

**PEGASUS****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 E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-auction Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 and Rule 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 ("Borrower"), Co-Borrowers ("Co-Borrowers"), Guarantors ("Guarantors") and Mortgagors ("Mortgagors") that the below described secured asset mortgaged/charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited** acting in its capacity as Trustee of Pegasus Group One Trust 37 ("Pegasus"), having been assigned the debts of the Borrower along with underlying securities, interest by the **IndusInd Bank Ltd. (IBL)** vide Assignment Agreement dated 29/03/2019 under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") are being sold on "**As is where is**", "**As is what is**", and "**Whatsoever there is**" basis with all known and unknown liabilities on 16/11/2026.

The Authorized Officer of Pegasus has taken the physical possession of the below mentioned secured assets on 05/11/2023 under the provisions of the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 ("SARFAESI Rules"). Details of auction are as follows:-

Name of the Borrower:	M/s. New Mangaldeep Palace (Through its proprietor Mr. Brijkishor Ghanshyambhai Agrawal)
Name of the Co-Borrowers and Mortgagors:	Mr. Brijkishor Ghanshyambhai Agrawal - (Co-borrower/Mortgagor) M/s. Rangoli Steampress Job Works (through its proprietor Mrs. Usha Brijkishor Agrawal) (Co-borrower) Mrs. Usha Brijkishor Agrawal (Co-borrower/ Mortgagor)
Outstanding dues for which the secured assets are being sold	Rs. 63,90,772.83 (Rupees Sixty Three Lakhs Ninety Thousand Seven Hundred Seventy Two and Eighty Three Paise Only) as on 06/02/2019 with further interest at the contractual rate and charges, costs and expenses incurred/to be incurred from the date of 07/02/2019 thereon (as per demand notice issued under section 13(2) of SARFAESI Act) [Rs.1,43,97,623.30 (Rupees One Crore Forty Three Lakhs Ninety Seven Thousand Six Hundred Twenty Three and Thirty Paise Only) as on 16/09/2026 with further interest at the contractual rate and charges, costs and expenses incurred/to be incurred from the date of 17/09/2026]
Description of the secured asset being Immovable Properties:	Shop No. 10 and Shop No. 11 on 1st floor, in the scheme Shreenath Complex, New Abhideep (Amraiwadi) Owners Associations, forming part of R.S. no.350 & 349/2, T.P. Scheme No. 10 F. P. No. 157 paiki, adm.661.30 sq.mts of Mouje: Amraiwadi alias Bag -E-Firdosh, Sub-District: Ahmedabad -7 (Odhav), and District Ahmedabad. Shop No. 10 total admeasuring 28.24 Sq.Mts. Shop No. 11 total admeasuring 28.24 Sq.Mts.
Reserve Price	Rs. 14,89,000/- (Rupees Fourteen Lakhs Eighty Nine Thousand Only)
Earnest Money Deposit (10% of Reserve Price)	Rs. 1,48,900/- (Rupees One Lakhs Forty Eight Thousand Nine Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Ahmedabad Municipal Corporation – Property Tax dues as on 19/08/2026 Shop No. 10 - Rs. 1,88,320/- Shop No. 11 - Rs. 1,88,318/- Other Unknown
Other Information	Note – Prospective Buyer(s) should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction before submitting bids.
CERSAI ID	Shop No. 10 Security ID- 400018109047 Asset ID – 200018069048 Shop No. 11 Security ID- 400018109061 Asset ID – 200018069062
Inspection of Properties	28/10/2026 between 02:00 p.m. to 3:00 p.m. Contact Person: Mr. Vishal Kapse– 7875456757 Mr. Shubhodeep Banarjee - 7710042736
Last date for submission of Bid/Bid:	13/11/2026 till 05:00 p.m.
Time and Venue of Bid Opening	E-Auction/Bidding through website (www.eauctions.co.in) on 16/11/2026 from 11:00 a.m. to 12:00 p.m.

This publication is also a Fifteen days' notice to the aforementioned Borrower/Co-Borrowers/Guarantors/Mortgagors under Rule 8 and Rule 9 of the SARFAESI Rules.

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: Ahmedabad

Date: 22.10.2026

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group One Trust 37)

बैंक ऑफ बड़ोदा
Bank of Baroda

KADODARA BRANCH: Chhatrala Business Center, Ground Floor, Shop No.1 & 2, Surat, Kadodara Road, Next to DGVCL Office, Tal-Palsana, Surat, Phone: 02622-272230, 274275.
Email: kadoda@bankofbaroda.com

POSSESSION NOTICE [Rule 8 (1)] (For immovable property)
[Under Rule-8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas, the undersigned being the Authorized Officer of the **Bank of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of Powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 10.11.2025 calling upon the borrowers/mortgagor **MR. ASHOK SITARAM PATIL (BORROWER) MRS RATNABEN SITARAMBHAI PATIL (CO-BORROWER) & MR. SITARAM RATAN PATIL (CO-BORROWER)** to repay the amount mentioned in the notice being **Rs.18,11,814.37 (Rupees Eighteen Lakh Eleven Thousand Eight Hundred Fourteen and Paise Thirty-Seven only) plus interest & other charges** and further interest with monthly rest and other charges and expenses within 60 days from the date of notice/date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the Borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **18th day of October of the year 2026**.

The Borrowers/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Bank of Baroda** for an aggregate amount of **Rs.18,11,814.37 (Rupees Eighteen Lakh Eleven Thousand Eight Hundred Fourteen and Paise Thirty-Seven only) plus interest & other charges** and further interest and charges thereon.

