PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
5th Floor (East Wing), Forbes Building, Charanjit Rai Marg,
Fort, Mumbai – 400 001 Tel: 91-2261884700
Email : sys@pegasus-arc.com URL : www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable and Movable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 6(2) Rules 8 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 and movable properties 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), 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 its known and unknown liabilities on 17/12/2026.**

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable and movable properties on **01/08/2026** under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), and Mortgagor(s):	**1) M/s. A Raja Cottex (Borrower and Mortgagor)** **2) Mr. Harunbhai Valibhai Bilakhiya (Partner/Guarantor)** **3) Mrs. Jamilaben Harunbhai Bilakhiya (Partner/Guarantor/Mortgagor)** **4) Mr. Sajidbhai Bilakhiya (Partner/Guarantor)** **5) Mr. Abbasbhai Bilakhiya (Partner/Guarantor)** **6) Mrs. Asmaben Bilakhiya (Partner/Guarantor)** **7) Mrs. Rasidaben Abbadbhai Bilakhiya (Partner/Guarantor)** **8) M/s A Raja Cotton Industries (Mortgagor)**
Outstanding Dues for which the secured assets are being sold:	**Rs. 4,21,94,126.24** (Rupees Four crore twenty-one lakh ninety-four thousand one hundred twenty-six rupees and twenty-four paise only) as on 01/01/2017 plus further interest at the contractual rate and cost, charges, and expenses thereon till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act.)
Details of Secured Assets being Immovable Properties which is being sold	**Lot 1-** Rajkot, R.S. No. 70 Paikee, Plot No. 13, 14, 15, 16, 17, 18, 19, 20, 21, and structure thereon Nr. Jio Petrol Pump, Off. Savarkundla Road, At. SavarKundla, Ta. SavarKundla, Dist. Amreli Total area: 31892 sq. ft. **Owned by : M/s. Raja Cotton Industries** **Lot 2-** Residential Property Bearing on Survey No. 4320 Paiki Sadhna Society, Near Mani Nagar Village, Savar Samapadar, Sub-Dist.: Kundala, Dist. Amreli Area: Land 227.90 Sq. Mtrs. (2453 sq. ft.) Construction: 2114 sq. ft. **Owned by: Mrs. Jamilaben Harunbhai Bilakhia.** **Lot 3:-** Immovable property at Revenue S No 277 P 6 Paikee, "A Raja Cottex", Dhajdi, Situated At Village Dhajdi of Savarkundla, Dist. Amreli. Area: 12950.00 Sq. Mtrs (139394 sq. ft.) Construction – 19350 sq. ft. **Along with** Machinery at S No 277 P 6 Paikee for Industrial Ginning and Pressing Business Purpose, Village Dhajdi of Savarkundla, Dist. Amreli. **(Owned by M/s A Raja Cottex, A Partnership Firm, Its Partner Shri Sajid Harunbhai Bilakhiya)** **Lot 4:-** Only Machinery S No 277 P 6 Paikee, "A Raja Cottex", Dhajdi, Situated At Village Dhajdi of Savarkundla, Dist. Amreli. **(Note: Preference will be given to Lot 3 bidder if bids received for both Lot 3 and Lot 4)**
Reserve Price below which the Secured Asset(s) will not be sold	**Lot 1 - Rs.1,21,69,000/- (Rupees One Crore Twenty One Lakhs Sixty Nine Thousand Only)** **Lot 2 - Rs.33,19,000/- (Rupees Thirty Three Lakhs Nineteen Thousand Only)** **Lot 3 – 1,86,68,000/- (Rupees One Crore Eighty Six Lakhs Sixty Eight Thousand Only)** **Lot 4 – 25,08,000/- (Rupees Twenty – Five Lakhs Eight Thousand Only)**
Earnest Money Deposit (EMD):	**Lot 1: Rs. 12,16,900/- (Rupees Twelve Lakhs Sixteen Thousand and Nine Hundred Only)** **Lot 2: Rs. 3,31,900/- (Rupees Three Lakh Thirty-One Thousand Nine Hundred Only)** **Lot 3: Rs. 18,66,800/- (Rupees Eighteen Lakh Sixty Six Thousand and Eight Hundred Only)** **Lot 4: Rs. 2,50,800/- (Rupees Two Lakhs Fifty 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	**NA** **NOTE: Prospective Buyers should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction. Before submitting bid(s).**
Inspection of Properties:	**13/11/2026** **Lot 1: 10: 00 am to 12: 00 Noon** **Lot 2: 1:30 pm to 3:30 pm** **Lot 3 & Lot 4: 4:30 pm to 6:30 pm**
Contact Person and Phone No:	**Mr. Yatin Satavlekar - 9004523336** **Mr. Paresh Karande – 9594313111**
Last date for submission of Bid:	**15/12/2026 till 5.00 pm.**
Time and Venue of Bid Opening:	**E-Auction/Bidding through website (www.eauctions.co.in) on 17/12/2026 from 11.00 am to 12.00 noon.**

This publication is also a Thirty (30) days' notice to the Borrowers/Co-borrowers/ Guarantors/Mortgagors under Rule6 (2) & Rule 8 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: Mo.: 9870099713 Email: admin@eauctions.co.in before submitting any bid.**

AUTHORISED OFFICER

Place: Savarkundla, Amreli
Date: 06/11/2026

Pegasus Assets Reconstruction Private Limited
(Acting in its capacity as a Trustee of Pegasus 2024 Trust 1)

PEGASUS ASSETS RECONSTRUCTION PVT. LTD. MUMBAI

STATE BANK OF INDIA

Stressed Assets Recovery Branch : 2nd Floor, Samyak Status, Opp. D R Amin School, Dwarkpura Main Road, Vadodara-390007. **Phone No.** 0265-2325292, **E-mail :** sbi.10059@sbi.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY — Appendix -IV-A [See Proviso to rule 8(6)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION 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 State Bank of India, the Secured Creditor, will be sold on **"As is Where is", As is What is"** and Whatever there is" basis, on **15/12/2025, from 11:00 A.M. to 04:00 P.M.** with auto extension of ten (10) Minutes from last highest bid till the sale is completed, for recovery of the dues to the secured creditor from under mentioned Borrower(s) / Guarantor(s).

Borrower(s) & Guarantor(s) Details of Demand Notice with further interest / expenses	Details of Properties	Reserve Price EMD Bid Increase Amount	Date & Time of Inspection / Contact Person
Late Shri Narandbai Bhojabhai Vankar (Borrower & Property Owner) — Rs. 29,58,367.72/- — 26.09.2025	**Property ID : SBIN200224695564** All that Piece and Parcel of Immovable Property being Situated at Regsiurvey - Valsad, Sub District of Valsad Property bearing Row House No. 53/B having its Valsad Municipal Property No. 823/P/53/B, Admeasuring 86.76 Sq mtrs constructed on N A Land bearing Survey No. 26/2/53/B admeasuring 64.41 Sq mts known as Hanvan Park Society (Property owned by Late Shri Narandbhai Bhojabhai Vankar).	Rs. 30,08,000/- — Rs. 3,00,000/- — Rs. 10,000/-	10/12/2026 12:00 PM to 01.00 PM — Vikas Kumar Singh 7600041017 & Vinay Jain 7043017111

Encumbrances : To the best of knowledge and information of the Authorised Officer, there are no other encumbrances advised to the Bank. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

TCS / TDS : GST, wherever applicable, will have to be borne by the successful bidder / buyer, over and above the bid amount. Sale Confirmation will be subject to consent of mortgagor/ borrower if auction does not fetch that the reserve price as per provision of SARFAESI rule 9 (2).

The e-auction will be conducted through Bank's approved service provider **M/s. PSB Alliance Private Limited** at their web portal **https://baanknet.com.** The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on **https://baanknet.com.**

The interested bidders who require assistance in creating Login ID & Password, uploading docs, submitting Bid documents, Training/ Demonstrayon, Terms & conditions on online Inter se Bidding etc., may visit the website **https://baanknet.com.**

THIS NOTICE SHOULD ALSO BE CONSIDERED AS 30 DAYS NOTICE TO THE BORROWER/ GUARANTORS / MORTGAGORS UNDER RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE 2002.

For detailed terms and conditions of the sale, please refer to the link provided in the Secured Creditor's Website : **https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others, & https://baanknet.com.**

Date : 04.11.2026 — **Authorized Officer,**
Place : Vadodara — **State Bank of India**

