

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700**PEGASUS**Email: sys@pegasus-arc.com URL: www.pegasus-arc.com**PUBLIC NOTICE FOR SALE BY E-AUCTION****Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 & 9 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), Mortgagor(s), Co-Borrower(s) and Guarantor(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. 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 **08/07/2026**.

The Authorized Officer had taken over the possession of the below described secured assets being immovable property.

The sale / auction is The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s), Mortgagor(s):	M/S Shree Ganesh Auto And Tyres – Proprietor – Mr Nilesh Rajaram Patil (Borrower & Mortgagor) Mrs. Sunita Nilesh Patil (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs.1,12,85,238.28/- (Rupees: One Crore Twelve Lakhs Eighty Five Thousand Two Hundred Thirty Eight and Twenty Eight Paise Only) as on 31/03/2019 as per notice under section 13(2) SARFAESI Act. Rs.3,12,27,134.81/- (Rupees Three Crore Twelve Lakhs Twenty Seven Thousand One Hundred Thirty Four & Eighty One Paise Only) as on 26/05/2026 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 27/05/2026 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by Mr Nilesh Rajaram Patil Property bearing Gat No. 78/4+5+6/2B admeasuring 316.40 Sq. mts. along with construction thereon bearing situated at Karad, Taluka – Karad, District – Satara Pin 415 110 and bounded as under: East- Road, West -Residence Plot, South – Residence Apartment, North:- Open land.
CERSAI ID:	Asset ID:- 200013940876 Security Interest ID:- 400013970403
Reserve Price below which the Secured Asset will not be sold. (in Rs.):	Rs. 1,08,77,000/- (Rupees One Crore Eight Lakhs Seventy Seven Thousand Only).
Earnest Money Deposit (EMD):	Rs. 10,87,700/- (Rupees Ten Lakhs Eighty Seven Thousand Seven Hundred Only).
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	MSEB Light Bill dated 17/01/2024 - Rs.8,570/- Karad Nagar Parishad Property Tax dated 04/06/2025 - Rs.1,63,096/- Karad Nagar Parishad Water Tax dated 18/06/2025 - Rs.22,862/- Others unknown
Other Information	Smt Smita Rajaram Patil (Third party) filed Special Civil Suit No.94/2025 at Karad Court NDOH – 22/07/2026. Smt Smita Rajaram Patil (Third party) filed Misc Civil Appeal No.24/2026 at Additional District & Session Court – Karad NDOH – 15/06/2026
Inspection of Properties:	19/06/2026 between 11.00 a.m. to 1.00 p.m.
Contact Person and Phone No:	Mr. Vishal Kapse 7875456757 Mr. Paresh Karande 9594313111 Mr. Shubhodeep Banarjee - 7710042736
Last date for submission of Bid:	06/07/2026 till 04.00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 08/07/2026 from 11.00 a.m. to 12.00 p.m.

This publication is also Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers/Mortgagors/Guarantors under Rule 8 & 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.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 OFFICERPlace: MUMBAI
Date: 09/06/2026**Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus 2024 Trust 1)**

ZF STEERING GEAR (INDIA) LIMITED

Registered Office : 1242/44, Village Vadu Budruk, Tal. Shirur, Dist. Pune- 412 216.
Tel : (02137) 305100, Fax No : (02137) 305302

• CIN : L29130PN1981PLC023734 • Email : investor@zfndia.com • www.zfndia.com

Notice to Shareholders

Pursuant to SEBI Circular No. HO/38/13/11(2)2026-MIRSD-POD/13750/2026 dated January 30, 2026, a Special Window has been opened for lodgement/ re-lodgement of transfer and dematerialisation ("demat") request of physical securities which were sold/purchased prior to April 1, 2019.

The aforesaid Special Window has been opened for a period of 1(one) year from February 5, 2026 to February 4, 2027 and will be applicable in following cases:

1. Where original share transfer request(s) are not lodged prior to April 1, 2019, and the shareholder is holding original share certificate;
2. Where original share transfer request(s) were lodged prior to April 01, 2019, and those were rejected/returned/not attended due to deficiency in the documents/process/or otherwise.

These requests can be lodged/ re-lodged with the Company's Registrar and Transfer Agents, MUFG Intime India Private Limited (Formerly known as Link Intime India Private Limited.), at Block-202, 2nd Floor, Akshay Complex, Near Ganesh Temple, Off Dhole Patil Road, Pune - 411 001, along with original transfer documents and the corrected or missing details.

