

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor Free Press House Nariman Point,
Mumbai - 400021 Tel: -022-61884700

Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION**Sale of Immovable Properties 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), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described secured assets being immovable properties 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 below mentioned Borrower along with underlying securities interest by Indusind Bank Ltd.(IBL), vide Assignment Agreement dated **29/03/2019** under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown dues on **27/07/2026**.

Authorised Officer has taken possession of the properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on **13/01/2023 & 05/02/2025**.

The details of the Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s), Mortgagor(s):	M/s. World Gold Junction Pvt. Ltd.- Mr. Bhuvanchandra Dulalchand Mandal (Director, Co-borrower & Mortgagor) Mrs. Parulben Bhuvanchandra Mandal (Co-borrower) Mr. Ankit Harendra Gosalia (Co-borrower) Mr. Apurva Bhuvanchandra Mandal (Co-borrower)	
Outstanding Dues for which the secured assets are being sold:	Rs.4,33,81,524.71/- (Rupees: Four Crore Thirty Three Lakh Eighty One Thousand Five Hundred Twenty Four and Seventy One Paise Only) as on 10/06/2019 as per notice under section 13(2) SARFAESI Act. Rs.9,44,46,011.55/- (Rupees Nine Crore Forty Four Lakhs Forty Six Thousand Eleven & Fifty Five Paise Only) as on 18/12/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 19/12/2025 till the date of payment and realization.	
Details of Secured Asset being Immovable properties which is being sold	Mortgaged by Mr. Bhuvanchandra Dulalchand Mandal Lot No. 1 :- All that Piece and Parcel of Immovable Property, Premises of Nondh Nos. 1243, 1244 & 1245 duly constructed paiki remaining portion admeasuring 199 sq. yards i.e. 166.38 sq. mtrs. after excluding Southern Kotdi admeasuring Length 34 x 15 Width sq. fts. i.e. 56 sq. yards i.e. 47.06 sq. mtrs. developed upon land situated in State: Gujarat, District: Surat, Sub-District: Surat City, Moje: Surat City Havadiya Chakla Bearing Ward No. 10 Lot No. 2 :- All that Piece & Parcel of Immovable Property, Premises of Plot No. 25 admeasuring 421 sq. yards i.e. 352.01.07 sq. mtrs. having Plinth Construction thereupon, "Jaldarshan Society" developed upon land situated in State: Gujarat, District: Surat, Sub-District: Choryasi, Moje: Umra bearing Revenue Survey no. 35 which is bounded as follows: East : Road, West : Plot No.21, North : Road, South : Plot No.24	
CERSAI ID:	Lot No. 1 Asset ID:- 200011849616 Security Interest ID: 400011873219	Lot No. 2 - Asset ID:- 200011849621 Security Interest ID:- 400011873224
Reserve Price below which the Secured Asset will not be sold.(in Rs.):	Lot No. 1 - Rs. 1,91,45,000/- (Rupees One Crore Ninety One Lakhs Forty Five Thousand Only)	Lot No. 2 - Rs. 4,12,07,000/- (Rupees Four Crore Twelve Lakhs Seven Thousand Only)
Earnest Money Deposit (EMD):	Lot No. 1 - Rs. 19,14,500/- (Rupees Nineteen Lakhs Fourteen Thousand Five Hundred Only)	Lot No. 2 - Rs. 41,20,700/- (Rupees Forty One Lakhs Twenty Thousand Seven Hundred Only)
Claims, if any, which have been put forward against the properties and any other dues known to Secured creditor and value	Lot No. 1 - Not Known	Lot No. 2 - Not Known
Inspection of Properties:	Lot No.1 13/07/2026 between 10:30 a.m. to 12:00 p.m. Lot No.2 13/07/2026 between 01:00 p.m. to 2:30 p.m.	
Contact Person and Phone No:	Mr. Vishal Kapse- 7875456757 Mr. Shubhdeep Banarjee - 7710042736	
Last date for submission of Bid:	23/07/2026 till 05:00 p.m.	
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 27/07/2026 from 12:00 p.m. to 1:00 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 OFFICER**Place: Ahmedabad****Date: 26/06/2026****Pegasus Assets Reconstruction Private Limited**
(Trustee of Pegasus Group One Trust 37)

Time submission is due by 11:00 AM (EST) on the 14th of the month and the following: (1) **Contractors/Suppliers** under Rule 3.3 of the Security Vessel Enhancement Rules, 2002.
For the detailed terms and conditions of the sale, please refer to Section C of the website:
<http://www.pacificgas.com/contractors-to-schedule.html> or website www.southwestgas.com
Contact person: **LINKSTAR TECH SOLUTIONS PRIVATE LIMITED** Suite 502
Hwy. No. 58769973 Email: admin@eastasia.com before submitting any bid.