Recovery after NPA – Nil

The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

DESCRIPTION OF THE IMMOVABLE PROPERTY –

All that piece and parcel of property bearing PLOT NO. 229 (as per chalthan village panchayat record of the said property is identified as property reg no 39141) admeasuring about 473.00 Sq.ft i.e. 44.00 Sq. Alts of "LAXMI NAGAR", situated at land bearing block no 183 of Village Chalthan, Taluka: Palsana, Dist. Surat. The Said Property Is **Surrounded as Under:- East: Adj. Plot No.230, West: Adj. Plot No. 228, North: Adj. Road, South: Adj. Plot No. 240.**

Date: 18/10/2026 | Place: Surat
Authorised Officer, Bank Of Baroda, Kadodara Branch

Change Of Name
I have changed my OLD NAME from
ANIL SHINDE
to NEW NAME
ANIL SAMPAT SHINDE
& I will be known as new name
which please note.
Sd/- ANIL SAMPAT SHINDE
Address: Flat No-202, Shree
Varun Building Shree Residency,
Nr. Cine Park Talkies, Vashiyar Valad,
Valsad, Gujarat -396001

CORRECTION In PUBLIC NOTICE

It is hereby informed that, I have issued PUBLIC NOTICE in Business Standard newspaper on 19.10.2026 regarding clear title of the property for the land bearing Block No. 128. In the said Notice, due to typing error, it was not mentioned that "NCCO had decided to sell the said property through PUBLIC AUCTION on Dt. 30.07.2026 to M.K. Distress Managers, LLP and then Spinnvision Global LLP (Borrower) had applied to obtain loan from our client Bank" And also time limit of the notice will be 7 Days instead of 15 Days. So, the said notice will be considered with the said correction as mentioned above.

NISHITH C. GURKHADEWALA, Advocate, Surat.
RAKESH A. VADHWANI, ADVOCATE, Surat.



TENDER NOTICE

Central Bank of India, Regional Office AHMEDABAD, invites online tender in 2 bid for "RENOVATION, FURNITURE, ELECTRICAL, DATA CABLEING AND AC PIPING WORK OF ODHAV BRANCH." For more information refer our websites www.centralbank.bank.in and www.centralbank.abcpocure.com EPROC.

Last date of tender submission 13.11.2026
Regional Head Ahmedabad

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Earnest Money Deposit (10% of Reserve Price)	Rs. 1,48,900/- (Rupees One Lakhs Forty Eight Thousand Nine Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Ahmedabad Municipal Corporation – Property Tax dues as on 19/08/2026 Shop No. 10 - Rs. 1,88,320/- Shop No. 11 - Rs. 1,88,318/- Other Unknown
Other Information	Note – Prospective Buyer(s) should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction before submitting bids.
CERSAI ID	Shop No. 10 Security ID - 400018109047 Asset ID - 200018069048 Shop No. 11 Security ID - 400018109061 Asset ID - 200018069062
Inspection of Properties	28/10/2026 between 02:00 p.m. to 3:00 p.m. Contact Person: Mr. Vishal Kaspe - 7875456757 Mr. Shubhdeep Banarjee - 7710042736
Last date for submission of Bid/Bid:	13/11/2026 till 05:00 p.m.
Time and Venue of Bid Opening	E-Auction/Bidding through website (www.auctions.co.in) on 16/11/2026 between 11:00 a.m. to 12:00 p.m.

This publication is also a Fifteen days' notice to the aforementioned Borrower/Co-Borrowers/Guarantors/Mortgagors under Rule 8 and Rule 9 of the SARFAESI Rules.

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 or contact service provider LINKSTAR TECH SOLUTIONS PRIVATE LIMITED Bidder Support Nos. : 9870099713 Email: admin@auctions.co.in before submitting any bid.

Place: Ahmedabad
Date: 22.10.2026

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
(Trustee of Pegasus Group One Trust 37)

BOI
Bank of India

ZONAL OFFICE, SURAT ZONE :
Bank of India Building,
1st Floor, Ghoddod Road,
Opp. Panjrapole, Surat-395001

Withdrawal Of E - Auction of Pledged Gold Ornaments/Articles

This is in Reference to the E - Auction sale notice publish on 20/09/2026 in News papers i.e. Business Standard that E - Auction Procedure for **Sr. no.1- Borrower Name : Mr. Dhedia vijendra kumar A/C no. 27082811000082, BHATTAR Road Branch** has been withdrawn from the E auction dated 23/10/2026

Rest of the detail of the E- Auction sale notice will remain unchanged.

Date : 22.10.2026, Place : Surat
Authorised Officer, Bank of India

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
... भरोसे का प्रतीक !
... the name you can BANK upon !

RING ROAD BRANCH: Jash Textile Market, Ring Road, Surat-395010.
Phone: 0261 2351774; Email ID: boi010210@pnib.bank.in

[See Rule 8(1)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the **Punjab National Bank** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with the (Rule 3) of Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 20.12.2025 (also published in Business Standard (English Edition) and Gujarat Mitra (Gujarati edition) on 03.01.2026) calling upon the Borrower/ mortgagor Mr. Sureshkumar Jethabhai Prajapati and Guarantor Mr. Vishnubhai Rughnathbhai Prajapati to repay the amount mentioned in the notice being **Rs 10,13,709.72 (Rupees Ten Lac Thirteen Thousand Seven Hundred Nine and Paise Seventy-Two Only) as on 30.11.2025 (including interest up to 29.11.2025)** with further interest and expenses within 60 days from the date of receipt of the said notice.

The Borrower/ Mortgagor and Guarantor having failed to repay the amount, notice is hereby given to the Borrower/ Mortgagor/Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this **18th day of October of the year 2026**.

The Borrower / Mortgagor/Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Punjab National Bank** for an amount of **Rs. 10,24,847.72 (Rupees Ten lac Twenty-Four Thousand Eight Hundred Forty-Seven and paise Seventy-Two Only)** as on **07.04.2026 (including interest up to 30.03.2026)**.