Please note that these shares shall be mandatorily credited to the transferee, in demat mode and shall be under lock-in for a period of one year from the date of registration of the transfer. These securities shall not be transferred/lien-marked/pledged during the aforesaid lock-in period.

For any queries or assistance, shareholders may contact the helpline at 020-26160084, submit a service request through https://web.in.mpms.mufg.com/helpdesk/Service_Request.html, or write to investor@zfndia.com, mt.helpdesk@in.mpms.mufg.com, or pune@in.mpms.mufg.com.

for ZF Steering Gear (India) Limited
Satish Mehta

Pune Company Secretary
June 08, 2026 Membership No.: F3219

Public Caution Notice

Know all men that my client **Shri. Bipin Kundlik Shinde, Shri. Sahil Raju Kulal, Shri. Ritesh Raju Kulal** is the owner of the property described in the schedule written herein below. The Original Sale deed executed between Mrs. Pushpa Manikchand Dugad and Shri. Kundlik Haribhau Shinde on dated 01/10/1986 which is duly registered within the jurisdiction office of Sub Registrar Havelli, Pune with the original Index 2 and Registration Receipt thereof are misplaced. Further, through the mentioned Sale Deed the mutation entry no.5529 the name of Mr. Kundlik Haribhau Shinde was mutated on the 7/12. The Original sale deed, Index 2 and receipt of the said Sale Deed dated 01/10/1986 was misplaced. Hereinafter referred to as "**Said Documents**". That the said property is at presently Owned by Shri Bipin Kundlik Shinde, Shri. Sahil Raju Kulal, Mr. Ritesh Raju Kulal by Gift-Deed No. 8362/2026. That my client has taken best effort to search the said Documents. In spite of the same the said Documents are not traceable. By the way of abundant caution my client has logged a Police complaint Online with Bharti Vidyapith Police Station, Pune on 04/06/2026 having "**Lost Report No: 77439-2026**".

By this notice the public at large is made aware of the above facts. Any person dealing in respect of the said Property or on basis of the said Documents shall be doing so at his/their own costs, consequences and risks. Such person/s shall not be entitled to any right, interest or title in the said Property. As of today's there, is no loan, lease, Sale mortgage, donation, encumbrance etc. on the said property. BHFLs are in process for loans for the development of said property. Hence this Public Caution Notice. If any person has possession or found the said documents, then should inform about the same or his right on the same, only if informed within 7 days. If no communication is received within 8 days, it will be presumed that no one has found the said documents or no one has claim over the said property documents.

SCHEDULE PROPERTY : All that piece and parcel of the land admeasuring 00H 02R out of the total area admeasuring 00H 60R bearing Gat No. 14/18/2/16 situated at revenue Village Katraj, Taluka Havelli, District Pune and within the jurisdiction of the Sub-Registrar Havelli, Pune. The land has the boundaries as mentioned herein below. **On or towards East: Road, On or towards South: Land of Mr. Amit Tanpure, On or towards West: Land of Mr. Maruti Haribhau Shinde., On or towards North: Canal.**

ADV. AKASH A. MUSALE

Add : 503, Yojna Complex, Narayan Peth, Pune, Pune 30.
Mobile No: 8055166074 / Email ID: advakashmusale@gmail.com

THE KOLHAPUR URBAN CO-OPREATIVE BANK LIMITED, KOLHAPUR

Head Office: 514, D. Gangawesh, Kolhapur, Dist-Kolhapur.
Tel. No: (0231) 2547242, 2547243 E-mail: lavad@kucb.bank.in