AUTHORIZED OFFICER
Place: Abroad
Date: 25/06/2018

Previous Assets Registration Private Ltd
(Boulevard of Progress Group Inc Trust)

Sr. No.	Name of the Borrower/ Co-Borrower (Name of the Branch)	Description of Secured Asset (Mortgageable Property)	Demand Notice (Date & Amount)	Date of Possession
1	(Loan Code No : 7610090180 / Softra Branch) Vandee Chandrababu Naidu (Borrower) Govindaraj Venkatesh Dhanraj (Co-Borrower)	All that part & parcel of property bearing, GF & Fd Kharg Road, Near Sankar Park Station, Panch Mahals Jambhaji Park (Q3), Godhra Ahmedabad, Gujarat. Kharg Road (No. 1) TA -Godhra, Dist. Panchmahal Gujarat 380001. Boundaries: East- T-30 Jal Road, West- Boundary of Plot No. 42, North- Boundary of Plot No. 102, South- Boundary of Plot No. 102	14-04-2025 & ₹ 19,48,928/-	24-06-2025
2	(Loan Code No : 761009399 / Softra Husein Khan (Borrower) Fathma Rajasree (Co-Borrower)	All that part & parcel of property, GF FF House No. 11, Plot No. 11 (1565/C-34A), Bheja Khadi Pada Kadlana, Near Hussein Masjid Railways Colony, TA -Godhra, Dist. Panch Mahals, Gujarat 380001. Boundaries: East- Panchn Mahai, Gujrat 380001. South-East: East Candi Wide S Road, West- Wide S Road, North- Boundary of R.S.No. 1255, South- Plot No. 10	14-04-2025 & ₹ 17,06,768/-	24-06-2025
3	(Loan Code No : 1081000367 / Jayesh Bhata Jyash Bhatia Maysakhubha Demurani (Borrower) Bhavni Manoharlal Demurani (Co-Borrower) Asmitaben Jayeshbhai Demurani (Co-Borrower)	All that part & parcel of property C/S No 2196P, C.S. Sheet No. 65, Land Area: 63.00 Sq.Mtr. Of Palet Chok Road West Side Main Market, Jamnagar, Gujarat 362030 Same Property, West: Property of EP No. M/71, Property of Jagdishra Ruparey, Ep No. 14/17, Property of Gulabshah Property of EP No M/47/P, Property of Ladhkhada Khadia	14-04-2025 & ₹ 23,67,676/-	24-06-2025
4	(Loan Code No : 1451009193 / Veraval Branch) Sachini Shikharathi Chaudhary (Borrower) Ratanben Bhikhabhai Choudharia (Co-Borrower) Vidushi Shikharathi Choudharia (Co-Borrower)	All that part & parcel of property District Area Village From No. 15 Type EP Land Area: 29.51 Sq.Mtr. 20.21, Ahmedabad Hospital Road, Charvad Jamnagar, Gujarat 362259 Boundaries: East: Road, West: Road, North: Others Property, South: Others Property	14-04-2025 & ₹ 12,52,151/-	24-06-2025
5	(Loan Code No : 835C0001455 / Ahmedabad Branch) Urmilaben Shah (Borrower) Ganaprasad Shah & Urmilaben Shah (Co-Borrower)	All that piece and parcel of the property bearing, 31st/2nd Composite Chhatrapati G.D. Hosi. Soc. Unit: 01, Gujarat National Highway No 43, F. Plot 01 Of T.P.S.No.09, Mohali-Hajpur Road, Ahmedabad, Dist.-Ahmadabad, GP Ref No. 382918 Ahmedabad, East -House No.44 West - House No.42, North - House No.30, South - House No.17	14-04-2025 & ₹ 14,78,145/-	24-06-2025
6	(Loan Code No : 5711000921 / ASTI 0009231 / Direct Sales Branch Ahmedabad / Branch) Munna Nandkishor Choudhary (Borrower) Sanika Manish Choudhary (Co-Borrower)	All that piece and parcel of the property bearing, GF FF House No.15 Type EP Land Area: Plot No.20.21, 22.23 FPNs 196 Of T.P.S. No.1 Al-Khalid Ta-Khalid Dist-Gandhinagar Gujarat 382725 Boundaries: east: house No.14, West: House No.16, North-Other Plot, South:- Road	14-04-2025 & ₹ 45,75,341/-	24-06-2025