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

5th Floor (East Wing), Forbes Building, Charanjit Rai Marg, Fort, Mumbai – 400 001 Tel: 91-22618847000
Email : sys@pegasus-arc.com URL : www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable and Movable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 6(2) Rules 8 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 and movable properties 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), vide Assignment Agreement dated 10/06/2025 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 its known and unknown liabilities on **13/12/2026.** The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable and movable properties on **31/08/2026** under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), and Mortgagor(s):	1) M/s. A Raja Cottex (Borrower and Mortgagor) 2) Mr. Harushnai Vakhrai Bilakhiya (Partner/Guarantor) 3) Mrs. Jamuben Harushbhai Bilakhiya (Partner/Guarantor/Mortgagor) 4) Mr. Sajjdbhai Bilakhiya (Partner/Guarantor) 5) Mr. Abbasbhai Bilakhiya (Partner/Guarantor) 6) Mrs. Asmaben Bilakhiya (Partner/Guarantor) 7) Mrs. Rasidaben Abbasbhai Bilakhiya (Partner/Guarantor) 8) M/s A Raja Cotton Industries (Mortgagor)
Outstanding Dues for which the secured assets are being sold:	Rs. 4,21,94,126.24 (Rupees Four crore twenty-one lakh ninety-four thousand one hundred twenty-six rupees and twenty-four paise only) as on 01/01/2217 plus further interest as per contractual rate and cost, charges, and expenses incurred till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act)
Details of Secured Assets being Immovable Properties which is being sold	Lot 1- Plot(s), R.S. No. /TP Paikee Plot No. 13, 14, 15, 16, 17, 18, 19, 20, 21, and structure thereon Nr. Jai Ambe Pump, Of. Savitmunda Road At. Savarkundla, Ta. Savarkundla, Dist. Amreli Total area 31100 sq. ft. Owned by : M/s. Raja Cotton Industries Lot 2- Residential Property bearing on Survey No. 4320 Paiki Sathiya Society Near Ram Nagar Vikas, Savar Samudayak Sub/Dist. Kamala Dist. Amreli Area: Lav C 207.76 sq. Mtrs. (2493 sq. ft.) Construction 2014 sq. ft. Owned by: Mrs. Jamuben Harushbai Bilakhia Lot 3- Immovable property at Revenue S.No. 277 P 6 Paikee "A Row Cotex", Distt. Situated At Village Dhasa of Savarkundla, Dist. Amreli, Area: 2950.00 Sq. Mtrs (31756 sq. ft.) Construction – 15190 sq. ft. Along with Machinery at S. No 277 P 6 Paikee for Industrial Spinning and Weaving Business Purpose, Village Dhasa of Savarkundla, Dist. Amreli. (Owned by M/s A Raja Cotex, A Partnership Firm, Its Partner Shri Sajid Harunbhai Bilakhiya) Lot 4 – Only Machinery S No. 277 P 6 Paikee "A Raja Cotex", Dhasa, Situated At Village Dhasa of Savarkundla, Dist. Amreli. Note: Preference will be given to Lot 3 bidder if bids received for both Lot 3 and Lot 4)
Reserve Price below which the Secured Asset(s) will not be sold	Lot 1 – Rs.1,21,69,000/- (Rupees One Crore Twenty One Lakhs Sixty Nine Thousand Only) Lot 2 – Rs.33,19,000/- (Rupees Thirty Three Lakhs Nineteen Thousand Only) Lot 3 – 1,86,68,000/- (Rupees One Crore Eighty Six Lakhs Sixty Eight Thousand Only) Lot 4 – 25,06,000/- (Rupees Twenty – Five Lakhs Eight Thousand Only)
Earnest Money Deposit (EMD):	Lot 1: Rs. 12,16,900/- (Rupees Twelve Lakhs Sixteen Thousand and Nine Hundred Only) Lot 2: Rs. 3,31,900/- (Rupees Three Lakh Thirty-One Thousand Nine Hundred Only) Lot 3: Rs. 18,66,800/- (Rupees Eighteen Lakh Sixty Six Thousand and Eight Hundred Only) Lot 4: Rs. 2,50,600/- (Rupees Two Lakhs Fifty 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	NA NOTE: Prospective Buyers should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction. Before submitting bid(s).
Inspection of Properties:	13/11/2026 Lot 1 : 10: 00 am to 12: 00 Noon Lot 2: 1.30 pm to 2.30 pm Lot 3 & Lot 4: 4.30 pm to 6.30 pm
Contact Person and Phone No:	Mr. Yatin Sarvaiker – 9004523336 Mr. Paresh Karande – 9594213211
Last date for submission of Bid:	15/12/2026 till 5.00 pm.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.auctions.co.in) on 17/12/2026 from 11.30 am to 12.00 noon.

This notification is also a Thirty (30) days notice to the Borrowers/Co-borrowers/Guarantors/Mortgagors under Rule 8(6) & Rule 9 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.auctions.co.in of the service provider Linkstar Tech Solutions Private Limited **Bidder Support Now: Mr. 9879047113 mail: admin@auctions.co.in before submitting any bid.**

AUTHORISED OFFICER
Place: Savarkundla, Amreli — **Pegasus Assets Reconstruction Private Limited**
Date: 06/11/2026 — **(Acting in its capacity as a Trustee of Pegasus 2024 Trust 1)**

FEDERAL BANK

The Federal Bank Ltd., LCRD/Ahmedabad Division,
Shop No. 101, First Floor, Central by Sangath IPL, Next to PVR Cinema,
Near Lake and Garden, Motera, Ahmedabad - 380005, E-mail: ahdlcrd@federalbank.co.in

AHDL/DS841/SRT/134373-4107/DN/2026-27 — **Dated : 07/10/2026**

1. **Shri. Lathiya Pankaj Manobhai @ Lathiya Pankajkomar Manubhai S/o Manubhai @ Manubhai Ravjibhai Lathiya,** 95, Suryoday Society, Near Suvidha Row House, Simada, Surat, Sarthana, Gujarat - 395006.
2. **Shri. Lathiya Hasmukhbhai Manubhai @ Hasmukhbhai Manubhai Lathiya S/o Manubhai @ Manubhai Lathiya,** 42, Jay Bhavani Park Society, Samiya Road, Sarthana, Surat, Gujarat - 395006.
3. **Smt. Lathiya Hetalben Hasmukhbhai W/o Lathiya Hasmukhbhai Manubhai @ Hasmukhbhai Manubhai Lathiya,** 42, Jay Bhavani Park Society Samiya Road, Sarthana, Surat, Gujarat - 395006.

Notice issued under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act)

The above mentioned party as Principal Borrower / Co-obligant / Guarantor / Mortgagor availed of the following credit facility from the **Federal Bank Ltd.**, a banking company registered under the Companies Act 2013 having registered office at Aluva (hereinafter referred to as the bank) through its branch at **Surat**, after executing necessary security agreements / loan documents in favour of the Bank.

Nature of Limit	Account No.	Limit Sanctioned in Rupees	Disbursement date	Date of NPA	Availed by
EI -FEDERAL HOUSING LOAN	13437300004107	Rs. 30,55,000/-	30/10/2023	03/10/2025	1st to 3rd of you above

Towards the security of the aforesaid credit facility availed from the Bank, the following of you have created security interest in favour of the bank by way of mortgage in respect of the following immovable properties:

DESCRIPTION OF MORTGAGED IMMOVABLE PROPERTY

Sr. No.	Details of Immovable Properties	Limits charged to	Mortgaged by
1.	All the piece and parcel of immovable property bearing Flat No. 303, admeasuring Super Built up area 72.84 Sq. Mtrs. on the Third Floor, together with proportional undivided share in the land underneath the building and common rights and amenities attached with the said property, with all kinds appurtenant thereto, of the housing complex known and named as "Mangalmurti Complex-B" constructed on the land bearing Plot No. C (as per KJP Durasti, Block No. 103 – 104/paikee C), of the housing society known and named as SUVIDHA (SIMADA) CO-OPERATIVE HOUSING SOCIETY LIMITED, situated on the land bearing Rev. Block Nos. 103 and 104 (Old Survey Nos. 70/1 and 70/2) of Moje Village Simada, City Survey, Dist. Taluka Surat City (Choryasi) and New Taluka Puna, District Surat, Gujarat State **Bounded by :- East :** Entry and Passage; **West :** Adj. Road, **North :** Adj. Flat No. 302 and Road, **South :** Adj. Flat No. 304 and Margin.	13437300004107	1st of you above
2.	All the piece and parcel of immovable property bearing Flat No. 304, admeasuring Super Built up area 84.58 Sq. Mtrs. on the Third Floor, together with proportional undivided share in the land underneath the building and common rights and amenities attached with the said property, with all kinds appurtenant thereto, of the housing complex known and named as "Mangalmurti Complex-B" constructed on the land bearing Plot No. C (as per KJP Durasti, Block No. 103 – 104/paikee C), of the housing society known and named as SUVIDHA (SIMADA) CO OPERATIVE HOUSING SOCIETY LIMITED, situated on the land bearing Rev. Block Nos. 103 and 104 (Old Survey Nos. 70/1 & 70/2) of Moje Village Simada, City Surat, Dist Taluka Surat City (Choryasi) and New Taluka Puna, District Surat, Gujarat State, **Bounded by :- East :** Lift and Stairs, **West :** Adj. Flat No. 303 and Road, **North :** Entry, Passage and Flat No. 302, **South :** Adj. Margin.	13437300004107	1st of you above

The aforesaid security property is hereinafter referred to as secured asset.

You have defaulted repayment of the above secured debt in violation of the agreed terms and the account became non-performing asset as per the guidelines of RBI. The undersigned being the **Authorized Officer of the Federal Bank Ltd,** hereby informs you that the following amount as described below is due from you:

Loan Account	A) Balance Outstanding	B) Out of A unrealised interest	C) Out of A pending Charges	Rate of interest	Availed by
13437300004107	Rs. 29,79,598.68 as on 05.10.2026	Rs. 71,584.08	Rs. 3,128/-	7.25% p.a Monthly rests with 4% as penal charges from 05/10/2026	1st to 3rd of you above

As such, the Bank as a secured creditor as envisaged under section 2(zd) of the Act hereby call upon you, as contemplated under Sec.13(2) of the said Act, to pay the said amount with further interest at the rate mentioned above till the date of payment with additional penal charges and costs within 60 days from the date of this notice, failing which the Bank as a secured creditor shall be constrained, without prejudice to any of its other rights and remedies, to take, without any further notice, the following measures presently and under section 13(4) of the Act against you:

- To take possession of the secured assets described above and transfer the said assets by way of lease, assignment or sale for realising the dues.
- To take over the management of the secured assets and transfer them by way of lease, assignment or sale for realising the dues.
- To appoint any person to manage the secured assets the possession of which has been taken over by the Bank.
- To require at any time by notice in writing, to any person who has acquired any of the secured assets from you and from whom any money is due or may become due to you, to pay to the bank.

You are also put on notice that as per section 13(13) of the Act, you shall not after receipt of this notice transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice in any manner whatsoever to the prejudice of the interest of the bank without its prior consent.