POSSESSION NOTICE

Whereas, the undersigned Authorized Officer of The Kolhapur Urban Co-operative Bank Limited, Kolhapur 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 01/06/2024 calling upon (1) Shri Datta Shikshan Prasarak Mandal, Panure At post Mouje Kale Tal-Panhala, Dist-Kolhapur, ("Borrower"), (2) Shri Vithal Shankar Patil, (3) Shri Rahul Vithal Patil, (4) Mrs. Alaka Vithal Patil, all at At post Mouje Kale Tal-Panhala, Dist-Kolhapur, (5) Mrs. Sarita Nitin Patil, R/o. Shiva Group, At post Yavluj, Tal-Panhala, Dist-Kolhapur (6) Shri Ranjeet Vithal Patil, R/o. At post Mouje Kale, Tal-Panhala, Dist-Kolhapur (7) Shri Lahu Kedari Alavekar, R/o. Main Galli, Mouje Tandulwadi, Post Kale, Tal-Panhala Dist-Kolhapur (8) Mrs. Sarasabai Lahu Alavekar, R/o. Main Galli, Mouje Tandulwadi, Post Kale Tal-Panhala, Dist-Kolhapur (2) to (8) are ("Co-Borrower") (9) Shri Sandeep Bhairu Jadhav, R/o. Mouje Apati, Tal-Panhala, Dist-Kolhapur (10) Shri Nitin Vithal Patil, R/o. Shiva Group, At post Yavluj, Tal-Panhala, Dist-Kolhapur (9) to (10) are ("Guarantor") to repay the amount mentioned in the said demand notice being Rs.2,93,00,287/- (Rupees Two Hundred Ninety Three Lakh Two Hundred Eighty Seven Only) due as on 31/05/2024 in aggregate together with further interest at the contractual rate of interest, cost, expenses etc.; thereon within 60 days from the date of said demand notice.

The Borrower and others having failed to repay the amount, notice is hereby given to the Borrower and others in particular and to the public in general that the undersigned has taken Physical possession of the properties mentioned herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules, on 05/06/2026

Attention of the Borrower, Co-borrower and the Guarantors is invited to the provisions of section 13(8) of the said Act in respect of time available to them, to redeem the secure assets.

Description of properties

All that piece and parcel of leasehold and non-agricultural plot of land bearing and known as R.S. No.1172, Hissa No.4/1 B, Plot No.17, Geet Govind Co-op. Housing Society Ltd, situated 'A' Ward, Jadhav Nagar, Fulewadi, Kolhapur, Tal-Karvir, Dist-Kolhapur admeasuring about 333.00 sq. meters together with the buildings and other constructions constructed and then to be constructed thereon.

Date: 05/06/2026
Place: Kolhapur.

(S.B.Bandar)

Authorized Officer

The Kolhapur Urban Co-operative Bank Limited, Kolhapur

"FORM Z"

See under M.C.S. Act, 1960 & sub-rule (11(d-1) of rule 107) of Rule 1961

Possession Notice for Immovable Property

OW. NO./SRO/054/Sanjay/2026-27

Recovery Officer (M.C.S. Act, 1960 & Rule 107 of M.C.S. Act Rule 1961

C/o. Sanjay Co-op Credit Society Ltd.

3/13, Upendra Nagar, S.B. Marg, Juna

Phool Bajar, Dadar (W), Mumbai - 400028.

Mob : 8652391749

Date : 08/06/2026

Whereas, the undersigned being the Recovery Officer of the Sanjay Co-Op Credit Society Ltd, under the Maharashtra Co-Operative Societies Rules, 1961 issued a Demand Notice Dated 06/06/2025 calling upon the Judgment Debtors **Smt. Shreya Sanjay Bhambure** to repay the amount mentioned in the notice being **Rs. 53,09,878/- (Rupees Fifty Three Lakh Nine Thousand Eight Hundred Seventy Eight)** plus further interest with date of receipt of the said notice and the Judgment Debtors having failed to repay the amount, the undersigned has issued a notice for attachment dated 26/08/2025 and attached the property described herein below.

The Judgment Debtors having failed to repay the amount, notice is hereby given to the Judgment Debtors **Smt. Shreya Sanjay Bhambure** 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 rule 107(11(d-1)] of Maharashtra Co Operative Societies Rules, 1961 on this day of **11th October of the year 2025**.

The Judgment Debtors as well as **Smt. Shreya Sanjay Bhambure** in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the change of the **Sanjay Co-Op Credit Society Ltd.** for an amount of **Rs. 58,84,112/- (Rupees Fifty Eight Lakh Eighty Four Thousand One Hundred Twelve Only)** as on 09/06/2026 and together with further interest and costs thereon until payments / realization in full.

Description of Immovable Property

The Property Flat No. 11, 2nd Floor, Sai Enclave Apartment, Sus Road, Pashan, Pune is situated in of District Collector - Pune in their local area of operation **Smt. Shreya Sanjay Bhambure** Flat in their name.