7	(Loan Code No : 3941009398 / Ahmedabad Chakradatta Direct Branch) Sanop Vikramsinh Thakor (Borrower) Saroban Thakor (Co-Borrower)	All that piece and parcel of the property bearing, D/308 7th Floor Siddhartha Homes, R.S. No. 113, D/O/R S.No.113 (EPN's: 420/1 And 420/2 T.P.S. No. 3 Near Anwar Meera Meera-Aparita Ta Kadal Dist-Gandhinagar Gujarat 382001 East-D/O R S.No.113 West-Block No.1 North -Star And Passage, South-Plot No.D-707	14-04-2025 & ₹ 10,77,805/-	24-06-2025
8	(Loan Code No : 3521000286 / Ahmedabad Mangamgar Branch) Ganapabhai Rathod (Borrower) Animesh Rathod (Co-Borrower)	All that piece and parcel of the property bearing, GF R.S.No.5874, Plot No.2 F.F. No.10 Paav Ro House No.1 (Dist-C-17) Road Near I - To V Youth Soc.(Kotha) Gandhi Road, Gandhinagar, Dist.-Ahmadabad Gujarat 382435 Boundaries: East-Road towards Village-Narsip, Dist.-Hosur Na-F-12, West - Society Road, North - GF Plot No.1/F, South- Society Road	14-04-2025 & ₹ 13,80,249/-	24-06-2025
9	(Loan Code No : 3941009393 / Ahmedabad Chandivedi Direct Branch) Manzishah Shaikhuddin Patel (Borrower) Shikharathi Shaikhuddin Patel (Co-Borrower)	All that piece and parcel of the property bearing, Flat No-A-10 First Floor Three Labs Residency Main Street Road At-Mehranud Dist-Gandhinagar Gujarat 382016 Boundaries: East-Side Walk, West -Flat No-A-10, South-Flat No-194, South-Queen Lane	14-04-2025 & ₹ 13,86,616/-	24-06-2025
10	(Loan Code No : 9651000140 / Bhavani Branch) Pratik Naraynarshi Shah (Borrower) Arvind Kumar Sarcar (Co-Borrower)	All that piece and parcel of the property bearing, B/S No.109, Surbhumi Housing Society, R/S No.202 T.P.S. No.17 FPNs TA-Vasvi Road Motve-Vasvi Ta-Gandhinagar, Dist-Gandhinagar Gujarat 380216 Boundaries: East-Side Walk, West - S-312 Plot No.1, North-Tripoli Road, South-Road	14-04-2025 & ₹ 35,69,137/-	24-06-2025
11	(Loan Code No : 9431000258 / Bhavani Branch) Dr. Sanjay A. Desai Ajay Desai (Borrower) The Loan Repayment Through The Loan Rep. (Co-Borrower)	All that piece and parcel of the property bearing, Flat No.204, Shiv Naga Apartment, R/S No.121 T.P.S.No.17 FPNs C-17 & 42/2, West No Nival Ni, Kharg Road, Vasvi & Dist Ahmedabad, Gujarat 380001. Boundaries: East-West Road C-061, West-Internal Road, South-Internal Road, South- Rate No.C-203	14-04-2025 & ₹ 48,96,949/-	24-06-2025
12	(Loan Code No : 1726009173 / Nardona Branch) Dhandrabhai Gujar (Borrower) Arundhati Gujar (Co-Borrower) Sushantkrishna Patel (Guarantor)	All that piece and parcel of the property bearing, House No 387 (Memorial) Terminus No 0433-91-3871 (99/91-3) Meghnagar Co Operative housing society Limited, "Mahatandra Nagar", Velags - Varad Taluka Dist-Gandhinagar Gujarat 380100 Boundaries: East -Jalan Society West- House No.508, North- House No.396, South- House No.396	14-04-2025 & ₹ 24,51,088/-	24-06-2025
13	(Loan Code No : 1720000966 / Navamur Savdev Sharma (Borrower) Santoshkumar Santoshji Shinde (Co-Borrower) Rohini S.Sharma (Guarantor)	All that piece and parcel of the property bearing, Flat No.3 One Plot Area, Area In The Society Known As "Bhodeswari Project" Situated At Mouls Sarovar Road, Ta.Aurang, Dist. Ahmedabad Plot No. 44/2 C/O Ahmedabad No.8877 Pankaj Reg. Sub-Div & Dis. O Ahmedabad 6 (Haroda) Gujarat 382575. Boundaries: East -House Of Nayabhar Vad, West -House Of Di.Gurmatani, North -Murghana Society-South-Internal Road	14-04-2025 & ₹ 10,21,866/-	23-06-2025