The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description Of Immovable Property

"All that piece and parcel of property bearing Flat No. A/202 admeasuring built up area 441.60 sq. ft. i.e. equivalent to 41.0260 sq. mtrs on the 2nd floor together with undivided proportionate share admeasuring in the land underneath the building named and known as "Ishwarkrupa Residency", constructed and situated on the land bearing City Survey Nondh No. 101, 102, 103, 104 and 105 (Chalta nos. 18, 13, 14, 17, 10 of Sheet No. 20) of Ward Pandesara, situated in Gam Tal area of Pandesara, City Surat, Old Taluka Surat City (Choryas), and new Taluka Udhana, District Surat together with proportionate share in the said land and also the construction and superstructure built thereon together with all rights of easements of all kinds appurtenant thereto and standing in the name of **Mr. Sureshkumar Jethabhai Prajapati and bounded as follows: East: City Survey Nondh No. 100, West: City Survey Nondh No. 100, North: Ishwarkrupa Residency Building No. B, South: Patel Faliya Sariyam Road**

Date: 18.10.2026 | Place : Surat
Authorised Officer, Punjab National Bank

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
... भरोसे का प्रतीक !
... the name you can BANK upon !

Bo: Velanja Branch (No 895400) :151-151 A Nava Faliya Velanja 394150.
bo8954@pnib.bank.in (Phone No. 6359906409)

A notice is hereby given that the following Borrower Indresh Kumar (Borrower cum Mortgagor) Add: 503, Jolva Residency Jolva, Palsana, Surat Gujarat-394305 & Plot no 122 Shriji Residency Haldharu Kamrej Surat Gujarat 394305. Have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank, and the loan account have been classified as Non-Performing Assets (NPA). The notices were issued to You under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unserved and as such they are hereby informed by way of this public notice.

Sr. No.	Name of the Borrower(s) and A/c No.	Details of Properties/ Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount outstanding (As on 01.10.2026) (Principal + Interest + Charges)
1.	Indresh Kumar (Borrower cum Mortgagor) A/c No. 895400NC00001619	Mortgage of Immovable properties: All the piece and parcel of Immovable property bearing Plot No. 122 admeasuring 40.07sq mtrs (along with construction area 40.07 sq mtrs) together with undivided proportionate share in road and COP admeasuring about 21.66 sq. mtr of 'Shreeji Residency' situated at Revenue Survey NO.516/1 Old Block No. 38 (after Re-survey Block No.44) admeasuring 13438.00sq mtrs(after K.J.P block no 44/122) N.A. land situated at of village: Haldharu, Taluka : Kamrej, Dist Surat, Boundaries:- East: Adj. Society road West : Adj Plot no. 79, North: Adj plot no.123, South: Adj plot no. 121	08/10/2026	01/10/2026	Rs. 9,79,117.08

The above Borrower/Guarantor hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

As per Sub-Section 13 of Section 13 the borrower shall not transfer by sale, lease or otherwise the said secured assets stated above without obtaining written consent of the Bank.

The borrower's attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets.

Date: 08/10/2026 | Place : Surat
Authorised Officer, Punjab National Bank

HDFC BANK
HDFC Bank Ltd. 201-204 Riddhi Shoppers, Opp. Imperial Square, Adajan- Hazira Road, Adajan, Surat-395 009 Ph.No.0261-4141212

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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s) listed hereunder, to pay the amount(s) mentioned in the respective Demand Notice(s), within 60 days from the date of the respective Notice(s), 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 detailed 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) / Legal Representative(s), as security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HDFC by the said Borrower(s) / Legal Representative(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 asset(s).