Date: 08-06-2026

Place : Mumbai

Sd/-

Mr. Y. S. Ukirde

Special Recovery Officer

M.S.C. Act 1960 Section 156 &

Rule 107 of M.C.S. Rule 1961

SEAL

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

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

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 & 9 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), Mortgagor(s), Co-Borrower(s) and Guarantor(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, 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 08/07/2026.

The Authorized Officer had taken over the possession of the below described secured assets being immovable property.

The sale / auction is The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s), Mortgagor(s): **M/S Shree Ganesh Auto And Tyres - Proprietor - Mr Nilesh Rajaram Patil (Borrower & Mortgagor) Mrs. Sunita Nilesh Patil (Guarantor)**

Outstanding Dues for which the secured assets are being sold: **Rs.1,12,85,238.28/- (Rupees: One Crore Twelve Lakhs Eighty Five Thousand Two Hundred Thirty Eight and Twenty Eight Paise Only)** as on 31/03/2019 as per notice under section 13(2) SARFAESI Act.

Rs.3,12,27,134.81/- (Rupees Three Crore Twelve Lakhs Twenty Seven Thousand One Hundred Thirty Four & Eighty One Paise Only) as on 26/05/2026 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 27/05/2026 till the date of payment and realization.

Details of Secured Asset being Immovable Property which is being sold: **Mortgaged by Mr Nilesh Rajaram Patil Property bearing Gat No. 78/4+5+6/2B admeasuring 316.40 Sq. mts. along with construction thereon bearing situated at Karad, Taluka - Karad, District - Satara Pin 415 110 and bounded as under: East- Road, West -Residence Plot, South - Residence Apartment, North- Open land.**

CERSAI ID: **Asset ID:- 200013940876 Security Interest ID:- 400013970403**

Reserve Price below which the Secured Asset will not be sold. (in Rs.): **Rs. 1,08,77,000/- (Rupees One Crore Eight Lakhs Seventy Seven Thousand Only).**

Earnest Money Deposit (EMD): **Rs. 10,87,700/- (Rupees Ten Lakhs Eighty Seven Thousand Seven Hundred Only).**

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value: **MSEB Light Bill dated 17/01/2024 - Rs.8,570/- Karad Nagar Parishad Property Tax dated 04/06/2025 - Rs.1,63,096/- Karad Nagar Parishad Water Tax dated 18/06/2025 - Rs.22,862/- Others unknown**

Other Information: **Smt Smilita Rajaram Patil (Third party) filed Special Civil Suit No.34/2025 at Karad Court NDOH - 22/07/2026. Smt Smilita Rajaram Patil (Third party) filed Misc Civil Appeal No.24/2026 at Additional District & Session Court - Karad NDOH - 15/06/2026**

Inspection of Properties: **19/06/2026 between 11.00 a.m. to 1.00 p.m.**

Contact Person and Phone No: **Mr. Vishal Kapse 7875456757 Mr. Paresh Karande 9594313111 Mr. Shubhchodep Banarjee - 7710042736**

Last date for submission of Bid: **06/07/2026 till 04.00 p.m.**

Time and Venue of Bid Opening: **E-Auction/Bidding through website (www.eauctions.co.in) on 08/07/2026 from 11.00 a.m. to 12.00 p.m.**

This publication is also Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers/Mortgagors/Guarantors under Rule 8 & 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.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.

Place: MUMBAI
Date: 09/06/2026

AUTHORIZED OFFICER
Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus 2024 Trust 1)

मालमत्ता विक्री जाहीरत

बुलडाणा अर्बन को. ऑप. क्रेडिट सोसायटी लि. बुलडाणा र.नं. २६७ (मल्टीस्टेट) च्या वतीने कळिवण्यात येते की, मॉजे बाखरी ता. पंढरपूर येथील गट नंबर ४१७/१/४१७/२/४१७/३ ही जमीन उपविभागीय अधिकारी साहेब पंढरपूर यांच्या कडील अ-२/जम/एल/एल/ए/एसआर/२४/२००७ दिनांक ०५/०४/२००८ अन्वये विनशेती केलेली असून व रेखांकनातील अंतिम मंजूरी पत्र जा.क्र. अंतिम रेखांकन/रहिवास सहाय्यक संचालक नगर रचना सोलापूर यांच्याकडील १३०२ दिनांक २२/०५/२०१३ अन्वये अंतिम मंजूरी घेतलेली बुलडाणा अर्बन को. ऑप. क्रेडिट सोसायटीच्या मालकीची खालील वर्णनावी मालमत्ता विक्री करणे आहे.