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Date: 24-06-2025

Authorized Officer:
Aashir Housing Finance Limited

 પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમીટેડ ૫૫-૫૬, પાંચમા માળે, ફી પ્રેસ હાઉસ, નરીમાન પોઇન્ટ, મુંબઈ - ૪૦૦૦૨૧ ફોન નં. (૦૨૨) ૬૧૮૮૪૭૦૦ ઇમેઇલ : sys@pegasus-arc.com URL : www.pegasus-arc.com	
ઇ-ઓક્શન દ્વારા વેચાણ માટે જાહેર નોટીસ સિક્યુરિટીઝેશન એન્ડ રીકન્સ્ટ્રક્શન ઓફ ફાયનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઇન્ટેરેસ્ટ એક્ટ ૨૦૦૨ અને સિક્યુરિટી ઇન્ટેરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ ૨૦૦૨ (રૂલ્સ) ના રૂલ ૮ અને ૯ વંચાણે લીધા બાદ ગીરો મુકવામાં આવેલી સ્થાવર મિલકતોના ઇ - ઓક્શન વેચાણ માટેની નોટીસ આથી જાહેર જનતાને તથા દેવાદાર/સહદેવાદાર અને જામીનદારોને ખાસ નોટીસ આપવામાં આવે છે કે નીચે જણાવેલી સ્થાવર મિલકત સલામત સહદેવાદાર પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રાઇવેટ લિમીટેડ જે પેગાસસ ગ્રુપ વન ટ્રસ્ટ ૩૭ના ટ્રસ્ટી (પેગાસસ) ના ટ્રસ્ટી તરીકે કામ કરે છે તેમની પાસે ઇન્ડસ્ટ્રીઝ ઍક લિ.(આઈબીએલ) ના દેવાદારોની ગીરો મિલકતો અને તેમની પાસેથી લેણી રકમ વસુલવાના સરકારી એક્ટ, ૨૦૦૨ જોગવાઈ મુજબનું તા.૨૬/૦૩/૨૦૧૬ના રોજ થયેલા એસાઈએમ્એન્ડ એગ્રીમેન્ટ દ્વારા એસાઈન કરવામાં આવેલ છે. જે મુજબ સરકારી એક્ટ, ૨૦૦૨ અને રૂલ્સની જોગવાઈ હેઠળ નીચે જણાવેલી ગીરો મિલકતનું વેચાણ 'જેમ છે જ્યાં છે', 'જે છે તેમ છે' અને 'ગમે તે ત્યાં છે' ના ધોરણે તા.૨૭.૦૭.૨૦૨૬ના રોજ થનાર છે. અધિકૃત અધિકારીએ નીચે જણાવેલી ગીરો મિલકતનો વાસ્તવિક કબજો સરકારી એક્ટના ખંડ ૧૩ના ઉપખંડ ૪ તથા રૂલ ૮ની જોગવાઈ મુજબ તા.૧૩.૦૧.૨૦૨૩ અને ૦૫.૦૨.૨૦૨૫ ના રોજ લીધી હતી. હરાજીની વિગતો નીચે મુજબ છે:	