Sr. No.	Name of Borrower (s)	Total Outstanding Dues	Date of Demand Notice	Description of Secured Asset (s) / Immovable Property (ies)
(a)	(b)	(c)	(d)	(e)
1.	Mrs Gajjar Rupalkumar (Borrower), Mrs Gajjar Ragini (Co-Borrower) 230397-646034462, 648255898, 704133079	Rs.24,04,509/-, Rs.1,35,399/-, Rs.4,54,570/- as on 31-AUG-2026	16-OCT-2026	Flat-304, Floor-3, Pioneer Dreams-Wing A, S.No. 83, Block 83, F.P. 47 Paiki, Sub Plot No. 2, T.P. 71, Nr. 150 Ft, Bhimrad-Vadod Main Road. Nr. Tirupati Plaza, Vadod, Surat-394210.
2.	Mr Patel Mitesh Rameshbhai (Borrower), Mr Patel Jeetesh Rameshbhai (Co-Borrower) 230395-623220862	Rs.7,85,012/- as on 31-AUG-2026	16-OCT-2026	Row House-12, Satyanarayan Society, Plot Final-15/B, S.No. 184, T.P.No.47, Nr. Krushnakunj Society, Nr. Bhestan Bus Stand, Bhestan-394210.
3.	Mr Gupta Pavankumar Gulabchand (Borrower), Mrs Gupta Arti Pavankumar (Co-Borrower) 230391-675602993, 676431101	Rs.6,83,383/-, Rs.11,300/- as on 31-AUG-2026	16-OCT-2026	Flat-204, Floor-2, Nilkanth Residency -A-Wing, S.No. 31/4, P.F. 36/2, 38, 39, 55/1, Block 48/A, 48/B, F.P. 51/P, Sub Plot-1, T.P. 34 (Pali + Sachin + Kansad), Aagam Navkar, Paligam, Sachin-394230.
4.	Mr Borse Bhushan Ramdas (Borrower), Mrs Borse Poonam Bhushan (Co-Borrower) 229971-684643431, 683638146	Rs.12,51,719/-, Rs.1,01,621/- as on 31-AUG-2026	16-OCT-2026	Flat-D-204, Floor-2, Shree Balaji Homes C & D-Wing, S.No. 230, B/h Deep Darshan School, Opp. Shyam Vatika, Nr. Ghanshyam Resl, Deladva Gam Road, Deladva, Dindoli, Surat-395010.
5.	Mr Dhavane Sayaji Shivaji (Borrower), Mrs Dhavane Dipali Ganeshi (Co-Borrower) 229959-643942629, 643381343	Rs.11,08,793/-, Rs.42,138/- as on 31-AUG-2026	16-OCT-2026	Flat-210, Floor-2, Shree Balaji Homes C & D-Wing, S.No. 96, F.P. 43/P, T.P.21, Opp. Navin Florine Colony, Ifr Navijvan Honda, Navsari Main Road, Bhestan, Surat-395023.
6.	Mr Pandey Rajesh (Borrower), Mr Pandey Sandhya Rajesh (Co-Borrower) 230823-633952944	Rs.9,22,135/- as on 31-AUG-2026	16-OCT-2026	Shop-U-15, Floor-Upper-Ground, Safari Complex, S.No. 96, F.P. 43/P, T.P.21, Opp. Navin Florine Colony, Ifr Navijvan Honda, Navsari Main Road, Bhestan, Surat-395023.
7.	Mr Palhal Ganesh Ramdas (Borrower), Mrs Palhal Dipali Ganesh (Co-Borrower) 229974-663184203, 663786863	Rs.7,73,195/-, Rs.44,600/- as on 31-AUG-2026	16-OCT-2026	Flat-206, Floor-2, Poonam Residency, C.S.No. 324/1, 325/3, B/h Gram Panchayat, Mahyavanji Faliya, Ahead of Pali and Shagun Residency, Dadra & Nagar Haveli-396193.
8.	Wife/Son/Daughter of Mr./Mrs./Ms. Viradiya Bharatbhai Popatbhai [Since Deceased] and Other Known And Unknown Legal Heir(s), Legal Representative(s), Successors and Assigns Of Mr./Mrs./Ms. Viradiya Bharatbhai Popatbhai [Since Deceased], Mr Viradiya Bharatbhai Popatbhai (Borrower) 230644-610972599	Rs.4,89,102/- as on 31-AUG-2026	16-OCT-2026	Flat-1001, 10th Floor, Sai Heights Type D, Nr. Shivalkhimpes, Nr. Silver Palace, Opp. Utran Power Station, Motavaraachha, Utran,surat 394101.

*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.

Date: 16/10/2026
Place : SURAT

For HDFC Bank Limited,
Authorised Officer.

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013.
Corporate Identity No.: L65920MH1994PLC080618

PUBLIC NOTICE

My Clients is an intending purchasers of the property situated at District Sub District Vadodara Moje Ajod, Luhar Faliya, Gamtal House No. 132, admeasuring 47.89.37 Sq. Meter with construction of 1400 Sq.Feet bearing City Survey No. 220. The Title Clearance Certificate is demanded. The mentioned property is mortgaged with Bank of Baroda, Novino Tarsali Branch, Vadodara and the A/c. is declared NPA. Any individual, Financial Institution, Bank or any other have any objection regarding Title of the mentioned property, please inform with documentary evidence within 07 days of issuance of this Notice. If any objection may not received within stipulated time, the Title Clearance Certificate will be issued. Date : 22-10-2026.

413, Navrang Complex,
Hotel Utshav Compound, Rayvura,
Vadodara. Mo.9879524134

ASHISH H. SHAH
(ADVOCATE)

PUBLIC NOTICE That, Tenement No. 70 in Tejendranagar Co. Op. Housing Society Ltd., Survey No. 566 and 559 paki, TPS No. 1, Moje: Odhav, Taluka: Vavva, District & Sub District: Ahmedabad, State: Gujarat, owned by Jayantibhai Dyalbhai Prajapati, That, Society has issued Share Certificate No. 11 vide Share No. 51 to 55 in the name of Mohanbhai Sumerbhai on dated 12-03-1975. Mohanbhai Sumerbhai died on dated 18-12-1993 and said property came in the share of Devrajiben wd/o. Mohanbhai, after that, Devrajiben wd/o. Mohanbhai has sold said property to Rambhai Chaturbhai Patel through Regd. Sale Deed No. 1746/1994, after that, Rambhai Chaturbhai Patel has sold said property to Baldevbhai Ramaniyal Patel through Regd. Sale Deed No. 1486/1996, after that, Baldevbhai Ramaniyal Patel has sold said property to Jaypalshin Dadubhai Zala through Regd. Sale Deed No. 3539/2023. Jaypalshin Dadubhai Zala has sold said property to Jayantibhai Dyalbhai Prajapati through Regd. Sale Deed No. 12811/2025 That, Share Certificate No. 11 vide Share No. 51 to 55 in the name of Mohanbhai Sumerbhai on dated 12-03-1975 was misplaced by owner therefore society has issued Duplicate Share Certificate dated 02-02-2023 to the owner. Now Jayantibhai Dyalbhai Prajapati wants to avail loan from Punjab National Bank and he wants Title Clearance Certificate from me.

Thus, if anyone has ownership rights, share, or any kind of rights or interest in said property, send the objections on said address within 7 days, in writing with proof, otherwise believed that any person does not have any kind of ownership in this property, or any kind of share-right and if there is, they will have waived their right. I will issue Title Clear Certificate after that There will not be any kind of conflict which you will take note of. Ahmedabad By instruction of my client Mayurika B Suthar (Advocate) A/662, 6th Floor, Krupal Pathshala, Nr. Pintu Garments, Shivrangani, Ahmedabad.

MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED
Narayan Chambers, 4th Floor, B/h. Patang Hotel, Ashram Road, Ahmedabad-380009. Contact : 079-41106500/733

DEMAND NOTICE

Under Section 13(2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY ACT 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorized officer of the **MAS Rural Housing & Mortgage Finance Ltd.** (Hereinafter called 'Company') under the Act and in exercise of powers conferred under section 13(2) read with rule 3 of the Rules already issued the detailed demand notices dated as mentioned below. Under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s), listed here-under, to pay the amount mentioned in the respective Demand Notice, within the 60 days from the date of the respective Demand Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Borrower(s)/Co-Borrower(s)/Guarantor(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)/Co-Borrower(s)/Guarantor(s) to pay Company within 60 days from the date of the respective notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective date mentioned below in below column till the date of payment and/ or realization, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s)/Co-Borrower(s)/Guarantor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to Company by the said Borrower(s)/Co-Borrower(s)/Guarantor(s) respectively.

Borrower & Co-Borrower, Guarantor Name	Mortgage Property Details:-	Loan Account No. Outstanding Amount	DATE OF DEMAND NOTICE DATE OF STICKING NOTICE
JAYNTILAL KADKIYABHAI DAMOR (Applicant) LALEETABEN JAYANTIBHAI DAMOR (Co-Applicant) AKHAMBHAI HEMABHAI DAMOR (Guarantor)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF SINGALGADH GRAM PANCHAYAT PROPERTY NO: 223 ADMEASURING 104.51 SQ. MTRS & CONSTRUCTION THEREON LAND SITUATED ON GAMTAL LAND AT - SINGALGADH, TA - SANTRAMPUR, ON THE REGISTRATION DIS- TRICT & SUB DISTRICT OF MAHISAGAR, STATE - GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL /AS PER SALE DEED /AS PER DOCUMENTS EAST : ROAD, WEST : OWNER'S OPEN LAND NORTH : BITUMEN ROAD, SOUTH : OPEN LAND OF JAYNTILAL DAMOR	Loan A/c No.: 11759 Rs. 3,04,061.00	Dt. 05.10.2026 Dt. 15.10.2026
AJAYBHAI JETHABHAI DATANIYA (Applicant) BHARTIBEN AJAYBHAI DATANIYA (Co-Applicant)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF MUDHASANA GROUP GRAM PANCHAYAT PROPERTY No. 997 & OLD NO. 148 ADMEASURING 62.73 SQ. MTRS & CONSTRUCTION THEREON LAND SITUATED ON GAMTAL LAND AT MOKAM NAMUVADA (MOKAM NI MUVADE) TALADOL, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF SABARKANTHA, STATE GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL /AS PER SALE DEED /AS PER DOCUMENTS EAST : ROAD, WEST : OPEN LAND, NORTH : HOUSE OF JETHABHAI CHAMANBHAI DATANIYA, SOUTH : HOUSE OF JAYANTIBHAI SHIVABHAI DATANIYA	Loan A/c No.: 12265 Rs. 3,31,108.00	Dt. 28.09.2026 Dt. 15.10.2026
VIJAYSINH SHANKARSINH CHAUHAN (Applicant) KANTABEN SHANKARSINH CHAUHAN (Co-Applicant) SHANKARSINH HIRSHIN CHAUHAN (Co-Applicant) ROHITKUMAR BHAGAVANSINH CHAUHAN (Guarantor)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF BHAVPUR GROUP GRAM PANCHAYAT PROPERTY No: 629, HOUSE No. 5, ADMEASURING ABOUT 163.57 SQ MTRS. & CONSTRUCTION THEREON LAND SITUATED MAHADEVUPURA BHATHIKHATRI (3) ON GAMTAL LAND. MAHADEVUPURA (BHA), TA - HIMATNAGAR, SABARKANTHA, IN THE REGISTRATION DIS- TRICT & SUB DISTRICT OF SABARKANTHA, STATE- GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL /AS PER SALE DEED /AS PER DOCUMENTS EAST : ROAD, WEST : HOUSE OF PRAVINSINH MALUSINH NORTH : PLOT OF LAXMANSINH CHAUHAN, SOUTH : ROAD	Loan A/c No.: 14327 Rs. 7,09,571.00	Dt. 05.10.2026 Dt. 16.10.2026

With further interest, additional interest at the rate as more particularly stated in respective Demand Notice, incidental expenses, cost, charges etc incurred till the date of payment and/or realization. If the said Borrower(s)/Co-Borrower(s)/Guarantor(s) shall fail to make payment to Company as aforesaid. Then Company shall proceed against the above Secured Assets(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)/Co-Borrower(s)/Guarantor(s) as to the costs and consequences.

The said Borrower(s)/Co-Borrower(s)/Guarantor(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 prior written consent of Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard.

Date : 22-10-2026
Place : Gujarat

Authorized Officer,
For, MAS Rural Housing & Mortgage Finance Ltd. Mr. Bharat J. Bhatt (M.) 9714199018

SBI STATE BANK OF INDIA
HOME LOAN CENTRE, SOUTH VADODARA
2nd Floor, Tower A, Office No 234-241 SWC Hub, Opp. Raj Path Complex, Bhali Vadodara, Vadodara-391410. E-mail : Sbi.18964@sbi.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
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 Authorized 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 for recovery of their dues to the secured creditor from under mentioned borrower(s)/guarantor(s).

The Bidders should get themselves registered on **BAANKNET** by providing requisite KYC documents and registration fee as per the practice followed by **PSB Alliance Pvt. Ltd.** well before the auction date.