अ.क्र.	गट नंबर	एकूण प्लॉट	चौ. मिटर	चौ.फुट
१)	४१७/०१/४१७/२/४१७/३	२५	४००८.३०	४३१२९.३१
२)	४१७/०१/४१७/२/४१७/३	२५	३६४८.००	३९२५२.४८
३)	४१७/०१/४१७/२/४१७/३	२५	७२८५.४९	७८३९९.८७
४)	४१७/०१/४१७/२/४१७/३	२५	४१२२.२७	४४३५५.६३
५)	४१७/०१/४१७/२/४१७/३	२५	३५०६.२४	३७७२७.१४
६)	४१७/०१/४१७/२/४१७/३	२५	३६२६.२४	३९०९८.३४
७)	४१७/०१/४१७/२/४१७/३	२५	४२२०.००	४५४०७.२०
८)	४१७/०१/४१७/२/४१७/३	२५	३२१८.३५	३४६२९.४५
९)	४१७/०१/४१७/२/४१७/३	२५	३२०६.७६	३४५०४.७४
१०)	४१७/०१/४१७/२/४१७/३	२५	३२२१.३९	३४६६२.१६
११)	४१७/०१/४१७/२/४१७/३	२५	४७३८.२४	५०९८३.४६
१२)	४१७/०१/४१७/२/४१७/३	२५	३७९८.५०	४०८७९.८६
१३)	४१७/०१/४१७/२/४१७/३	२५	३६२३.६२	३८९९०.१५
१४)	४१७/०१/४१७/२/४१७/३	२५	३७६२.४२	४०४८३.६४
१५)	४१७/०१/४१७/२/४१७/३	२५	७९२७.८७	८५०३३.८८
१६)	४१७/०१/४१७/२/४१७/३	२५	३३५६.२५	३६११३.२५
१७)	४१७/०१/४१७/२/४१७/३	२५	३६६७.५०	३९४६२.३०
१८)	४१७/०१/४१७/२/४१७/३	२७	४०३८.९४	४३४५८.९९
१९)	४१७/०१/४१७/२/४१७/३	२५	३६३२.००	३९०८०.३२
२०)	४१७/०१/४१७/२/४१७/३	२५	४३१७.३७	४६४५४.९०
	एकूण	५०६	८२९२५.७५	८९२२८९.०७

वरीलप्रमाणे मालमत्ता विक्री करावयाचे असून वरील तपशिलाप्रमाणे सर्व प्लॉट संस्थेला विक्री करावयाचे आहे. सदर भिळकतमध्ये इतर कोणाचाही कोणत्याही प्रकारचा मालकी हक्क, अधिकार नाही. सदर जागेचा नकाशा व सात-बारा उतारा **बुलडाणा अर्बन को. ऑप. क्रेडिट सोसायटी म. बुलडाणा शाखा पंढरपूर** येथे पहावयास मिळेल. खरेदीदाराने आपल्या निविदा जाहीरत प्रसिध्दी दिनांकापासून १० दिवसात **शाखा - पंढरपूर** येथे शाखा व्यवस्थापक यांच्याकडे घ्याव्यात.

टिप १) निविदासोबत रु. २५,००,०००/- संस्थेच्या नावाने धनादेश जोडावा लागेल.

२) उपरोक्त मालमत्ता ३ टप्प्यात खरेदी करण्याची मुभा राहिल.

३) संस्थेला अपेक्षित किंमत न आल्यास निविदा रद्द करण्याचा अधिकार संस्थेने राखून ठेवलेला आहे.

४) गरज असल्यास खरेदीदारास ६०% पर्यंत संस्थेकडून कर्ज सुविधा उपलब्ध करून देण्यात येईल.

५) सर्वपूण खरेदी व्यवहार निविदा मंजूर झाल्यानंतर ५ महिन्यात पूर्ण करावा लागेल.

६) सदर निविदेबाबत संस्थेच्या अटी व नियमांना अधिन राहून निविदा मंजूर करण्यात येईल.