You are also put on notice that Section 13(8) of the Act empowers the bank to give a valid title to the transferee all rights in, or in relation to, the asset so transferred as if the transfer had been made by the owner of such secured asset. Please be informed that in the event of your failure to discharge your liability in full within 60 days from the date of this notice and the bank requires remedial measures under the provisions of the Act, you shall further be liable to pay to the bank all cost, charges and expenses incurred in that connection. Your attention is also invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties). In case the dues are not fully satisfied with the sale proceeds of the secured assets, the bank shall proceed against you for the recovery of the balance amount personally.

The notice is issued without prejudice to the other rights and remedies available to the bank for recovering its dues.

Sd/- Authorised Officer,
The Federal Bank Ltd

HDFC BANK

We understand your world

Branch: 4th Floor, C Wing, Sheetal Westgate Imperia, Besides Alpha One Mall, Near Vastrapur Lake, Vastrapur, Ahmedabad, Gujarat- 380052, Tel :- 079-66307000

HDFC Bank Limited — DEMAND NOTICE

Under Section 13 (2) of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002.

Whereas the undersigned being the Authorised Officer of **HDFC Bank Limited** (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) under 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 Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s)/stated hereunder, to pay the amounts mentioned in the respective Demand Notices, within 60 days from the date of the respective Notices, as per details given below. The undersigned have, caused these Notices to be pasted on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s). Copies of the said Notices are available with the undersigned and the said Borrower(s) / Legal Heir(s) / Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to HDFC, within 60 days from the date of publication of this Notice, the amounts indicated hereinbelow in their respective names, together with further interest as applicable, according to the details mentioned in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to **HDFC** by the said Borrower (s) respectively. Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Sr. No.	Name of Borrower(s) / Legal Heir(s) / Legal Representative(s)	Total Outstanding Dues	Date of Demand Notice	Description of Secured Asset(s) /Immovable Property (ies)
(a)	(b)	(c)	(d)	(e)
1	MR. BHOJANI ABIDALI ALIASBAS (Borrower) MR BHOJANI ALIASBAS RAJAHUSEN (Co-Borrower)	Rs. 68,46,380/- dues as 30-Jun-26"	21-AUG-2026	FLAT-E/701, FLOOR-7, BAGH-E-MUJTABA – BLOCK- E, NEAR AL- BUROOJ, NR. HAIDERY BAGH; MAKARBA ROAD, SARKHEJ, AHMEDABAD 380055
2	MR. KHAYANI GOPAL TARACHAND (Borrower) MRS. KHYANI VANSHIKABEN GOPALBHAI (Co-Borrower)	Rs. 12,25,583/- and Rs. 1,06,095/- respectively dues as on 31-Mar-26"	21-AUG-2026	FLAT-B403, FLOOR-4, ARDHI INFINITY, BLOCK B, OPP JAIN DERASAR, NR VALKESHWAR FLORA, NAVA NARODA, AHMEDABAD 382330
3	MR. PATANI HIMANSHU (Borrower) MRS PATANI ILA (Co-Borrower)	Rs. 11,15,549/-, and Rs. 7,13,929/- dues as on 31-Mar-26"	21-AUG-2026	FLAT-2, FLOOR-GROUND, SUN DIVINE-3 RS NO. 159/3, FP-128, TPS-18, NR. JANTANAGAR CROSSING, OPP. VRAJDHAM-1, GHATLODIYA, AHMEDABAD 380061
4	MR. RAKHASIYA MOHIT MULJIBHAI (Borrower) MR RAKHASIYA BHARAT M (Co-Borrower) MRS RAKHASIYA JYOTSNABEN (Co-Borrower)	Rs. 9,75,098/- dues as on 31-Mar-26"	20-AUG-2026	FLAT NO: E/401 ON 4TH FLOOR SURBHI RESIDENCY, PLOT FP 128/1, S NO 486/1 486/1/1, TP 119, NEAR AVKASH PARK, NIKOL CAM,NIKOL, ODHAV I E, AHMEDABAD: 382415
5	MR. TIVARI SHYAM PRAKASH (Borrower) MRS PANDAY KALPANA (Co-Borrower)	Rs. 13,38,991/- and Rs. 1,282/- respectively dues as on 30-Apr-26 "	21-AUG-2026	FLAT-D/104, FLOOR-1 SANGANI PLATINUM, PLOT SP NO.2, S NO 579, TPS-58, FP-58/1, NAROL ASLALI HIGHWAY, NAROL, AHMEDABAD: 382405
6	MR. MAHETA NIKET HASMUKHBHAI (Borrower) MRS. MEHTA MEENABEN HASMUKHBHAI (Co-Borrower) MR. MEHTA HASMUKHRAY A (Co-Borrower)	Rs. 8,56,488/- and Rs. 29,162/- and Rs. 1,14,978/- and Rs. 1,81,918/- respectively dues as on 31-Mar-26"	21-AUG-2026	FLAT-202, 2ND FLOOR, LEELA UDAAAN , LEELA CAMPUS, PLOT TP-3,S NO 75P3P1, FP 68P, 150 FT RING ROAD, CONNECTING AIRPORT & GODHA ROAD, NR HARIDARSHAN TOWNSHIP. BHAVNAGAR 384004
7	MR. PATEL RAJENDRAKUMAR MANEKLAL (Borrower) MRS. PATEL SUMITRABEN RAJENDRAKUMAR (Co-Borrower)	Rs. 14,86,167/- and Rs. 35,641/- respectively dues as 31-Mar-26"	21-AUG-2026	FLAT-D/601, FLOOR-6, VAIDEHI III-BLOCK D PLOT FP 103,107/2P,S NO 242/1, 242/2,TP 13, OPP. OM RESIDENCY, NR. KIRTIDHAM SOCIETY, VAVOL-UVARSAD ROAD, VAVOL, GANDHINAGAR 382016
8	MR. RIZWAN (Borrower) MRS SHADIKIN (Co-Borrower)	Rs. 21,33,001/-, and Rs. 80,838/- respectively dues as 31-May-26"	18-AUG-2026	(1) FLAT-A/502,FLOOR-5 AMAN CITY S NO RS731, TP 85,OPP.AMAN RESIDENCY-II, B/H.ALLAMA MASJID NR.BIBI TALAV CROSS ROADS VATVA AHMEDABAD: 382445 (2) FLAT-A/502, FLOOR-5 AMAN CITY S NO RS731,TP 85, OPP.AMAN RESIDENCY-II,B/H.ALLAMA MASJID NR.BIBI TALAV CROSS ROADS VATVA, MANINAGAR-AMC, AHMEDABAD: 382445
9	MR. PATEL VAIBHAV KAMLESHBHAI (Borrower) MRS PATEL RAGINI KAMLESHBHAI (Co-Borrower) MR PATEL KAMLESHBHAI K (Co-Borrower)	Rs. 20,67,845/- dues as on 31-Mar-26"	17-AUG-2026	FLAT-D/604, FLOOR-6 GANESH PARISAR - BLOCK D, PLOT TPS-65, S NO 146/2/1, FP NO. 328/1, OPP. GANESH GOLD, NR. GODREJ GARDEN CITY CROSS ROAD JAGATPUR, AHMEDABAD: 382470
10	MR PANCHAL VIJAYKUMAR SURESHBHAI (Borrower) MRS PANCHAL PRIYANKABEN VIJAYKUMAR (Co-Borrower)	Rs. 16,42,311/- and Rs. 72,633/- respectively dues as on 30-Apr-26"	21-AUG-2026	FLAT-D/11 SAKET APARTMENT KIRITKUNJ CO OP SOCIETY-III F P NO 43,TPS NO 1,SNO-305/1, NEAR GST CROSSING, RANIP, AHMEDABAD 382480
11	MR PANDEY VIVEK KUMAR (Borrower)	Rs. 21,03,200/- and Rs. 1,14,767/- respectively dues as on 31-Mar-26"	21-AUG-2026	FLAT-B-504, FLOOR-5, SAHJANAND HEIGHT BLK - (B+C+D) PLOT FP 189,S NO 2972, OLD 91, TP 1, OPP SAHJANAND GALAXY, NEW BAVLA RAJODA ROAD, BAVLA, AHMEDABAD 382220
12	MR SEVANI SUNIL KISHOR (Borrower) MRS SEVANI RASHMI (Co-Borrower)	Rs. 8,04,325/- and Rs. 8,08,430/- respectively dues as 31-May-26"	14-AUG-2026	FLAT-A/707, FLOOR-7 RADHE GOVIND GALAXY - BLOCK A, PLOT FP-2-5/2, S NO 368,372/2 SP 369/1, TPS-110, GOVARDHAN GALAXY CRS, B/H SHALBY HOSPITAL, NR HARI DARSHAN CROSS ROAD, AHMEDABAD 382330
13	MR. SHUKLA VIKASKUMAR MAHENDRAPRASAD (Borrower)	Rs. 5,66,613/- and Rs. 19,863/- respectively dues as on 30-Apr-26"	20-AUG-2026	UNIT-251 VISHALA EMPIRE, PLOT FP-32/A+31, S NO 62+63/A TPS- 71, SP RING RD TOUCH, NR NARODA DEHGAM RING RD CR NARODA MUTHIYA, AHMEDABAD: 380015
14	MR. YADAV DEVENDRABHAI (Borrower) MRS YADAV NEETU DEVENDRABHAI (Co-Borrower)	Rs. 8,14,237/- and Rs. 28,256/- respectively dues as on 30-Apr-26"	21-AUG-2026	FLAT-R3/517, FLOOR-4 UMANG LAMBHA - BLOCK R3, PLOT FP-68, S NO 1523, TP-79 NAROL ASLALI RD, LAMBHA, AHMEDABAD 382405

"with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realization. If the said Borrowers shall fail to make payment to HDFC as aforesaid, then HDFC shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13 (4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) as to the costs and consequences.