દેવાદાર/રો, સહદેવાદાર/રો અને ગીરોદાર/રો ના નામ :	મે. વર્લ્ડ ગોલ્ડ જંક્શન પ્રાઇવેટ લિમીટેડ શ્રી ભુવનચંદ્ર દુલાચંદ મંડલ (સહદેવાદાર/ગીરોદાર) શ્રીમતી પારુલબેન ભુવનચંદ્ર મંડલ (સહદેવાદાર) શ્રી અનિકેત હરેન્દ્ર ગોસાલિયા (સહદેવાદાર) શ્રી અપૂર્વ ભુવનચંદ્ર મંડલ (સહદેવાદાર)
જે ગિરો મિલકતો વેચાણ માટે મુકનાર છે તેની કુલ બાકી રકમ :	રૂ. ૪,૩૩,૮૧,૫૨૪.૭૧- (રૂપિયા ચાર કરોડ ત્રેસીસ લાખ એકચાંસી હજાર પાંચસો ચોવીસ અને એકોતરે પૈસા પુરા) તા.૧૦/૦૬/૨૦૧૬ સુધી સરકારી એક્ટના ખંડ ૧૩(૨) મુજબ રૂ.૬,૪૪,૪૬,૦૧૧.૫૫/- (રૂપિયા નવ કરોડ ચુમ્માલીસ લાખ છતાલીસ હજાર અગિયાર અને પંચાવન પૈસા પુરા) તા.૧૮/૧૨/૨૦૨૫ સુધીના વત્તા તેના પર કરાર મુજબનું ચડત વ્યાજ, કિંમત, ખર્ચ સહિતની રકમ તથા તા.૧૮/૧૨/૨૦૨૫ થી ચડત વ્યાજ, ખર્ચ અને કિંમત પુરી ચુકવણી થાય ત્યાં સુધી.
જે ગિરો મિલકતો વેચાણ માટે મુકનાર છે તેનું વર્ણન :	શ્રી ભુવનચંદ્ર દુલાચંદ મંડલની ગીરો મિલકત : લોટ નં. ૧: તમામ ખંડ અને અખંડિત ભાગની મિલકત ઓફિસ નં.૧૨૪૩, ૧૨૪૪ અને ૧૨૪૫ તાજેતરમાં બંધાયેલી પૈકી બાકી હિસ્સાનું ક્ષેત્રફળ ૧૮૮ ચો.વાર અથવા ૧૬૬.૩૮ ચો.મી. દક્ષિણ તરફની કોટડી ૩૪૪૧૫ ચો.ફૂટ પહોળાઈ અથવા ૫૬ ચો.વાર અથવા ૪૭.૦૬ ચો.મી. ગુજરાત રાજ્યના સુરત જિલ્લાના પેટા જિ.સુરત સીટીના હવાડીયા ચકલા વોર્ડ નં.૧૦ લોટ નં. ૨: તમામ ખંડ અને અખંડિત ભાગની મિલકત પ્લોટ નં.૨૫, ક્ષેત્રફળ ૪૨૧ ચો.વાર અથવા ૩૫૨. ૦૧.૦૭ ચો.મી. ત્યાં આવેલ પ્લીન્થ સુધીનું બાંધકામ, જલદર્શન સોસાયટી, રે.સ.નં.૩૫ મોજે ઉમરા, પેટા જિ.ચોરસી, જિ.સુરત ગુજરાત ચતુ:સીમા: પૂર્વ :રોડ, પશ્ચિમે: પ્લોટ નં.૨૧, ઉત્તરે: રોડ, દક્ષિણે: પ્લોટ નં.૨૪
સીઈઆરએસએઆઈ આઈડી :	લોટ નં. ૧: એસેટ આઈડી- ૨૦૦૦૧૧૮૪૬૬૧૬ સિક્યુરિટી ઇન્ટેરેસ્ટ આઈડી - ૪૦૦૦૧૧૮૭૩૨૧૬ લોટ નં. ૨: એસેટ આઈડી- ૨૦૦૦૧૧૮૪૬૬૨૧ સિક્યુરિટી ઇન્ટેરેસ્ટ આઈડી - ૪૦૦૦૧૧૮૭૩૨૨૪