अध्यक्ष

बुलडाणा अर्बन को. ऑप. क्रेडिट सोसायटी लि. बुलडाणा

र.नं. २६७ (मल्टीस्टेट), सहाकार सेतू, बुलडाणा

ठिकाण: बुलडाणा E-mail: buldananurban@rediffmail.com

संपर्क - शाखा व्यवस्थापक, लक्ष्मण बाग, स्टेशन रोड, मु.पो. पंढरपूर

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PEGASUS

पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०० ०१९

दूरध्वनी क्र. : ०२२-६१८८ ४७००

ई-मेल : sys@pegasus-arc.com, यूआरएल : www.pegasus-arc.com

ई-लिलावाद्वारे विक्रीसाठी जाहीर सूचना

सिक्विरिटायझेशन अॅण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल अॅसेट्स अॅण्ड एन्फोर्समेंट ऑफ सिक्विरिटी इंटररेस्ट अॅक्ट, २००२ सहवाचन सिक्विरिटी इंटररेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ व ९ च्या तरतुदीअंतर्गत स्थावर मालमत्तेच्या विक्रीकरिता ई-लिलाव सूचना

तमाम जनतेस व विशेषतः कर्जदार, सहकर्जदार, गहाणवटदार व हमीदारांना याद्वारे सूचना देण्यात येत आहे की, खालील निर्देशित प्रतिभूत मालमत्ता ही प्रतिभूत धनको - पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, पेगासस २०२४ ट्रस्ट १ (पेगासस) चे ट्रस्टी म्हणून आपल्या क्षमतेत कार्यरत - खालील निर्देशित कर्जदारांच्या खालील निर्देशित प्रतिभूतीसंदर्भातील थकबाकीचे निहित प्रतिभूत हितासोबत एचडीएफसी बँक लि. यांच्याद्वारे सरफेसी कायदा, २००२ च्या तरतुदीअंतर्गत अभिहस्तांकन करार दिनांकित ३०/०६/२०२५ अन्वये अभिहस्तांकित करण्यात आले आहे, त्याची सरफेसी कायद्याच्या तरतुदी आणि त्यामधील नियमांच्या अंतर्गत "जसे आहे जेथे आहे", "जसे आहे जे आहे" आणि "तेथे जे काही आहे" आधारवर सर्व ज्ञात आणि अज्ञात दायित्वांसह ०८/०७/२०२६ रोजी विक्री करण्यात येईल.

पेगाससच्या प्राधिकृत अधिकाऱ्याने सरफेसी कायदा आणि सरफेसी नियमांच्या तरतुदींच्या अंतर्गत खालील नमूद स्थावर मालमत्ता असलेल्या प्रतिभूत मालमत्तेचा ताबा घेतला होता.

विक्री/लिलाव हा लिलावाचा तपशील खालीलप्रमाणे आहे :