The said Borrower (s) / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset (s) / Immovable Property (ies), whether by way of sale, lease or otherwise without the prior written consent of HDFC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

For HDFC Bank Ltd.
Date : 05.11.2026 — **Sd/-**
Place : Gujarat — **Authorised Officer,**

Regd Office: HDFC Bank Ltd. HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai-400013.
CIN: L65920MH1994PLC080618 Website: www.hdfcbank.com

HDFC BANK

We understand your world

Branch Address: HDFC House, Trident Complex, Race Course Vadodara 390007.
CIN L70100MH1977PLC019916 Website: www.hdfc.com

HDFC Bank Ltd. — E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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.

The Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) issues Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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) indicated in Column (A) that the below described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken as described in column (D) by the Authorised Officer of HDFC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below.

Notice is hereby given to Borrower / Mortgagor(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor(s) (since deceased), as the case may be, indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale, please refer to the link provided in **HDFC** Secured Creditor's website i.e. **www.hdfc.bank.in**

SR NO	Name/s of Borrower(s) / Mortgagor(s) / Guarantor(s) and Heirs and Legal Representatives (whether known or unknown) Executor(s), Administrator(s), Successor(s) and Assign(s) of the respective Borrower(s) / Mortgagor(s) / Guarantor(s) (since deceased), as the case may be.	Outstanding dues to be recovered (Secured Debt) (Rs.)*	Description of the immovable Property / Secured Asset (1 Sq. mtr. is equivalent to 10.76 Sq. ft)	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date of Auction and time
	A	B	C	D	E	F	G
1	MR GARG DEEPAK (BORROWER)	Rs. 20,07,406/- dues as on 31-AUG-2021	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED AT FLAT-C-6, FLOOR-3, SAJJANYA RESIDENCY, S NO 594 P, FP 3, OPP KANHA DREAMS, BS KAMLANAGAR, AJWA RD, VADODARA- 390019 ADMEASURING SUPER BUILT UP AREA APPROX 65.00 SQ. MTRS.	Physical	9,50,000/-	95,000/-	10-Dec-2026 11:00 AM TO 12:30 PM
2	MR. MADANMOHAN (BORROWER) MRS. POOJA (CO-BORROWER)	Rs. 12,52,851/- dues as on 31-Mar-2023	ALL THAT PIECE AND PARCEL OF IMMOVABLE RESIDENTIAL PROPERTY SITUATED AT UNIT-3/1, RAM NAGAR, NO. 1633/1, NR GAYATRI NAGAR, NR. MG MOTORS, B/H GREAT HOTEL, HALOL BYPASS ROAD, HALOL, PANCHMAHAL - 389350 ADMEASURING PROPERTY AREA 59.28 SQ. MTRS.	Physical	11,20,000/-	1,12,000/-	10-Dec-2026 11:00 AM TO 12:30 PM
3	MR PATIL ATUL SAHEBRAO (BORROWER) MRS PATIL POONAM ATUL (CO-BORROWER) MRS PATIL ASHABEN SAHEBRAO (CO-BORROWER)	Rs. 36,98,313/- dues as on 31-Oct-24	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED AT FLAT A/501, FLOOR-5, DWARKESH HIGHVIEW TOWER A, S NO 21, FP 14, OP 14, NR MANGLA GREEN, DHANIYAM FLYOVER, TARSALI, NH 8 ROAD TOUCH, VADODARA – 390009 ADMEASURING SUPER BUILT UP AREA 195.58 SQ MTRS	Physical	26,00,000/-	2,60,000/-	10-Dec-2026 11:00 AM TO 12:30 PM
4	MR. SHAIKH IKRAM KHAN (BORROWER) MRS SHAIKH JAHEDABANU (CO-BORROWER)	Rs. 24,19,503/- dues as on 31-Jan-2024	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED FLAT-7, FLOOR-3, RIYA APPARTMENT, S NO 1359, PLOT- 10, PART OF SUVAS COLONY, FATEHGUNJ, VADODARA-390002 ADMEASURING SUPER BUILT UP AREA 80.00 SQ MTRS	Physical	11,00,000/-	1,10,000/-	10-Dec-2026 11:00 AM TO 12:30 PM
5	MR SHAIKH NAIMBHAI RUSTAMALI (BORROWER) Wife/ Son/ Daughter/ Husband of Mr./Mrs./ MRS.SHEKH NASHIN NAIM (since deceased) And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of MRS SHEKH NASHIN NAIM (CO-BORROWER) MR IBRAHIM RUSTAMALI SHEKH (GURANTOR)	Rs. 13,32,777/- Dues as on 2-Feb-2024	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED ROW HOUSE-29, GREEN GOLD HOMES, S NO 205, BLOCK 205, OPP CROSS ROAD COTTON MILL, BESIDES SAALIYA HOSPITAL, TANKARIYA ROAD, PALEJ, BHARUCH - 392220. ADMEASURING SUPER BUILT UP AREA 74.00 SQ MTRS	Physical	9,30,000/-	93,000/-	10-Dec-2026 11:00 AM TO 12:30 PM
6	MR SONI SACHIN M (BORROWER)	Rs. 14,81,829/- dues as on 31-Dec-24	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED AT UNIT-404, CRYSTAL YAGHNAPURUSH TOWER G, S NO 955, FP 93, B/H GOTRI WATER TANK, OPP GAYATRI SCHOOL, NR CRYSTAL PRAMUKH, GOTRI, VADODARA – 390021. ADMEASURING PROPERTY AREA 73 SQ MTRS	Physical	12,40,000/-	1,24,000/-	10-Dec-2026 11:00 AM TO 12:30 PM
7	MRS GAMETI INDUBEN (BORROWER) MR GAMETI DIPAKKUMAR (CO-BORROWER)	Rs. 17,03,004/- dues as on 31-Jul-2024	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED AT UNIT-11, MADHURAM GREENS, S NO. 299 P1P2, NEAR KIRTAN HOMES, OPP. SAYRA BLOCK FACTORY, MEGHRAJ ROAD, MODASA, SABARKANTHA – 383315 ADMEASURING SUPER BUILT-UP AREA 128.75 SQ. MTS.	Physical	17,50,000/-	1,75,000/-	10-Dec-2026 11:00 AM TO 12:30 PM

* together with further interest as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and/or realisation thereof.

The Authorized Officer shall not be responsible for any error, misstatement or omission on the said particulars. The bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details/material facts and information pertaining to the above mentioned immovable properties/secured assets before submitting bids. Statutory dues like property taxes/dues and transfer charges, arrears of electricity dues, arrears of water charges, society charges, sundry creditors, vendors, suppliers and other charges known and unknown, shall be ascertained by the bidder before/hand and the payment of the same be the responsibility of the buyer of Property/Secured Asset. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sell consideration on behalf of the resident owner (seller

પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ

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ઈ-હરાજી દ્વારા વેચાણ માટેની જાહેર નોટીસ

સિક્યોરિટાઇઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાઈનાન્શિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યોરિટી ઈન્ટરેસ્ટ એક્ટ, ૨૦૦૨ હેઠળ, સિક્યોરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ના નિયમ ૬(૨), નિયમો ૮ સાથે વાંચેલ સુરક્ષિત સંપત્તિઓ બેરીંગ સ્થાવર અને જંગમ મિલકતોનું વેચાણ

આથી સામાન્ય રીતે જાહેર જનતાને અને ખાસ કરીને નીચે જણાવેલ કરજદાર(ઓ), સહ-કરજદાર(ઓ), મોર્ગેજર(ઓ) અને જામીનદાર(ઓ)ને નોટિસ આપવામાં આવે છે કે નીચે વર્ણવેલ સુરક્ષિત અને જંગમ મિલકતો તરીકે મોર્ગેજ્ડ/ચાર્જ્ડ કરેલ છે, જે સુરક્ષિત લેણદાર એટલે કે **પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ તેની ક્ષમતામાં પેગાસસ ૨૦૨૧ ટ્રસ્ટ ૧** (પેગાસસ)ના ટ્રસ્ટી તરીકે કામ કરે છે. જેઓને સરફેસી એક્ટ, ૨૦૦૨ની જોગવાઈઓ હેઠળ તારીખ ૩૦-૦૬-૨૦૨૫ના અસાઇનમેન્ટ કરાર દ્વારા **એચડીએફસી બેંક લિમિટેડ** (એચડીએફસી બેંક) અંતર્ગત સિક્યોરિટીઝ ઈન્ટરેસ્ટ સાથે નીચે જણાવેલ કરજદારના દેવાની સોંપણી કરવામાં આવી છે, **તેની તમામ જાણીતી અને અજાણી જવાબદારીઓ સાથે ૧૭/૧૨/૨૦૨૧ના રોજ "જ્યાં છે ત્યાં", "જેમ છે તેમ" અને "જે છે તે"**ના આધારે સરફેસી એક્ટ અને તેના હેઠળના નિયમોની જોગવાઈઓ હેઠળ વેચવામાં આવી રહી છે.

પેગાસસના અધિકૃત અધિકારીએ ૦૧/૦૮/૨૦૨૧ના રોજ સરફેઈસી કાયદા અને તેના હેઠળ નિયમોની જોગવાઈઓ હેઠળ નીચે વર્ણવેલ સુરક્ષિત સંપત્તિઓ, જે સ્થાવર અને જંગમ છે, તેનો ભૌતિક કબ્જો લીધો છે.