Date & Time of E-Auction 24.11.2026 from 11:00 AM to 4:00 PM (with unlimited extensions clause of 10 minutes)

Sr. No.	Borrower(s) & Guarantor(s)
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**PEGASUS****પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડ**પાંચમો માળ (ઈસ્ટ વિંગ), ફોર્બ્સ બિલ્ડિંગ, ચિરંજીવ રાય માર્ગ, ફોર્ટ,
મુંબઈ - ૪૦૦ ૦૦૧ ટેલિફોન: ૯૧-૨૨૬૧૮૮૪૭૦૦ઈમેલ: sys@pegasus-arc.com યુઆરએલ: www.pegasus-arc.com**સ્થાવર મિલકતના વેચાણ માટે ઈ-હરાજી અંગેની જાહેર સૂચના:**

'સિક્યુરિટીઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાઈનાન્શિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઈન્ટરેસ્ટ એક્ટ, ૨૦૦૨' (સરફેસી અધિનિયમ) અને તેની સાથે 'સિક્યુરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨' ના નિયમ ૮ અને ૯ ની જોગવાઈઓ હેઠળ, સ્થાવર મિલકતના વેચાણ માટેની આ ઈ-હરાજી સૂચના છે.

સામાન્ય જનતાને અને ખાસ કરીને નીચે જણાવેલ ઋણ લેનાર, સહ-ઋણ લેનારાઓ, જામીનદારો તથા ગીરો મૂકનારાઓ ને જાણ કરવામાં આવે છે કે, 'પેગાસસ ગ્રુપ વન ટ્રસ્ટ ૩૭' ('પેગાસસ') ના ટ્રસ્ટી તરીકે કાર્યરત 'પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડ' (જે 'સિક્યોર્ટી કેડિટર' છે) પાસે નીચે વર્ણવેલ મિલકત ગીરો/ચાર્જ હેઠળ છે. ઈન્ડસ્ટ્રિયલ બેંક લિમિટેડ (આઈબીએલ) દ્વારા ૨૯/૦૩/૨૦૧૯ ના રોજ થયેલા 'એસાઈનમેન્ટ એગ્રીમેન્ટ' અન્વયે, ઉધાર લેનારના દેવાં, તેની સાથે સંકળાયેલ જામીનગીરીઓ અને હિતો 'પેગાસસ' ને સોંપવામાં આવ્યા છે. આ મિલકતને 'સરફેસી અધિનિયમ' ની જોગવાઈઓ હેઠળ, ૧૬/૧૧/૨૦૨૬ ના રોજ 'જેવી છે, જ્યાં છે', 'જેવી છે, તેવી છે' અને 'જે કંઈ પણ છે તે' ના ધોરણે, તમામ જાણીતી અને અજાણી જવાબદારીઓ સાથે વેચવામાં આવી રહી છે.

'પેગાસસ' ના અધિકૃત અધિકારીએ 'સરફેસી અધિનિયમ' અને 'સિક્યુરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨' ('સરફેસી અધિનિયમ') ની જોગવાઈઓ હેઠળ, ૦૫/૧૧/૨૦૨૩ ના રોજ નીચે જણાવેલ મિલકતનો ભૌતિક કબજો મેળવી લીધો છે. હરાજીની વિગતો નીચે મુજબ છે:-