कर्जदार, सहकर्जदार, हमीदार, गहाणकारांची नावे :	मेसर्स श्री गणेश ऑटो अॅण्ड टायर्स - मालक - श्री. नीलेश राजाराम पाटील (कर्जदार आणि गहाणकार) श्रीमती सुनीता नीलेश पाटील (हमीदार)
विक्री करावयाच्या प्रतिभूत संपत्तीकरिताची थकीत रक्कम :	सेक्शन १३(२) सरफेसी कायदाअंतर्गत सूचना अनुसार दि. ३१/०३/२०१९ रोजीनुसार रु. १,१२,८५,२३८.२८/- (रुपये एक कोटी बारा लाख पंच्यांशी हजार दोनशे अडतीस आणि अठ्ठावीस पैसे मात्र). दि. २६/०५/२०२६ रोजीअनुसार रु. ३,१२,२७,१३४.८९/- (रुपये तीन कोटी बारा लाख सत्तावीस हजार एकशे चौतीस आणि आणि एक्क्यांशी पैसे मात्र) अधिक २७/०५/२०२६ पासून पेमेंट आणि वसुलीच्या तारखेपर्यंत करारनिविष्ट दराने व्याज आणि मूल्य, प्रभार आणि त्यावरील खर्च.
विक्री करावयाच्या प्रतिभूत स्थावर संपत्तीचा तपशील :	श्री. नीलेश राजाराम पाटील कराड, तालुका-कराड, जिल्हा-सातारा, पिन-४१५ ११० येथे स्थित जमिनीवरील बांधकामासोबत मोजमापित ३१६.४० चौ. मीटरच्या गट क्र. ७८/४+५+६/२बी धारक मालमत्तेचे सर्व तुकडे आणि अंगीकृत भाग आणि चतुःसीमा पुढीलप्रमाणे :- पूर्वला - रस्ता, पश्चिमेला - निवासी भूखंड, दक्षिणेला - निवासी अपार्टमेंट, उत्तरेला - खुली जमीन
सरसाई आयडी :	अॅसेट आयडी - २०००१३९४०८७६ सिक्विरिटी इंटररेस्ट आयडी - ४०००१३९७०४०३
राखीव मूल्य, ज्याखाली प्रतिभूत संपत्तीची विक्री केली जाणार नाही (रु.) :	रु. १,०८,७७,०००/- (रुपये एक कोटी आठ लाख सत्याहत्तर हजार मात्र)
इसारा रक्कम ठेव (इरठे) :	रु. १०,८७,७००/- (रुपये दहा लाख सत्यांशी हजार सातशे मात्र)
दावे, काही असल्यास, जे मालमत्तेकरिता करण्यात आलेले आहेत तसेच प्रतिभूत धनकोंना ज्ञात अन्य देणी व मूल्य :	१७/०१/२०२४ दिनांकित एमएसईबी वीज देयक - रु. ८,५७०/- ०४/०६/२०२५ दिनांकित कराड नगर परिषद मालमत्ता कर - रु. १,६३,०९६/- १८/०६/२०२५ दिनांकित कराड नगर परिषद पाणीपट्टी - रु. २२,८६२/- अन्य अज्ञात
इतर माहिती	श्रीमती स्मिता राजाराम पाटील (तृतीय पक्ष) यांनी कराड न्यायालयामध्ये विशेष दिवाणी दावा क्र. १४/२०२५ दाखल केला आहे. एनडीओएच - २२/०७/२०२६ श्रीमती स्मिता राजाराम पाटील (तृतीय पक्ष) यांनी अतिरिक्त जिल्हा आणि सत्र न्यायालय - कराड येथे संकीर्ण दिवाणी याचिका क्र. २४/२०२६ दाखल केली आहे. एनडीओएच - १५/०६/२०२६
मालमत्तेचे परीक्षण :	दि. १९/०६/२०२६ रोजी स. ११.०० ते दु. १.०० वा. पर्यंत
संपर्क व्यक्ती दूरध्वनी क्र. :	श्री. विशाल कापसे-७८७५४५६७५७, श्री. परेश कारंडे-९५९४३९३९११९, श्री. शुभोदीप बॅनर्जी - ७७१००४२७३६
बोली सादरीकरणाची अंतिम तारीख :	दि. ०६/०७/२०२६ रोजी दु. ०४.०० वा. पर्यंत
बोली उघडण्याची तारीख व ठिकाण :	ई-लिलाव/बोली वेबसाइट (www.eauctions.co.in) च्या माध्यमातून दि. ०८/०७/२०२६ रोजी स. ११.०० ते दु. १२.०० या वेळेत

सदर सूचना ही सिक्विरिटी इंटररेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील निर्देशित कर्जदार/सहकर्जदार/गहाणवटदार/हमीदारांना पंधरा (१५) दिवसांची सूचनासुद्धा आहे. विक्रीच्या अटी व नियमांच्या तपशिलासाठी कृपया आपल्या बोली सादर करण्यापूर्वी प्रतिभूत धनकोंची वेबसाइट अर्थात <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाइट www.eauctions.co.in येथे भेट द्यावी किंवा सेवा प्रदाते लिंकस्टार टेक सोल्युशन्स प्रायव्हेट लिमिटेड बोलीदार साहाय्य क्र. ९८७००९१७३९, ई-मेल : admin@eauctions.co.in येथे संपर्क साधावा.