હરાજીની વિગતો નીચે મુજબ છે:

કરજદાર(ઓ) અને સહ-કરજદાર(ઓ) અને ગીરો(ઓ)ના નામ:	**૧) મેસર્સ એ રાજ કોટેક્સ (કરજદાર અને ગીરો)** **૨) શ્રી હકુભાઈ વાલીભાઈ મિયાણિયા (ભાગીદાર/જામીનદાર)** **૩) શ્રીમતી જાહીદાબેન હકુભાઈ મિયાણિયા (ભાગીદાર/જામીનદાર/ગીરો)** **૪) શ્રી સાજીદભાઈ મિયાણિયા (ભાગીદાર/જામીનદાર)** **૫) શ્રી અબ્બાસભાઈ મિયાણિયા (ભાગીદાર/જામીનદાર)** **૬) શ્રીમતી અસમાબેન મિયાણિયા (ભાગીદાર/જામીનદાર)** **૭) શ્રીમતી સાહિદાબેન અબ્બાસભાઈ મિયાણિયા (ભાગીદાર/જામીનદાર)** **૮) મેસર્સ એ રાજ કોટન ઇન્ડસ્ટ્રીઝ (ગીરો)**
બાકી લેણાં જેના માટે સુરક્ષિત મિલકતો વેચવામાં આવી રહી છે:	**૪,૨૧,૯૪,૧૨૬.૨૪/-** (રૂપિયા ચાર કરોડ એકવીસ લાખ ચોરાણું હજાર એકસો છવ્વીસ અને ચોવીસ પૈસા માત્ર) ૦૧/૦૧/૨૦૧૭થી બાકી છે, ઉપરાંત કરારના દરે વધુ વ્યાજ અને ચુકવણી વસુલાત તારીખ સુધીનો ખર્ચ, ચાર્જ અને તેના પરના ખર્ચનો સમાવેશ થાય છે. (સરફેઈસી કાયદા, ૨૦૦૨ની કલમ ૧૩(૨) હેઠળ નોટિસ મુજબ)
સુરક્ષિત સંપત્તિની વિગતો જે સ્થાવર મિલકતની વેચાઈ રહી છે	**લોટ ૧:-** રાજકોટ, રે.સ. નં ૭૦ પૈકી પ્લોટ નં ૧૩, ૧૪, ૧૫, ૧૬, ૧૭, ૧૮, ૧૯, ૨૦, ૨૧, અને તેના જાનું મકાન જે પેટ્રોલ પંપ પાસે, સાવરકુંડલા રોડ, મું. સાવરકુંડલા, તા. સાવરકુંડલા, જિ. અમરેલી કુલ વિસ્તાર: ૩૫૮૯૨ ચોરસ ફૂટ **માલિકી: મેસર્સ રાજ કોટન ઇન્ડસ્ટ્રીઝ**
	લોટ ૨:- સર્વે નં. ૪૩૨૦ પૈકી સાવરના સોસાયટી પર રહેણાંક મિલકત, વાસિલવાસ ગામ પાસે, સાવજ સમાપાદર, પેટા જિલ્લો: કુંડલા, જિ. અમરેલી વિસ્તાર: જમીન ૧૨૦.૯૦ ચો. મીટર (૧૪૫૩ ચો. ફૂટ) બાંધકામ: ૨૧૧૪ ચો. ફૂટ **માલિકી: શ્રીમતી જાહીદાબેન હકુભાઈ મિયાણિયા**
	લોટ ૩:- રેવન્યુ સર્વે નંબર ૨૦૭ પી ૧ પૈકી, "એ રાજ કોટેક્સ", પાજડી ખાતે સ્થાવર મિલકત, સાવરકુંડલા, જિલ્લા અમરેલીના પાજડી ગામમાં આવેલ. વિસ્તાર: ૧૨૯૫૦.૦૦ ચોરસ મીટર (૧૩૯૩૬૪ ચોરસ ફૂટ) બાંધકામ - ૧૯૩૫૦ ચોરસ ફૂટ. ઔદ્યોગિક જીનિંગ અને પ્રેસિંગ વ્યવસાય હેતુ માટે એસ નં. ૨૦૭ પી ૧ પૈકી ખાતે મશીનરી સાથે, ગામ પાજડી, સાવરકુંડલા, જિ. અમરેલી **(માલિકી: મેસર્સ એ રાજ કોટેક્સ, એક ભાગીદારી પેઢી, તેના ભાગીદાર શ્રી સાજીદ હકુભાઈ મિયાણિયા)**
	લોટ ૪:- ફક્ત મશીનરી એસ નં. ૨૦૭ પી ૧ પૈકી, "એ રાજ કોટેક્સ", મું. પાજડી, સાવરકુંડલા, જિ. અમરેલી
	(નોંધ: જો લોટ ૩ અને લોટ ૪ બંને માટે બિડ પ્રાપ્ત થાય તો લોટ ૩ બિડરને પ્રાથમિકતા આપવામાં આવશે)
અનામત કિંમતની નીચે સુરક્ષિત સંપત્તિ વેચવામાં આવશે નહીં (રૂ.માં):	**લોટ ૧ - રૂ. ૧,૨૧,૧૯,૦૦૦/- (રૂપિયા એક કરોડ એકવીસ લાખ ઓગણીસ હજાર માત્ર)**
	લોટ ૨ - રૂ. ૩૩,૧૯,૦૦૦/- (રૂપિયા તેત્રીસ લાખ ઓગણીસ હજાર માત્ર)
	લોટ ૩ - રૂ. ૧,૮૧,૧૮,૦૦૦/- (રૂપિયા એક કરોડ, એક્યાંસી લાખ અઢાર હજાર માત્ર)
	લોટ ૪ - રૂ. ૧૫,૦૮,૦૦૦/- (રૂપિયા પંદર લાખ આઠ હજાર માત્ર)
અર્નેસ્ટ મની ડિપોઝિટ (EMD):	**લોટ ૧ - રૂ. ૧૨,૧૧,૯૦૦/- (રૂપિયા બાર લાખ અગિયાર હજાર નવસો માત્ર)**
	લોટ ૨ - રૂ. ૩,૩૧,૯૦૦/- (રૂપિયા ત્રણ લાખ એકત્રીસ હજાર નવસો માત્ર)
	લોટ ૩ - રૂ. ૧૮,૧૧,૮૦૦/- (રૂપિયા અઢાર લાખ અગિયાર હજાર આઠસો માત્ર)
	લોટ ૪ - રૂ. ૧,૫૦,૮૦૦/- (રૂપિયા એક લાખ પચાસ હજાર આઠસો માત્ર)
મિલકત અને સુરક્ષિત લેણદારને જાણ અન્ય કોઈપણ લેણાં સાથે દાવાઓ, જો કોઈ હોય, અને મિલકતોનું મૂલ્ય નિર્ધારણ:	**જાણમાં નથી** **(નોંધ - સંભવિત બોલી લગાવનારાઓએ બોલી રજૂ કરતા પહેલા, સુનિશ્ચિત મિલકત સંબંધિત તમામ પાસાઓ પર તેના સંતોષ માટે સ્વતંત્ર રીતે યોગ્ય તપાસ કરવી જોઈએ.)**
મિલકતોનું નિરીક્ષણ:	**તારીખ - ૧૩/૧૧/૨૦૨૧** **લોટ ૧: સવારે ૧૦:૦૦ થી બપોરે ૧૧:૦૦** **લોટ ૨: બપોરે ૧:૩૦ થી ૨:૩૦** **લોટ ૩ અને લોટ ૪: સાંજે ૪:૩૦ થી ૬:૩૦**
સંપર્ક વ્યક્તિ અને ફોન નંબર:	**શ્રી સચિન સાતપોલકર - ૯૦૦૪૫૧૨૩૩૧** **શ્રી રિતેશ કદમ - ૯૧૬૭૩૯૮૧૧૧**
બિડ સબમિટ કરવાની છેલ્લી તારીખ:	**૧૫/૧૨/૨૦૨૧ સાંજે ૫.૦૦ વાગ્યા સુધી**
બિડ ખોલવાનો સમય અને સ્થળ:	**૧૭/૧૨/૨૦૨૧ના રોજ સવારે ૧૧.૦૦થી બપોરે ૧૨.૦૦ વાગ્યા સુધી વેબસાઇટ (www.eauctions.co.in) દ્વારા ઇ-હરાજી/બિડિંગ**

આ પ્રકાશન ઉપરોક્ત કરજદારો/સહ-કરજદારો/જામીનદારો/ગીરોને સિક્યોરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમો, ૨૦૦૨ના નિયમ ૮ અને નિયમ ૬(૨) હેઠળ ત્રીસ (30) દિવસની નોટિસ પણ છે.

વેચાણના વિગતવાર નિયમો અને શરતો માટે, કૃપા કરીને સુરક્ષિત લેણદારની વેબસાઇટનો સંપર્ક કરો એટલે કે **http://www.pegasus-arc.com/assets-to-auction.html અથવા વેબસાઇટ www.eauctions.co.inનો સંદર્ભ લો. અથવા કોઈપણ બિડ સબમિટ કરતા પહેલા સેવા પ્રદાતા લિંકસ્ટાર ટેક સોલ્યુશન્સ પ્રાઇવેટ લિમિટેડ બિડર સપોર્ટ નંબર: મો.: ૯૮૭૦૦૯૯૭૧૩ ઈમેઇલ: admin@eauctions.co.inનો સંપર્ક કરો.**

સ્થળ: સાવરકુંડલા, અમરેલી
તારીખ: ૦૧/૧૧/૨૦૨૧

અધિકૃત અધિકારી
પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઇવેટ લિમિટેડ
(પેગાસસ ૨૦૨૧ ટ્રસ્ટ ૧ના ટ્રસ્ટી તરીકે કાર્યરત)

PEGASUS ASSETS RECONSTRUCTION PVT. LTD. MUMBAI

પાંચ વર્ષની કાનુની લડત બાદ કોડીનાર કોર્ટનો મહત્વપુર્ણ ચુકાદો

ધામળેજ ગામે અકસ્માતમાં મોતના કેસમાં વારસદારોને રૂા. ૧૬.૯૦ લાખ ચુકવવા કોર્ટનો આદેશ