અનામત કિંમત જેનાથી ઓછામાં વેચાણ નહીં થાય :	લોટ નં. ૧: રૂ. ૧,૮૧,૪૫,૦૦૦/- (રૂપિયા એક કરોડ એકાણુ લાખ પિસ્તાલીસ હજાર પુરા) લોટ નં. ૨: રૂ. ૪,૧૨,૦૭,૦૦૦/- (રૂપિયા ચાર કરોડ બાર લાખ સાત હજાર પુરા)
અર્નેસ્ટ મની ડીપોઝીટ :	લોટ નં. ૧: રૂ. ૧૬,૧૪,૫૦૦/- (રૂપિયા ઓગણીસ લાખ ચૌદ હજાર પાંચસો પુરા) લોટ નં. ૨: રૂ. ૪૧,૨૦,૭૦૦/- (રૂપિયા એકતાલીસ લાખ વીસ હજાર સાતસો પુરા)
સલામત ધિરાણકારની જાણમાં હોય એવા મિલકતો સામેના જો કોઈ બાકી રકમના દાવાઓ :	લોટ નં. ૧: જાણમાં નથી લોટ નં. ૨: જાણમાં નથી
મિલકતોનું નિરીક્ષણ :	લોટ નં. ૧ તા.૧૩.૦૭.૨૦૨૬ સવારે ૧૦.૩૦ થી બપોરે ૧૨.૦૦ સુધી લોટ નં. ૨ તા.૧૩.૦૭.૨૦૨૬ બપોરે ૦૧.૦૦ થી ૨.૩૦ સુધી
સંપર્ક વ્યક્તિ :	શ્રી વિશાલ કપસે- ૭૮૭૫૪૫૬૭૫૭ શ્રી શુભોદિપ બેનર્જી - ૭૭૧૦૦૪૨૭૩૬
બિડ રજુ કરવાની છેલ્લી તારીખ :	૨૩.૦૭.૨૦૨૬ના રોજ સાંજે ૦૫.૦૦ વાગ્યા સુધી
બીડ ખુલવાનું સ્થળ અને સમય :	ઇ- ઓક્શન/ બીડીંગ વેબ સાઈટ દ્વારા (www.eauctons.co.in) તારીખ ૨૭.૦૭.૨૦૨૬ ના રોજ બપોરે ૧૨.૦૦ થી બપોરે ૧.૦૦ સુધી
આ નોટીસનું પ્રકાશન ઉપર જણાવેલા દેવાદાર/સહદેવાદાર/જામીનદારો માટેની સિક્યુરિટી ઇન્ટેરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨ના રૂલ ૮ અને ૯ હેઠળની ૧૫ (પંદર) દિવસ પહેલાની વૈધાનિક નોટીસ છે. વેચાણના નિયમો અને શરતોની વધુ વિગતવાર જાણકારી માટે કૃપયા સલામત ધિરાણકારની વેબસાઈટની લીંકનો ઉપયોગ કરવો http://www.pegasus-arc.com/assets-to-auction.html અથવા વેબ સાઈટ www.eauctons.co.in અથવા સર્વિસ પ્રોવાઈડર લિંકસ્ટાર ટેક સોલ્યુશન્સ પ્રાઇવેટ લિમીટેડ, બિડર સપોર્ટ : મો.નં.: ૯૮૭૦૦૬૯૭૧૩ ઇ-મેલ: admin@eauctons.co.in ઉપર બીડ રજુ કરતા પહેલા સંપર્ક કરવો.	
સ્થળ : અમદાવાદ તારીખ : ૨૬.૦૬.૨૦૨૬	સહી/અધિકૃત અધિકારી પેગાસસ એસેટ્સ રીકન્સ્ટ્રક્શન પ્રા.લિ. (પેગાસસ ગ્રુપ વન ટ્રસ્ટ ૩૭ના ટ્રસ્ટી)



