The particulars of amount due to the Bank from **Mr. Rajendra Suryakant Bhagwat (Applicant)**, **Mrs. Geetanjali Rajendra Bhagwat (Co-Applicant)** in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding Amount as on date of NPA Rs.	Un applied interest (Rs.)	Penal interest (simple) (Rs.)	Cost/Charegs incurred by Bank	Total Dues Rs.
HL	7,77,255.00/-	14,711.58/-	0.00	0.00	7,91,966.58
560631001775465					
Total					7,91,966.58

CERSAI Asset ID - 200010564743

To secure the repayment of the monies due or the monies that may become due to the Bank, **Mr. Rajendra Suryakant Bhagwat (Applicant)**, **Mrs. Geetanjali Rajendra Bhagwat (Co-Applicant)** had /have executed documents and created security interest by way of:

Mortgage of immovable property described herein below:-
Description of Secured Assets:- All the piece and parcel of the Residential Flat No. F-14, Adm. Area 59.94 Sq. Mtrs., Gurukrupa Apartment, Gat No. 34/2, First Floor, Kolhar Bk, Tal. Rahata, Dist. Ahilyanagar. **Bounded by: North** - Open Space, **South** - Flat No. 08, **East** - Open Space, **West** - Flat No. 13.

Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Rs. 7,91,966.58/- (Rupees Seven Lakh Ninety One Thousand Nine Hundred Sixty Six and Fifty Eight Paise Only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Date: 25/09/2026 Authorized Officer
For Union Bank of India

KALLAPANNA AWADE ICHALKARANJI JANATA SAHAKARI BANK LTD.,
(Multi-State Scheduled Bank)
Head Office: Ward No.12, H.No.1,'Janata Bank Bhawan', Main Road, Ichalkaranji, 416 115, Dist.-Kolhapur. (M.S.)Tel. No: (0230) 2433505 to 508.

Ind. Estate, Ichalkaranji Branch Office:- Ward No.18/291, Block No. 75, Near Shahu Putla, Industrial Estate, Ichalkaranji - 416115 Dist. Kolhapur.

SALE NOTICE

PUBLIC NOTICE FOR SALE OF THE IMMOVABLE PROPERTY UNDER PROVISIONS OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, AND RULES FRAMED THEREUNDER.

The undersigned being the Authorized Officer of Kallappanna Awade Ichalkaranji Janata Sahakari Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the said Act") invites offers in the prescribed tender forms from interested parties to purchase the property detailed herein below put up for sale by the Bank on 'AS IS WHERE IS AND WHATEVER IS' basis under provisions of the said Act and Rules framed there under to recover its dues. The property is in **physical possession** of the Bank in exercise of its powers under section 13(4) read with Rule 9 of the said Act. The Authorised officer of the bank also issued 15 days notice dated 19/08/2025 under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 to the borrower, Guarantors and mortgagor named herein below.

Name of Borrower & Guarantors & Account No.	Amount Claimed being rupees	Description of property	Revised Reserve price
1) M/s. Jaljeevan Aqua Water Prop. Mrs. Jarina Mahamadali Shaikh, Near Bhimraj Bhavan, Behind Dargah, Kabnoor, Tal. Hatkanangale, Dist.Kolhapur. ("Borrower") 2) Mr. Mahamadali Malik Shaikh, Near Bhimraj Bhavan, Behind Dargah, Kabnoor, Tal. Hatkanangale, Dist. Kolhapur. ("Guarantor") 3) Mr. Shahid Sardar Jamadar, 2/257, Nadies Naka, Opposite to Dargah, Ichalkaranji, Tal. Hatkanangale, Dist. Kolhapur. ("Guarantor") Loan A/c No. LHEMI275	Rs. 4,64,340/- (Rupees Four Lakh Sixty Four Thousand Three Hundred Forty Only) due as on 30/09/2022 as detailed in the demand notice dated 04/10/2022 issued under section 13(2) of the said Act by the bank to the borrower & others together with further interest at the contractual rate of interest, cost, expenses etc;	All that part and parcel of the property situated at Kabnoor, Tal.Hatkanangale, Dist.Kolhapur bearing C.S.No. 708 having total area of 100.7 Sq. Mtrs., the property of south side having area of 16.72 Sq.Mtrs, which is bounded by towards East- The property of Moula Nadaf, West- Road, South- Road & North - The property of Ganpati Kambale. The property as described above with all its contents, easementary rights & building therein bearing House No. 1669/A which is owned by Mr. Mahamadali Malik Shaikh.	Rs. 4,32,720/- (EMD Rs. 43,272/-)

Tender documents containing terms and conditions of sale are available at the Bank's Head Office and Ind.Estate, Ichalkaranji Branch Office at the addresses stated above. The sale strictly subject to the terms & conditions in this advertisement and the prescribed tender document and the SARFAESI Act read with the Security Interest (Enforcement) Rules,2002. The offers for above mentioned property are invited in sealed envelope accompanied with payment of tender fee and 10% earnest money deposit of offer amount payable by demand draft/pay order drawn in favor of the Bank payable at Ichalkaranji as indicated in the terms and conditions of sale mentioned in the tender document. The offer amount shall be above the amount of Reserve Price of the said property. The property may be inspected with the prior appointment of Branch Manager of Ind.Estate, Ichalkaranji branch Mr. Abhinandan Shrimant Magdum (Mob. No. 985009073), on any working day upto 13/10/2026. Offers in the manner stipulated in the Tender document will be received till 14/10/2026 upto 5.30 p.m. at the Bank's Head Office and will be opened on 15/10/2026 at 2.00 p.m. in the Head Office, Ichalkaranji. For the details information contact with Authorized Officer (Mob. No. 9665041768).