ठिकाण : मुंबई
दिनांक : ०९/०६/२०२६

प्राधिकृत अधिकारी
पेगासस अॅसेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस २०२४ ट्रस्ट १ चे ट्रस्टी)

Account: M/S Shree Ganesh Auto And Tyres – Proprietor – Mr Nilesh Rajaram Patil
Trust: Pegasus 2024 Trust 1

PROPERTY DESCRIPTION

Property bearing Gat No. 78/4+5+6/2B admeasuring 316.40 Sq. mts. along with construction thereon bearing situated at Karad, Taluka – Karad, District – Satara Pin 415 110 and bounded as under: East- Road, West -Residence Plot, South – Residence Apartment, North:- Open land.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (www.eauctions.co.in) on **08/07/2026** for the mortgaged property 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 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
 - MSEB Light Bill dated 17/01/2024 - Rs.8,570/-
 - Karad Nagar Parishad Property Tax dated 04/06/2025 - Rs.1,63,096/-
 - Karad Nagar Parishad Water Tax dated 18/06/2025 - Rs.22,862/-



8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai-400021. Bids should be submitted on or before **06/07/2026** till 04.00 p.m. Email address: vishalk@pegasus-arc.com, paresh@pegasus-arc.com to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrower(s)/co-borrower(s)/guarantor(s)/mortgagor(s) pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction property is as follows: - Rs. 1,08,77,000/- (Rupees One Crore Eight Lakhs Seventy Seven Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 10,87,700/- (Rupees Ten Lakhs Eighty Seven Thousand Seven Hundred Only)**



18. Last date for submission of bid is 06/07/2026 before 04:00 pm and the Auction is scheduled on 08/07/2026 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 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- Ground Floor, Noble Chambers, S A Brelvi Road, 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 of **Rs.50,000/- (Rupees Fifty Thousand Only)**.
21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
- Notarized copy on Rs.500 stamp paper to be provided for Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016
 - Notarized copy on Rs.500 stamp paper to be provided for Source of fund declaration by bidders.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
 - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).

OK
Sharma

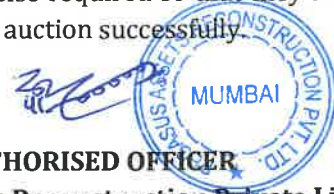


- Other necessary statutory and govt. compliances, if any.

27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Mr. Vishal Kapse - 7875456757, Paresh Karande 9594313111, Mr. Shubhdeep Banarjee - 7710042736.
31. This publication is also 15(fifteen) days' notice to the aforementioned borrowers/co-borrowers/mortgagors under Rule 8 & 9 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
(Trustee of Pegasus 2024 Trust 1)**

**Place: Mumbai
Date: 09/06/2026**

- **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

On Rs. 500/- Stamp paper and notarised

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ___/___/___

Borrower: M/S Shree Ganesh Auto and Tyres – Proprietor – Mr Nilesh Rajaram Patil.

Property Description:

Property bearing Gat No. 78/4+5+6/2B admeasuring 316.40 Sq. mts. along with construction thereon bearing situated at Karad, Taluka – Karad, District – Satara Pin 415 110 and bounded as under:

East- Road, West -Residence Plot, South – Residence Apartment, North:- Open land

**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 offerer/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.

On Rs. 500/- Stamp paper and notarised

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**
 - a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **08/07/2026** in the matter of **M/S Shree Ganesh Auto and Tyres - Proprietor - Mr Nilesh Rajaram Patil & Others** 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: _____

On Rs. 500/- Stamp paper and notarised

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Property bearing Gat No. 78/4+5+6/2B admeasuring 316.40 Sq. mts. along with construction thereon bearing situated at Karad, Taluka – Karad, District – Satara Pin 415 110 and bounded as under:

East- Road, West -Residence Plot, South – Residence Apartment, North:- Open land

Mortgagor of the Property ("Mortgagor"):

Mr Nilesh Rajaram Patil.

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

- a) M/S Shree Ganesh Auto And Tyres – Proprietor – Mr Nilesh Rajaram Patil (Borrower & Mortgagor)
- b) Mrs. Sunita Nilesh Patil (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 **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 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.

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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

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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 in situational 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)

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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 **Pegasus 2024 Trust 1** ("Pegasus").
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

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 www.eauctions.co.in and shall abide by them.

Name & Signature

ANNEXURE-III
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____,

Date : ____/____/____

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 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 fulfill 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 offerer/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.

Signature: _____

Name: _____

Address: _____

eMail ID: _____

Date: / /2025

From

To,
Pegasus Assets Reconstruction Private Limited
55-56, 5th Floor, Free Press House,
Nariman Point,
Mumbai – 400 020

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: _____

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: _____