ગુજરાત ગાર્ડિયન

શુક્રવાર તા. ૨૬ જુન ૨૦૨૬

કતારગામ અને લિંબાયતમાંથી ગાંજાના જથ્થા સાથે ચાર પકડાયો

સુરત તા. ૨૫ બે અઢત્રે પાંચ વાગ્યે ૩ કડી હતી
કાઉન બ્રાઇ અને લિંબાયત પોલીસ અને ગાંજાના જથ્થા સાથે ચાર પકડાયો

બેંક ઓફ બારોડા
Bank of Baroda
પરિશિષ્ટ - IV પૃષ્ઠ ૩૮ (૧) બંધન નોંધણી (સ્થાયર મિલકત માટે)

બેંક ઓફ બારોડા નોંધણી નંબર: ૧૯૭૪/૧૯૭૫
બેંક ઓફ બારોડા નોંધણી નંબર: ૧૯૭૪/૧૯૭૫
બેંક ઓફ બારોડા નોંધણી નંબર: ૧૯૭૪/૧૯૭૫

સુરત તા. ૨૫
બે અઢત્રે પાંચ વાગ્યે ૩ કડી હતી
કાઉન બ્રાઇ અને લિંબાયત પોલીસ અને ગાંજાના જથ્થા સાથે ચાર પકડાયો

સિટી

દ.ગુ.માં ચોમાસાની પધરામણી વચ્ચે સુરતમાં મેઘરાજાના રિસામણાંથી હાલત કફોરી

સુરત, તા. ૨૫
સુરતમાં મેઘરાજાના રિસામણાંથી હાલત કફોરી

સુરતમાં મેઘરાજાના રિસામણાંથી હાલત કફોરી

સુરતમાં મેઘરાજાના રિસામણાંથી હાલત કફોરી

સુરત

પોશન નોટિસ

સુરત તા. ૨૫

સુરત તા. ૨૫

સુરત તા. ૨૫

સુરત તા. ૨૫

બિહારના બક્સરમાંથી ગુમ થયેલી કિશોરીનું સુરતરેલવે પોલીસે પરિવાર સાથે મિલન કરાવ્યું

સુરત, તા. ૨૫
બિહારના બક્સરમાંથી ગુમ થયેલી કિશોરીનું સુરતરેલવે પોલીસે પરિવાર સાથે મિલન કરાવ્યું

સુરત તા. ૨૫

સુરત તા. ૨૫

સુરત તા. ૨૫

સુરત તા. ૨૫

ગોડાદરામાંથી એમડી ડ્રગ્સના જથ્થા સાથે બેની ધરપકડ

સુરત, તા. ૨૫
ગોડાદરામાંથી એમડી ડ્રગ્સના જથ્થા સાથે બેની ધરપકડ

સુરત તા. ૨૫

સુરત તા. ૨૫

સુરત તા. ૨૫

સુરત તા. ૨૫

વન વિભાગ સુરત દેવરની ધરપકડ નોટિસ

સુરત તા. ૨૫

સુરત તા. ૨૫

સુરત તા. ૨૫

Account: M/s. World Gold Junction Pvt. Ltd

Trust: Pegasus Group One Trust 37

PROPERTY DESCRIPTION

Lot No. 1 :- All that Piece and Parcel of Immovable Property, Premises of Nondh Nos. 1243, 1244 & 1245 duly constructed paiki remaining portion admeasuring 199 sq. yards i.e. 166.38 sq. mtrs. after excluding Southern Kotdi admeasuring Length 34 x 15 Width sq. fts. i.e. 56 sq. yards i.e. 47.06 sq. mtrs. developed upon land situated in State: Gujarat, District: Surat, Sub-District: Surat City, Moje: Surat City Havadiya Chakla Bearing Ward No. 10

Lot No. 2 - All that Piece & Parcel of Immovable Property, Premises of Plot No. 25 admeasuring 421 sq. yards i.e. 352.01.07 sq. mtrs. having Plinth Construction thereupon, "Jaldarshan Society" developed upon land situated in State: Gujarat, District: Surat, Sub-District: Choryasi, Moje: Umra bearing Revenue Survey no. 35 which is bounded as follows: East: Road, West : Plot No.21, North : Road, South : Plot No.24

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (www.eauctions.co.in) on **27/07/2026** for the mortgaged property mentioned in the e-auction sale notice ("Schedule Property") from **12:00 p.m. to 1:00 p.m.** 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:
 - a. SA/578/2019 filed by the borrower at DRT-II Ahmedabad, Gujarat Next date of hearing is 23/07/2026.
 - b. Other unknown.



8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application 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 **23/07/2026** till 05.00 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 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: -**
Lot No. 1 – Rs. 1,91,45,000/- (Rupees One Crore Ninety One Lakhs Forty Five Thousand Only)
Lot No. 2 – Rs. 4,12,07,000/- Rupees Four Crore Twelve Lakhs Seven Thousand Only)
17. **The Earnest Money Deposit of the auction property is as follows: -**
Lot No. 1 – Rs. 19,14,500/- (Rupees Nineteen Lakhs Fourteen Thousand Five Hundred Only)
Lot No. 2 – Rs. 41,20,700/- (Rupees Forty One Lakhs Twenty Thousand Seven Hundred Only)