અકસ્માતમાં ઈજાગ્રસ્તને રૂા. ૬.૫૦ લાખની વીમાની રકમ ચુકવવા આદેશ : ચાલકે બેદરકારીથી ટ્રેક્ટર ચલાવી અકસ્માત સર્જ્યો હતો

(પ્રતિનિધિ દ્વારા) કોડીનાર તા.૫

ગીર સોમનાથ જિલ્લાના સુત્રાપાડા તાલુકાના ધામળેજ ગામના સુજીતભાઈ રમેશભાઈ સોલંકીના વારસદારો તેમજ અકસ્માતમાં ગંભીર રીતે ઈજાગ્રસ્ત થયેલા નરેશભાઈ હકુભાઈ કુછડારીયાને વીમાની રકમ ચુકવવા કોડીનારની મોટર એક્સિડન્ટ ક્લેઈમ્સ ટ્રિબ્યુનલ દ્વારા મહત્વપૂર્ણ હુકમ કરવામાં આવ્યો છે. તા. ૧૩ ઓક્ટોબર, ૨૦૨૬ના રોજ કરવામાં આવેલા હુકમ મુજબ મૃત સુજીતભાઈના વારસદારોને વ્યાજ અને ખર્ચ સહિત કુલ રૂ. ૧૬,૯૦,૦૦૦ તથા નરેશભાઈ કુછડારીયાને રૂ. ૬,૫૧,૦૦૦ ચુકવવાનો આદેશ કરવામાં આવ્યો છે. આ કેસની ખાસ બાબત એ છે કે અકસ્માત ટ્રેક્ટરચાલકની બેદરકારીને કારણે સર્જાયો હોવાનો દાવો હોવા છતાં પોલીસ તપાસમાં મૃતકને જ આરોપી બનાવવામાં આવ્યા હતા. આ સામે મૃતકના પિતાએ પાંચ વર્ષથી વધુ સમય સુધી કાનૂની લડત ચલાવી હતી. કેસની હકીકત મુજબ તા. ૦૮ માર્ચ, ૨૦૨૧ના રોજ સાંજે આશરે ૫:૩૦ વાગ્યે ધામળેજ ગામના સુજીતભાઈ સોલંકી અને નરેશભાઈ કુછડારીયા બંને સ્કૂટી લઈને જૂનાગઢથી કોડીનાર તરફ આવી રહ્યા હતા. દરમિયાન સરખડી ગામના પાટિયા પાસે પહોંચતાં ટ્રેક્ટર ૨૭૦૩ ટ્રેક્ટર નંબર GJ-07-BP-૪૨૨૧વાળા ચાલકે ટ્રેક્ટર પૂરઝડપે અને બેદરકારીપૂર્વક ચલાવી, કોઈપણ પ્રકારના સિગ્નલ આપ્યા વિના અચાનક સરખડી ગામ તરફ વાળતાં સ્કૂટરી સાથે અકસ્માત સર્જાયો હતો.આ અકસ્માતમાં સુજીતભાઈ સોલંકીનું ઘટનાસ્થળે જ કરુણ મોત નીપજ્યું હતું, જ્યારે નરેશભાઈ કુલાભારીયાને માથાના ભાગે ગંભીર ઈજાઓ થતાં તેઓ કોમામાં સરી પડ્યા હતા. ત્યારબાદ તેમને વધુ સારવાર માટે જૂનાગઢ લઈ જવામાં આવ્યા હતા.

આ કેસમાં ગંભીર બાબત એ સામે આવી હતી કે મૃત સુજીતભાઈનો મૃતદેહ કોડીનાર સરકારી દવાખાનામાં હતો ત્યારે તેમના પિતાની કોરા કાગળ પર સહી લેવામાં આવી હોવાનો આક્ષેપ કરવામાં આવ્યો હતો.

જજ એ.આર. પટેલે તા. ૧૩ ઓક્ટોબર, ૨૦૨૬ના રોજ વળતર ચુકવવાનો હુકમ કર્યો હતો.આ હુકમ મુજબ સુજીતભાઈ સોલંકીના વારસદારોને વ્યાજ અને ખર્ચ સહિત કુલ રૂ. ૧૬.૯૦ લાખ તથા નરેશભાઈ કુલાભારીયાને રૂ. ૬.૫૧ લાખ ચુકવવાનો આદેશ કરવામાં આવ્યો છે.

ગોંડલના ચીશ્તીયાનગરમાંથી ૯૧ હજારના દારૂ સાથે કેસેટ ઝડપાયો

૩૬૬ બોટલ દારૂ સહિત ૯૬ હજારનો મુદ્દામાલ કબ્જે

(પ્રતિનિધિ દ્વારા)

ગોંડલ તા.૫

રાજકોટ ગ્રામ્ય એલ.સી.બી. ટીમે ગોંડલના ચીશ્તીયાનગર વિસ્તારમાં એક મકાનમાં ચાલતી ગેરકાયદેસર પ્રવૃત્તિનો પર્દાફાશ કરીને મોટી કાર્યવાહી કરી છે. પોલીસે સ્થળ પરથી ૬૬,૧૭૦ રૂપિયાની કિંમતના મુદ્દામાલ સાથે એક ભૂટલેનરની અટકાયત કરી ગોંડલ બી-ડિવિઝન પોલીસ સ્ટેશનમાં પ્રોહિબિશન એક્ટ હેઠળ ગુનો નોંધ્યો છે.



એલસીબી પીઆઈ જે.પી. રાવના માર્ગદર્શન હેઠળ પોલીસ ટીમ પેટ્રોલીંગમાં હતી. આ દરમિયાન બાતમી મળી હતી કે, ગોંડલના ચોરાકોટડા રોડ આવાસ યોજના ક્વાર્ટરમાં રહેતો એજાજ ઉર્ફે કેસેટ પુસુફભાઈ સલોટ (ઘાંચી) (ઉંમર ૨૬) ચીશ્તીયા નગરમાં ભાડે રાખેલા મકાનમાં વિદેશી દારૂનો જથ્થો રાખીને વેચાણ કરે છે.

પોલીસે ત્વરિત દરોડો પાડીને મકાનમાંથી ભારતીય બનાવટની વિદેશી દારૂની નાની-મોટી ૩૬૬ બોટલો (કિંમત રૂ. ૯૧,૧૭૦) તથા રૂ. ૫,૦૦૦ની કિંમતનો એક મોબાઈલ મળી કુલ રૂ. ૯૬,૧૭૦નો મુદ્દામાલ જપ્ત કર્યો હતો.

પોલીસ તપાસમાં સામે આવ્યું છે કે આરોપી વર્ષ ૨૦૧૯ અને ગોંડલ બી-ડિવિઝન પોલીસ સ્ટેશનમાં (૨૦૨૬) પ્રોહિબિશન એક્ટ હેઠળ ગુના નોંધાઈ ચૂક્યા છે.

આ કામગીરી રાજકોટ ગ્રામ્ય એલસીબી પીઆઈ જે.પી. રાવ, પીએસઆઈ એચ.સી. ગોહીલ, એએસઆઈ બાલુભાઈ ત્રિવેદી, ઈન્દ્રસિંહ જાડેજા, જયવિરસિંહ રાણા, અનિલભાઈ ગુજરાતી તથા હેડ કોન્સ્ટેબલ ગ્રહલાદસિંહ રાઠોડ, ભગીરથસિંહ જાડેજા, ધર્મેન્દ્રભાઈ ચાવડા, રણજીતભાઈ બોરડ અને પોલીસ કોન્સ્ટેબલ વિજયભાઈ ખટીયા દ્વારા કરવામાં આવી હતી.

Federal Bank ફેડરલ બેંક લિ., એલર્સબ્રિજરોડ/અમદાવાદ ડિવિઝન,
શોપ નં. ૧૦૧, ફર્સ્ટ ફ્લોર, કોમ્પલેક્સ આશીર્વાદ દ્વારા એલર્સ્બ્રિજ પોલીસ ચોકીની બાજુમાં, લો ગાર્ડન પાસે, એલિસ, અમદાવાદ - ૩૮૦૦૦૬. ઈ-મેઇલ: ahdcrd@federalbank.co.in

AHOLIDSTB2/RNK/227274-214/ONS/ 2025-27 Dated: 26/10/2026

1) જો બોરી મારફત જોઈતાલ, ઉપર જે-ઉલ્લેખ બોરી, ગ્રામજોરી કુરી, પ્રાણલીપાલ, ઉપલબ્ધિ દ્વારા, ગ્રામજોરી, ગ્રામજોરી, ગુજરાત - ૩૬૧૨૬૬,
2) જો બોરી જોઈતાલ ગુજરાત છે જાણીતાલ બોરી, ઉપ ગુજરાત બોરી છે ગુજરાત ગ્રામજોરી બોરી, ગ્રામજોરી કુરી પ્રાણલીપાલ, ગ્રામજોરી, ગ્રામજોરી, ગુજરાત - ૩૬૧૨૬૬.

ક્રમ	બ્રાન્ચનો નામ અને સરનામું	એકાઉન્ટ નં.	બાકી રકમ તારીખ મુજબ	ડિમાન્ડની તારીખ	ડિમાન્ડ નોટીસ	દાવા વિગતવાર
૧	ઈ.વી. FED USED CAR LOAN	૨૨૭૨૪૭૦૦૦૦૦૨૧૧	₹ ૨૩,૦૦૦.૦૦	૧૫/૦૮/૨૦૨૬	૧૫/૦૮/૨૦૨૬	બાકીના ડિમાન્ડ નોટીસ અને નોટીસ

ઉપરોક્ત ઉલ્લેખિત બાકી ઉપરોક્ત ઉપરોક્ત / બાકી-બાકીના / બાકીબાકી તારીખે ફેડરલ બેંક લિમિટેડ પાસેથી બોરોવરે લોન મેળવી હતી. જે કરારોના ઉલ્લંઘન બદલ ફેડરલ બેંક લિમિટેડ દ્વારા તમને અનેક વખત નોટિસ આપવામાં આવી હતી. તમને જણાવવામાં આવે છે કે, તમે ઉપરોક્ત બાકીની રકમ ૭ દિવસની અંદર, જો નિષ્ફળ જશો તો તમારી સામે કાયદેસરની કાર્યવાહી કરવામાં આવશે.