Date :-30/09/2026. Sd/-
(D.V.Patil)
General Manager & Authorized Officer
Kallappanna Awade Ichalkaranji Janata Sahakari Bank Ltd.



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 Thermins India

Trust: Pegasus 2024 Trust 1

PROPERTY DESCRIPTION

Lot 1: All that piece and parcel of property i.e. **Flat No. 32** (Flat No. earlier Known as A-202), 2nd Floor, **built up area 510 Sqft**, admeasuring i.e 47.39 Square Meters along with undivided share admeasuring about 1.151% undivided share in common areas & facilities which includes One living Room, One kitchen Room, One Bed room, One Bath room, One W.C in the building known "**Vivek Apartment**", situated on land bearing Survey No. 296/A, Hissa No. 1/5/2, at Village **Hadapsar**, within the local limits Pune Municipal Corporation, within the jurisdiction of Sub Registrar Haveli No. 1 to 27.

Lot 2: All that piece & Parcel of **Office No. 105**, 1st Floor, in the building known as "**Pundol Apartment**", admeasuring built up area about **535 Square Feet i.e. 49.72 Square Meters** situated on land bearing Survey No. 390, Hissa No. 160, CTS No. 2988, at Village **Pune Cantonment Board**, within the local limits Cantonment Pune, within the jurisdiction of Sub Registrar Haveli No. 1 to 27

.Mortgaged by: Mr. Jaikishan Ramshai Jindal & Mrs. Kusum Jaikishan Jindal

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website www.eauctions.co.in on **28.10.2026** for the mortgaged property mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am. to 12:00 pm.** In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.

4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property: Other unknown
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or



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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 **26.10.2026 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.
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: - Property No 1 : Rs. 26,55,000/- (Rupees Twenty-Six Lakhs Fifty-Five Thousand Only) – Flat no 32 and Property No 2 : Rs. 44,64,000/- (Rupees Forty-Four Lakhs Sixty-Four Thousand Only) – Office no 105.**
17. **The Earnest Money Deposit of the auction property is as follows: - Property No 1 : Rs. 2,65,500/- (Rupees Two Lakhs Sixty-Five Thousand Five Hundred Only) – Flat no 32 and Property No 2 : Rs. 4,46,400/- (Rupees Four Lakhs Forty-Six Thousand Four Hundred Only) – Office no 105**
18. Last date for submission of bid is **26.10.2026 before 04:00 pm** and the Auction is scheduled on **28.10.2026 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 2024 Trust 1, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 2101011000000019, A/c Name: Pegasus 2024 Trust 1, Bank Name: Karur Vysya Bank, Branch Address- Fort, Mumbai IFSC Code: KVBL0002101**
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 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.



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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.
31. 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: 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 Thermins India

Property Description:

1. All that piece and parcel of property i.e. **Flat No. 32** (Flat No. earlier Known as A-202), 2nd Floor, **built up area 510 Sqft**, admeasuring i.e 47.39 Square Meters along with undivided share admeasuring about 1.151% undivided share in common areas & facilities which includes One living Room, One kitchen Room, One Bed room, One Bath room, One W.C in the building known "**Vivek Apartment**", situated on land bearing Survey No. 296/A, Hissa No. 1/5/2, at Village **Hadapsar**, within the local limits Pune Municipal Corporation, within the jurisdiction of Sub Registrar Haveli No. 1 to 27.
2. All that piece & Parcel of **Office No. 105**, 1st Floor, in the building known as "**Pundol Apartment**", admeasuring built up area about **535 Square Feet i.e. 49.72 Square Meters** situated on land bearing Survey No. 390, Hissa No. 160, CTS No. 2988, at Village **Pune Cantonment Board**, within the local limits Cantonment Pune, within the jurisdiction of Sub Registrar Haveli No. 1 to 27

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.

On Rs. 500/- Stamp paper and notarized

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 **28.10.2026** in the matter of **M/s Thermins India**

- 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:_____

4.Signature: _____

Name:

Add:_____

On Rs. 500/- Stamp paper and notarized

E-Mail ID: _____

E-Mail ID: _____

Affidavit cum Declaration

Property Description:

1. All that piece and parcel of property i.e. **Flat No. 32** (Flat No. earlier Known as A-202), 2nd Floor, **built up area 510 Sqft**, admeasuring i.e 47.39 Square Meters along with undivided share admeasuring about 1.151% undivided share in common areas & facilities which includes One living Room, One kitchen Room, One Bed room, One Bath room, One W.C in the building known "**Vivek Apartment**", situated on land bearing Survey No. 296/A, Hissa No. 1/5/2, at Village **Hadapsar**, within the local limits Pune Municipal Corporation, within the jurisdiction of Sub Registrar Haveli No. 1 to 27.
2. All that piece & Parcel of **Office No. 105**, 1st Floor, in the building known as "**Pundol Apartment**", admeasuring built up area about **535 Square Feet i.e. 49.72 Square Meters** situated on land bearing Survey No. 390, Hissa No. 160, CTS No. 2988, at Village **Pune Cantonment Board**, within the local limits Cantonment Pune, within the jurisdiction of Sub Registrar Haveli No. 1 to 27

Mortgagor of the Property ("Mortgagor"): Mr. Jaikishan Ramshai Jindal & Mrs. Kusum Jaikishan Jindal

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

- a) **M/s Thermins India (Borrower)**
- b) **Mr. Jaikishan Ramshai Jindal (Proprietor/Guarantor/Mortgagor)**
- c) **Mrs. Kusum Jaikishan Jindal (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 2024 Trust 1**

On Rs. 500/- Stamp paper and notarized

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 registered 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 _____

On Rs. 500/- Stamp paper and notarized

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 2024 Trust 1**

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

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: _____