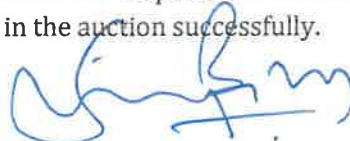
18. Last date for submission of bid is 23/07/2026 before 05:00 pm and the Auction is scheduled on 27/07/2026 from 12.00 pm to 01.00 pm. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 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.** ✓ on *Shree*
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 **Lot No. 1- Rs. 50,000/- (Rupees Fifty Thousand Only) and Lot No. 2 - Rs. 1,00,000/- (Rupees One Lakhs 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. Shubhodeep Banarjee - 7710042736.
32. 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 Group One Trust 37)**



Place: Mumbai

Date: 26/06/2026

- **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

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: _____

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/____

Borrower: M/s. World Gold Junction Pvt. Ltd.

Property Description:

Lot No. 1 :- All that Piece and Parcel of Immovable Property, Premises of Nondh Nos. 1243, 1244 & 1245 duly constructed paiki remaining portion admeasuring 199 sq. yards i.e. 166.38 sq. mtrs. after excluding Southern Kotdi admeasuring Length 34 x 15 Width sq. fts. i.e. 56 sq. yards i.e. 47.06 sq. mtrs. developed upon land situated in State: Gujarat, District: Surat, Sub-District: Surat City, Moje: Surat City Havadiya Chakla Bearing Ward No. 10

Lot No. 2 - All that Piece & Parcel of Immovable Property, Premises of Plot No. 25 admeasuring 421 sq. yards i.e. 352.01.07 sq. mtrs. having Plinth Construction thereupon, "Jaldarshan Society" developed upon land situated in State: Gujarat, District: Surat, Sub-District: Choryasi, Moje: Umra bearing Revenue Survey no. 35 which is bounded as follows: East: Road, West : Plot No.21, North : Road, South : Plot No.24.

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.
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 27/07/2026 in the matter of **M/s. World Gold Junction Pvt. Ltd & 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: _____

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Lot No. 1 :- All that Piece and Parcel of Immovable Property, Premises of Nondh Nos. 1243, 1244 & 1245 duly constructed paiki remaining portion admeasuring 199 sq. yards i.e. 166.38 sq. mtrs. after excluding Southern Kotdi admeasuring Length 34 x 15 Width sq. fts. i.e. 56 sq. yards i.e. 47.06 sq. mtrs. developed upon land situated in State: Gujarat, District: Surat, Sub-District: Surat City, Moje: Surat City Havadiya Chakla Bearing Ward No. 10

Lot No. 2 - All that Piece & Parcel of Immovable Property, Premises of Plot No. 25 admeasuring 421 sq. yards i.e. 352.01.07 sq. mtrs. having Plinth Construction thereupon, "Jaldarshan Society" developed upon land situated in State: Gujarat, District: Surat, Sub-District: Choryasi, Moje: Umra bearing Revenue Survey no. 35 which is bounded as follows: East: Road, West : Plot No.21, North : Road, South : Plot No.24.

Mortgagor of the Property ("Mortgagor"):

Mr. Bhuvanchandra Dulalchand Mandal

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

- a) M/s. World Gold Junction Pvt. Ltd.
- b) Mr. Bhuvanchandra Dulalchand Mandal (Co-borrower & Mortgagor)
- c) Mrs. Parulben Bhuvanchandra Mandal (Co-borrower)
- d) Mr. Ankit Harendra Gosalia (Co-borrower)
- e) Mr. Apurva Bhuvanchandra Mandal (Co-borrower)

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:

Provided that the person shall be eligible to submit the bid if such person makes payment of all overdue amounts with interest thereon and charges relating to non-performing asset accounts before submission of the bid:

Provided further that nothing in this clause shall apply to a bidder where such bidder is a financial entity and is not a related party to the Mortgagor.

Explanation I. - For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid.

Explanation II.— For the purposes of this clause, where a bidder has an account, or an account of any Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under Insolvency & Bankruptcy Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC;

- (d) has been convicted for any offence punishable with imprisonment –
 - (i) for two years or more under any Act specified under the Twelfth Schedule of IBC; or
 - (ii) for seven years or more under any law for the time being in force:Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

Provided further that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*.

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;
- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;

- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of Mortgagor by the bidder as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

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

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

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

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

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

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

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;
- (c) any investment vehicle, registered foreign institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
- (f) such categories of persons as may be notified by the Central Government.

2. I/We _____ 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: / /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: _____