તારીખ: ૦૬/૧૧/૨૦૨૬ સહી/- અધિકૃત અધિકારી, ફેડરલ બેંક લિમિટેડ

ક્રમ	બોરોવરની જાણ વિનિમયનું વર્ણન	તારીખનો મુજબ બાકી નં.	તારીખ મુજબ મુદ્દત
૧	Hypothecation of FORD ENDEAVOUR 2L TITANIUM+ 4*4 AT BS IV, Power Diesel No. MALAJA3NJPA17E825, Engine No. L7TJ0725, 2020 Model DIESEL Colour - ABSOLUTE BLACK, bearing Registration Number GJ 13 EN 0077.	૨૨૭૨૪૭૦૦૦૦૦૨૧૪	તમારા ઉપરના પર્વતમાં

ઉપરોક્ત વિગતોનુસાર ઉપરોક્ત બાકીની તારીખે બાકી નીકળતી રકમ છે.

તમે અમારા ઉપરોક્ત ઉલ્લેખિત કરીને ઉપરોક્ત - ફરજોનો કે કોઈ ઉલ્લંઘનના કિસ્સામાં કાયદેસરની કાર્યવાહીનો પુનઃ ઉલ્લેખ કરીને ફેડરલ બેંક લિમિટેડ પાસેથી મેળવેલ લોન પરત કરવા જણાવીએ છીએ.

ક્રમ	લોન એકાઉન્ટ નં.	બાકી રકમ તારીખ મુજબ	બાકી વ્યાજ તારીખ મુજબ	ડિમાન્ડ નોટિસ તારીખ	દાવા વિગતવાર
૧	૨૨૭૨૪૭૦૦૦૦૦૨૧૧	૧૫/૦૮/૨૦૨૬ ના રોજ ₹ ૨૩,૦૦૦.૦૦	₹૬,૧૭૨.૨૬	₹૧૬,૦૪૨.૦૦	તમારા ઉપરના પર્વતમાં

જામનગરના તમાચણ પાસે ટ્રેનમાં ઝંપલાવી મહિલાનો આપઘાત

ધ્રોલમાં રહેતી મહિલાનો જાત જલાવી આપઘાત

(પ્રતિનિધિ દ્વારા) જામનગર તા.૫

જામનગર નજીક ના તમાચણ ગામમાં રેલવે ટ્રેક પર મજૂરીકામ માટે આવીને રહેતા મૂળ મધ્યપ્રદેશના એક શ્રમિક મહિલાએ ગઈકાલે ટ્રેનના પાટા પર બેસી જઈ આત્મહત્યા કરી છે.

જ્યારે ધ્રોલમાં એક પરિણીતાએ કોઈ અકળ કારણ થી અગ્નિ સ્નાન કરી આત્મહત્યા કરી લીધી છે છે. મધ્યપ્રદેશના વતની અને હાલમાં જામનગર તાલુકાના તમાચણ ગામમાં રેલવે ફાટક નજીક ઝૂંપડામાં વસવાટ કરતા અનિતાબેન ભાનસીંગ (૬.વ.૨૧) નામના શ્રમિક મહિલા કોઈ કારણથી તેમના પતિથી અલગ વસવાટ કરતા હતા તેમના બે સંતાન પક્ષ પતિ સાથે રહેતા હતા. તમાચણ ગામમાં રેલવે ટ્રેક પર મજૂરીકામ કરતા આ મહિલાએ માથું લાગી આવતા બંગળાવડે બપોરે સાડા ત્રણેક વાગ્યે તમાચણ પાસેથી પસાર થતી ટ્રેન હેઠળ ઝંપલાવી આત્મહત્યા કરી લીધી છે. દૂર થી ટ્રેન આવતા જોઈને મહિલાએ પાટા પર બેઠક જમાવી દીધી હતી અને તેમના પર થી ટ્રેન પસાર થઈ ગઈ હતી. જેમાં ગંભીર ઈજા પામેલા અનિતાબેન નું મૃત્યુ નિપજ્યું છે.

ધ્રોલની વાળંદ શેરીમાં જૈન ઉપાસર પાસે રહેતા ચેતનાબેન ઉર્ફેશરેભાઈ રાઠોડ (ઉ.વ.૪૫) એ ગઈકાલે સાંજે કોઈ અકળ કારણથી પોતાના શરીર પર જ્વલનશીલ પ્રવાહી છાંટી દીવાસળી ચાંપી દીધી હતી. ભડભડ સળગી ઊઠેલા આ મહિલાનું પળ પળનું દર્દ જોયા બાદ મૃત્યુ નિપજ્યું છે. તેમના પતિ ભગેવડીગર ના વતની છે. આથી પોલીસ દ્વારા આ બનાવ્યા અંગે તપાસ હાથ ધરવામાં આવી છે.

PEGASUS પેગાસસ ફોરેક્સ ડિસ્ટ્રિબ્યુશન પ્રાઈવેટ લિમિટેડ

ઈ-હરાજી દ્વારા વેચાણ મારેલી જાહેર નોટીસ

નિમ્નલિખિત સ્થાવર મિલકતના ચાર્જ કરેલ/ગિરવે મૂકેલ/ટાંચમાં લેવાયેલ/કબ્જે કરેલ મિલકત (મોર્ટગેજ્ડ મિલકત) જાહેર જનતા અને ખાસ કરીને નીચે જણાવેલ ઋણધારક(કો) અને જામીનદાર(કો)ને જાણ કરવામાં આવે છે કે, નીચે જણાવેલ મિલકત(કો) પેગાસસ ફોરેક્સ ડિસ્ટ્રિબ્યુશન પ્રાઈવેટ લિમિટેડ (PFDPL) ના અધિકૃત અધિકારી દ્વારા ઈ-હરાજી દ્વારા વેચવામાં આવશે. ઋણધારક(કો) અને જામીનદાર(કો) નીચે જણાવેલ રકમ અને તેના પરના વ્યાજ, ખર્ચ અને ચાર્જીસ ચૂકવવામાં નિષ્ફળ ગયા છે. તેથી ઋણધારક(કો) અને જામીનદાર(કો) ને તેમજ જાહેર જનતાને નોટિસ આપવામાં આવે છે કે નીચે જણાવેલ મિલકત(કો)

Account: M/s. A. Raja Cottex.
Pegasus 2024 Trust 1

PROPERTY DESCRIPTION

Lot 1
Rajkot, R.S. No. 70, Paikee, Plot No. 13, 14, 15, 16, 17, 18, 19, 20, 21, and structure thereon Nr. Jio Petrol Pump, off. Savarkundla Road, At. SavarKundla, Ta. SavarKundla, Dist. Amreli Total area: 31892 sq. ft.
Owned by: M/s. Raja Cotton Industries

Lot 2
Residential Property Bearing on Survey No. 4320 Paiki Sadhna Society, Near Mani Nagar Village, Savar Samapadar, Sub-Dist.: Kundala, Dist. Amreli
Area: Land 227.90 Sq. Mtrs. (2453 sq. ft.)
Construction: 2114 sq. ft.
Owned by: Mrs. Jamilaben Harunbhai Bilakhia.

Lot 3
Immovable property at Revenue S No 277 P 6 Paikee, "A Raja Cottex", Dhajdi, Situated at Village Dhajdi of Savarkundla, Dist. Amreli.
Area: 12950.00 Sq. Mtrs (139394 sq. ft.)
Construction – 19350 sq. ft.
Along with Machinery at S No 277 P 6 Paikee for Industrial Ginning and Pressing Business Purpose, Village Dhajdi of Savarkundla, Dist. Amreli.
(Owned by M/s A Raja Cottex, A Partnership Firm, Its Partner Shri Sajid Harunbhai Bilakhiya)

Lot 4
Only Machinery S No 277 P 6 Paikee, "A Raja Cottex", Dhajdi, Situated at Village Dhajdi of Savarkundla, Dist. Amreli.

(Note: Preference will be given to Lot 3 bidder if bids received for both Lot 3 and Lot 4)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (www.eauctions.co.in) on **17.12.2026** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 12:00 noon.** In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically be 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.

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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: NA

8. The prospective bidder must 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 Authorized 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 subsequentlysold.

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 are 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 to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 5th Floor (East Wing), Forbes Building, Charanjit Rai Marg, Fort, Mumbai – 400 001. Bids should be submitted on or before **15.12.2026** till **5.00 PM**. Email address: yatin@pegasus-arc.com and paresh@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

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auction notice binder and terms & conditions.