ઋણ લેનારનું નામ:	મેસર્સ ન્યૂ મંગલદીપ પેલેસ (તેમના માલિક શ્રી બ્રિજકિશોર ઘનશ્યામભાઈ અગ્રવાલ મારફત)
સહ-ઋણ લેનારાઓ અને ગીરો મૂકનારાઓના નામ:	શ્રી બ્રિજકિશોર ઘનશ્યામભાઈ અગ્રવાલ - સહ-ઋણ લેનાર/મિલકત ગીરો મૂકનાર) મેસર્સ રંગોલી સ્ટીમપ્રેસ જોબ વર્ક્સ (તેમના માલિક શ્રીમતી ઉષા બ્રિજકિશોર અગ્રવાલ મારફત) (સહ-ઋણ લેનાર) શ્રીમતી ઉષા બ્રિજકિશોર અગ્રવાલ (સહ-ઋણ લેનાર/મિલકત ગીરો મૂકનાર)
બાકી લેણાં કે જેના માટે સુરક્ષિત અસ્કયામતો વેચવામાં આવી રહી છે:	રૂ. ૬૩,૯૦,૭૭૨.૮૩ (અંકે રૂપિયા ત્રેસઠ લાખ નેવું હજાર સાતસો બોતેર અને ત્યાંસી પૈસા માત્ર) - તારીખ ૦૬/૦૨/૨૦૧૯ ની સ્થિતિએ, જેની પર કરાર મુજબના દરે વ્યાજ તથા ૦૭/૦૨/૨૦૧૯ થી લાગુ પડતા અન્ય ચાર્જ્સ, ખર્ચ અને વ્યય (જે થયા હોય અથવા થવાના બાકી હોય) પણ ચૂકવવાપાત્ર રહેશે (સરફેસી એક્ટની કલમ ૧૩(૨) હેઠળ જારી કરાયેલ ડિમાન્ડ નોટિસ મુજબ) (રૂ. ૧,૪૩,૯૭,૬૨૩.૩૦ (અંકે રૂપિયા એક કરોડ તેંતાલીસ લાખ સત્તાણું હજાર છસો ત્રેવીસ અને ત્રીસ પૈસા પૂરા) ૧૬/૦૯/૨૦૨૬ ની સ્થિતિએ, જેની પર કરાર મુજબના દરે વ્યાજ તથા ૧૭/૦૯/૨૦૨૬ થી થયેલા કે થનારા અન્ય ચાર્જ્સ, ખર્ચ અને વ્યય લાગુ પડશે)
સ્થાવર મિલકતો સ્વરૂપે રહેલી સુરક્ષિત અસ્કયામતનું વર્ણન:	'શ્રીનાથ કોમ્પ્લેક્સ' (ન્યુ અભિદીપ - અમરાઈવાડી ઓનર્સ એસોસિએશન) સ્કીમમાં, પ્રથમ માળે આવેલી દુકાન નં. ૧૦ અને દુકાન નં. ૧૧; જે રેવન્યુ સર્વે નં. ૩૫૦ અને ૩૪૯/૨, ટી.પી. સ્કીમ નં. ૧૦, ફાઈનલ પ્લોટ નં. ૧૫૭ પૈકીનો ભાગ છે. આ મિલકત મોજે: અમરાઈવાડી ઉર્ફે 'બાગ-એ-ફિરદોશ' (સબ-ડિસ્ટ્રિક્ટ: અમદાવાદ-૭, ઓઢવ; જિલ્લો: અમદાવાદ) ખાતે આવેલી છે અને તેનું કુલ ક્ષેત્રફળ ૬૬૧.૩૦ ચોરસ મીટર છે. દુકાન નં. ૧૦ નું કુલ ક્ષેત્રફળ ૨૮.૨૪ ચોરસ મીટર અને દુકાન નં. ૧૧ નું કુલ ક્ષેત્રફળ ૨૮.૨૪ ચોરસ મીટર છે.
અનામત કિંમત :	રૂ. ૧૪,૮૯,૦૦૦/- (અંકે રૂપિયા ચૌદ લાખ નેવ્યાસી હજાર પૂરા)
બયાનાની રકમ અનામત કિંમતના ૧૦%)	રૂ. ૧,૪૮,૯૦૦/- (અંકે રૂપિયા એક લાખ અડતાલીસ હજાર નવસો પૂરા)
મિલકત સામે રજૂ કરવામાં આવેલા દાવાઓ (જો કોઈ હોય તો) અને સુરક્ષિત લેણદાર ને જાણમાં હોય તેવા અન્ય લેણાં તથા તેનું મૂલ્ય:	અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ૧૯/૦૮/૨૦૨૬ ની સ્થિતિએ મિલકત વેરાની બાકી રકમ દુકાન નં. ૧૦ - રૂ. ૧,૮૮,૩૨૦/- દુકાન નં. ૧૧ - રૂ. ૧,૮૮,૩૧૮/- અન્ય અજ્ઞાત
અન્ય માહિતી:	નોંધ: સંભવિત ખરીદદારોએ બોલી જમા કરાવતા પહેલાં, વેચાણ માટેની મિલકતને લગતા તમામ પાસાઓ અંગે પોતાની રીતે યોગ્ય તપાસ કરી સંતોષ મેળવી લેવો જોઈએ.
CERSAI ID:	દુકાન નં. ૧૦ સિક્યોરિટી આઈડી- ૪૦૦૦૧૮૧૦૯૦૪૭ એસેટ આઈડી- ૨૦૦૦૧૮૦૬૯૦૪૮ દુકાન નં. ૧૧ સિક્યોરિટી આઈડી- ૪૦૦૦૧૮૧૦૯૦૬૧ એસેટ આઈડી- ૨૦૦૦૧૮૦૬૯૦૬૨
મિલકતોનું નિરીક્ષણ:	૨૮/૧૦/૨૦૨૬ ના રોજ બપોરે ૦૨:૦૦ થી ૩:૦૦ વાગ્યાની વચ્ચે સંપર્ક વ્યક્તિ: શ્રી વિશાલ કાપસે- ૭૮૭૫૪૫૬૭૫૭ શ્રી શુભોદીપ બેનર્જી- ૭૭૧૦૦૪૨૭૩૬
બોલી જમા કરાવવાની અંતિમ તારીખ:	૧૩/૧૧/૨૦૨૬ ના રોજ સાંજે ૦૫:૦૦ વાગ્યા સુધી
બોલી ખોલવાનો સમય અને સ્થળ:	વેબસાઈટ (www.eauctions.co.in) દ્વારા ઈ-હરાજી/બોલી - ૧૬/૧૧/૨૦૨૬ ના રોજ સવારે ૧૧:૦૦ થી બપોરે ૧૨:૦૦ વાગ્યા સુધી
આ પ્રકાશન એ સરફેસી નિયમોના નિયમ ૮ અને નિયમ ૯ હેઠળ ઉપરોક્ત ઋણ લેનાર/સહ-ઋણ લેનાર/જામીનદારો/મિલકત ગીરો મૂકનારાઓ માટે પંદર દિવસની નોટિસ પણ છે. વેચાણની વિગતવાર શરતો અને નિયમો માટે, કૃપા કરીને કોઈપણ બોલી જમા કરાવતા પહેલાં સુરક્ષિત લેણદાર ની વેબસાઈટ http://www.pegasus-arc.com/assets-to-auction.html અથવા www.eauctions.co.in જુઓ, અથવા સેવા પ્રદાતા લિંક્સ્ટાર ટેક સોલ્યુશન્સ પ્રાઈવેટ લિમિટેડ નો સંપર્ક કરો. બિડર સપોર્ટ નંબર: ૯૮૭૦૦૯૯૭૧૩, ઈમેલ: admin@eauctions.co.in .	
સ્થળ: અમદાવાદ તારીખ: ૨૨.૧૦.૨૦૨૬	પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડ (પેગાસસ ગ્રુપ વન ટ્રસ્ટ ૩૭ ના ટ્રસ્ટી)

અધિકૃત અધિકારી,

પેગાસસ એસેટ્સ રિકન્સ્ટ્રક્શન પ્રાઈવેટ લિમિટેડ
(પેગાસસ ગ્રુપ વન ટ્રસ્ટ ૩૭ ના ટ્રસ્ટી)

**Account: M/s. New Mangaldeep Palace (Through its proprietor
Mr. Brijkishor Ghanshyambhai Agrawal)
Trust: Pegasus Group One Trust 37**

PROPERTY DESCRIPTION

Shop No. 10 and Shop No. 11 on 1st floor, in the scheme Shreenath Complex, New Abhideep (Amraiwadi) Owners Associations, forming part of R.S. no.350 & 349/2, T.P. Scheme No. 10 F. P. No. 157 paiki, adm.661.30 sq.mts of Mouje: Amraiwadi alias Bag -E-Firdosh, Sub-District: Ahmedabad -7 (Odhav), and District Ahmedabad.
Shop No. 10 total admeasuring 28.24 Sq.Mts.
Shop No. 11 total admeasuring 28.24 Sq.Mts
(Both shops are internally merged)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (www.eauctions.co.in) on **16/11/2026** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 12:00 pm**. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.