15. The sale is subject to confirmation from Pegasus. If the borrower/Director/mortgagor pays 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:**
    a) **Lot No. 1:**
    Rs.1,21,69,000/- (Rupees One Crore Twenty-One Lakhs Sixty-Nine Thousand Only)

    b) **Lot No. 2:**
    Rs.33,19,000/ (Rupees Thirty-Three Lakhs Nineteen Thousand Only)

    c) **Lot No. 3:**
    Rs. 1,86,68,000/- (Rupees One Crore Eighty-Six Lakhs Sixty-Eight Thousand Only)

    d) **Lot No. 4:**
    Rs. 25,08,000/- (Rupees Twenty – Five Lakhs Eight Thousand Only)

17. **The Earnest Money Deposit of the auction property is as follows: -**
    a) **Lot No. 1:**
    Rs.12,16,900/- (Rupees Twelve Lakhs Sixteen Thousand and Nine Hundred Only)

    b) **Lot No. 2:**
    Rs.3,31,900/- (Rupees Three Lakhs Thirty-One Thousand Nine Hundred Only)

    c) **Lot No. 3:**
    Rs.18,66,800/- (Rupees Eighteen Lakhs Sixty-Six Thousand and Eight Hundred Only)

    d) **Lot No. 4:**
    Rs.2,50,800/- (Rupees Two Lakhs Fifty Thousand Eight Hundred Only)

18. Last date for submission of bid is 15.12.2026 before 05:00 PM and the Auction is scheduled on 17.12.2026 from 11.00 am to 12.00 noon. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically be 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. No 2101011000000019 Account Name: - Pegasus 2024 Trust 1, Bank Name: Karur Vysya Bank, Bank Address: Ground Floor, Noble Chambers, S A Brelvi Road, Fort, Mumbai 400001, 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 in the following
    Lot 1: Rs. 1,00,000/- (Rupees One lakh Only)
    Lot 2: Rs. 25,000/- (Rupees Twenty–Five Thousand Only)
    Lot 3: Rs. 1,00,000/- (Rupees One Lakh Thousand Only)
    Lot 4: Rs. 25,000/- (Rupees Twenty–Five Thousand Only)

21. In case of sole bidder, minimum 1(One) increment amount over and above the reserve price is required/necessary for declaration as highest bidder

22. Deposition of EMD confirms the participation in the E-auction and will be non-refundable

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in the event of withdrawal/denial to participate in the E-auction.

23. Pegasus reserves the right to reject any offer of purchase without assigning any reason.

24. 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.

25. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.

26. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.

- The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
- Affidavit cum Declaration to be provided on Rs. 500 Stamp along with notarization for Compliances of Sec. 29A under Insolvency and Bankruptcy Code, 2016
- Declaration by Bidder for source of fund to be provided on Rs. 500 Stamp along with notarization
- KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAARcard, 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 & stampedon 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. The sale shall be in accordance with the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 6(2) of the Security Interest (Enforcement) Rules, 2002.

30. This publication is also **Thirty days (30) notice** to the aforementioned borrowers/co-borrowers under Rule 8 and 6(2) of the Security Interest (Enforcement) Rules, 2002.

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. Yatin Satavlekar – 9004523336 and Mr. Paresh Karande – 9594313111

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Special Instructions:

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

Place: Savarkundla, Gujarat
Date: 13.11.2026

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus 2024 Trust 1)

- **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**
- **I/We have read, understood and accepted the terms and conditions for e-auction under SARFEASI**

Signature

ANNEXURE-II

DETAILS OF BIDDER – FILL All IN CAPITAL LETTER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

Name(s) of Bidder (in Capital)

Father's/Husband's Name

Postal Address of Bidder(s)

eMail ID

Phone/Cell Number:

Bank Account details to which EMD amount to be returned

Bank A/c No.	
IFSC Code No.	
Branch Name	

Date of Submission Bid ___/___/_____ **PAN Number**

Property Item No./ Description

Whether EMD remitted ☐ **Yes** ☐ **No** **Date of Remittance** ___/___/_____

Bank Account details to which EMD amount has been transferred

Name of Bank	
Branch Name	
Account No.	
IFSC Code No.	

EMD Amount Rs.

Bid Amount Quoted

Amount In Figure	
Amount in Word	

Director Identification Number (DIN): _____

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 the Private Treaty and the notice of private treaty published in the daily newspaper which are also available on the website **www.eauctions.co.in** and shall abide by them.

_____

Name & Signature

To be printed on Rs. 500/- stamp paper

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: 13/11/2026

Borrower: M/s. A. Raja Cottex (Borrower)

Property Description:
Lot 1
Rajkot, R.S. No. 70, Paikee, Plot No. 13, 14, 15, 16, 17, 18, 19, 20, 21, and structure thereon Nr. Jio Petrol Pump, off. Savarkundla Road, At. SavarKundla, Ta. SavarKundla, Dist. Amreli Total area: 31892 sq. ft.
Owned by: M/s. Raja Cotton Industries

Lot 2
Residential Property Bearing on Survey No. 4320 Paiki Sadhna Society, Near Mani Nagar Village, Savar Samapadar, Sub-Dist.: Kundala, Dist. Amreli Area: Land 227.90 Sq. Mtrs. (2453 sq. ft.) Construction: 2114 sq. ft. Owned by: Mrs. Jamilaben Harunbhai Bilakhia.

Lot 3
Immovable property at Revenue S No 277 P 6 Paikee, "A Raja Cottex", Dhajdi, Situated at Village Dhajdi of Savarkundla, Dist. Amreli. Area: 12950.00 Sq. Mtrs (139394 sq. ft.) Construction – 19350 sq. ft.
Along with Machinery at S No 277 P 6 Paikee for Industrial Ginning and Pressing Business Purpose, Village Dhajdi of Savarkundla, Dist. Amreli.
(Owned by M/s A Raja Cottex, A Partnership Firm, Its Partner Shri Sajid Harunbhai Bilakhiya)

Lot 4
Only Machinery S No 277 P 6 Paikee, "A Raja Cottex", Dhajdi, Situated at Village Dhajdi of Savarkundla, Dist. Amreli.

(Note: Preference will be given to Lot 3 bidder if bids received for both Lot 3 and Lot 4)

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/We hereby declare that any of my/our loan account(s) have not been declared as an NPA by any bank under the SARFAESI Act and that I/We am not disqualified under Section 29A of IBC, Code.

9. 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.

10. Source of Funds

a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **17.12.2026** in the matter of M/s. A. Raja Cottex (Borrower) 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.

Signature: _____
Name: _____
Address: _____
_____
E-Mail ID: _____

To be printed on Rs. 500/- stamp paper

Affidavit cum Declaration

Property for which bid submitted ("Properties"):

Properties Description:

Lot 1
Rajkot, R.S. No. 70, Paikee, Plot No. 13, 14, 15, 16, 17, 18, 19, 20, 21, and structure thereon Nr. Jio Petrol Pump, off. Savarkundla Road, At. SavarKundla, Ta. SavarKundla, Dist. Amreli Total area: 31892 sq. ft.
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Immovable property at Revenue S No 277 P 6 Paikee, "A Raja Cottex", Dhajdi, Situated at Village Dhajdi of Savarkundla, Dist. Amreli. Area: 12950.00 Sq. Mtrs (139394 sq. ft.) Construction – 19350 sq. ft.
Along with Machinery at S No 277 P 6 Paikee for Industrial Ginning and Pressing Business Purpose, Village Dhajdi of Savarkundla, Dist. Amreli.
(Owned by M/s A Raja Cottex, A Partnership Firm, Its Partner Shri Sajid Harunbhai Bilakhiya)

Lot 4
Only Machinery S No 277 P 6 Paikee, "A Raja Cottex", Dhajdi, Situated at Village Dhajdi of Savarkundla, Dist. Amreli.

Name of the borrower / Directors / guarantors / mortgagors ("Borrowers"):
M/s. A Raja Cottex (Borrower and Mortgagor)
M/s. Raja Cotton Industries (Mortgagor)
Mr. Harunbhai Valibhai Bilakhiya (Partner/Guarantor)
Mrs. Jamilaben Harunbhai Bilakhiya (Partner/Guarantor/Mortgagor)
Mr. Sajidbhai Bilakhiya (Partner/Guarantor)
Mr. Abbasbhai Bilakhiya (Partner/Guarantor)
Mrs. Asmaben Bilakhiya (Partner/Guarantor)
Mrs. Rasidaben Abbadbhai Bilakhiya (Partner/Guarantor)

I/We, _____, R/o _____, have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Trustee of Pegasus 2024 Trust 1** ("Pegasus").

I/We, _____, _____ R/o _____ do hereby solemnly swear and affirm:

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):
   (1) if such person, or any other person acting jointly or in concert with such person –
      (a) is an undischarged insolvent;
      (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
      (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other lawfor the time being in force, and at least a period of one year has lapsed from the date ofsuch 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 MultilateralMemorandum of Understanding;

(c) any investment vehicle, registered foreign in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the termsshall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);

(d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);

(e) an Alternate Investment Fund registered with Securities and Exchange Board of India;

(f) such categories of persons as may be notified by the Central Government.

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

Deponent

Verification

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

Deponent

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

(Applicable to Pvt Ltd. Company/Public Ltd. Company/Foreign Ltd. Company/OBC)

1. Name of Company: _____

2. Registered Number: _____

3. Registered Address: _____

The Company as stated above hereby confirms and declares that on the below date:

(Please tick the correct box)

The following **natural person(s)** (listed in Table below) exercise control or ultimately have a controlling ownership interest in the Company i.e., having ownership/entitlement of **more than 10%** of shares/capital/profits or controlling through voting rights, agreement, arrangement, etc.

Or

There are **no natural person(s)** who exercise control or ultimately have a controlling ownership interest in the Company as stated above, therefore details of natural person(s) holding the position of directors/senior management in the Company are given in the Table.

(*If you have ticked any of the above, please complete Table below before signing the declaration)

Sr No.	Full Name of Beneficial owner/controlling natural person(s)	Date of Birth	Nationality	Address	Type of KYC Documents		Controlling ownership Interest (%)
					Identity	Address	

The Company is listed on _____ (Name of the Stock Exchange) or is a majority owned subsidiary of _____ (Name of the listed Company) listed on (Name of the Stock Exchange).

The Company undertakes that the facts stated above are true and correct.

The Company undertakes and agrees that it will notify **Pegasus** without delay or any changes to the controlling shareholders, person exercising control or having controlling ownership interest in the Company, as declared in **the table above**.

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

(to be signed by the official authorised to sign the Board Resolution)

Full name of the authorised official: _____

Designation/Position: _____

Date: _____

To,

Pegasus Assets Reconstruction Private Limited

5Th Floor, (East Wing),

Forbes Building,

Charanjit Rai Marg,

Fort, Mumbai - 400001

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 authorize 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: _____