7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property:
unknown
8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application 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 **13/11/2026** till 04.00 p.m. Email address: vishalk@pegasus-arc.com, shubhodeep@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 borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction properties is as follows: - Rs. 14,89,000/- (Rupees Fourteen Lakhs Eighty Nine Thousand Only)**
17. **The Earnest Money Deposit of the auction properties is as follows: - Rs. 1,48,900/- (Rupees One Lakhs Forty Eight Thousand Nine Hundred Only)**



18. Last date for submission of bid is 13/11/2026 before 05:00 pm and the Auction is scheduled on 16/11/2026 from 11.00 am to 12.00 pm. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).

19. Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group OneTrust 37, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 201003191843 Account Name: - Pegasus Group One Trust 37, Bank Name: IndusInd Bank Ltd., Branch Address:- Opera House Branch, IndusInd House, 425, D B Marg, Mumbai 400004, IFSC Code: INDB0000001.

or
by way of

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. 15,000/- (Rupees Fifteen 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 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 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.**

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

27. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.

- Notarized copy on Rs.500 stamp paper to be provided for Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
- Notarized copy on Rs.500 stamp paper to be provided for Source of fund declaration by bidders.
- KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.



- Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
- Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
- Other necessary statutory and govt. compliances, if any.

28. 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.

29. The prospective bidder needs to submit the source of funds/ proof of funds.

30. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

31. 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. Vishal Kapse- 7875456757, Mr. Shubhdeep Banarjee - 7710042736.

32. This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers under Rules 8 and 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 Group One Trust 37)**



**Place: Ahmedabad
Date: 22/10/2026**

- **I/We have inspected the property**
- **I/We have inspected the documents**
- **I/We have no queries while participating in the auction**
- **I/We are purchasing the property on as is what is,
as is where is, whatever there is basis**

Signature

DETAILS OF BIDDER – FILL All IN CAPITAL LETTER

Name(s) of Bidder (in Capital)[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

[illegible]

11

11

Date of Remittance

____/____/____

[illegible][illegible][illegible][illegible]

Provide the names of the companies where appointed as a Director

Whether connected to any political party: Yes

☐

No

☐

If Yes, please provide the name of the political party and the connection:

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website 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 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 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: _____

On Rs. 500/- Stamp paper and notarised

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/____

Borrower: M/s. New Mangaldeep Palace
(Through its proprietor Mr. Brijkishor Ghanshyambhai Agrawal)

Property Description:

Shop No. 10 and Shop No. 11 on 1st floor, in the scheme Shreenath Complex, New Abhideep (Amraiwadi) Owners Associations, forming part of R.S. no.350 & 349/2, T.P. Scheme No. 10 F. P. No. 157 paiki, adm.661.30 sq.mts of Mouje: Amraiwadi alias Bag -E-Firdosh, Sub-District: Ahmedabad -7 (Odhav), and District Ahmedabad.

Shop No. 10 total admeasuring 28.24 Sq.Mts.

Shop No. 11 total admeasuring 28.24 Sq.Mts

(Both shops are internally merged)

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

On Rs. 500/- Stamp paper and notarised

Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.

7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

9. Source of Funds

- a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **16/11/2026** in the matter of **M/s. New Mangaldeep Palace (Through its proprietor Mr. Brijkishor Ghanshyambhai Agrawal) & 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"):

Shop No. 10 and Shop No. 11 on 1st floor, in the scheme Shreenath Complex, New Abhideep (Amraiwadi) Owners Associations, forming part of R.S. no.350 & 349/2, T.P. Scheme No. 10 F. P. No. 157 paiki, adm.661.30 sq.mts of Mouje: Amraiwadi alias Bag -E-Firdosh, Sub-District: Ahmedabad -7 (Odhav), and District Ahmedabad.

Shop No. 10 total admeasuring 28.24 Sq.Mts.

Shop No. 11 total admeasuring 28.24 Sq.Mts

(Both shops are internally merged)

Mortgagor of the Property ("Mortgagor"): Mrs Usha Brijkishor Agarwal.

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

- a) M/s. New Mangaldeep Palace (Through its proprietor Mr. Brijkishor Ghanshyambhai Agrawal) (Borrower)
- b) Mr. Brijkishor Ghanshyambhai Agrawal (Co-borrower/Mortgagor)
- c) M/s. Rangoli Steampress Job Works (Through its proprietor Mrs. Usha Brijkishor Agrawal) (Co-borrower)
- d) Mrs. Usha Brijkishor Agrawal (Co-borrower/Mortgagor)

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 Group One Trust 37** ("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:

On Rs. 500/- Stamp paper and notarised

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

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otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is] subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

*Explanation*⁵[I]. — For the purposes of this clause, the expression "connected person" means—

- (i) *any person who is the promoter or in the management or control of the Mortgagor; or*
- (ii) *any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or*
- (iii) *the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii):*

Provided that nothing in clause (iii) of *Explanation I* shall apply to a bidder where such bidder is a financial entity and is not a related party of any of the Mortgagor:

Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid;

Explanation II— For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely:

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;

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- (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) 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 Group One Trust 37** ("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

Date: / /2026

From

To,
Pegasus Assets Reconstruction Private Limited
5th Floor (East Wing), Forbes Building,
Charanjit Rai Marg, Fort, Mumbai – 400 001,

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: _____