

**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

**NOTICE OF SALE THROUGH PRIVATE TREATY****SALE OF IMMOVABLE ASSETS CHARGED TO PEGASUS ASSETS RECONSTRUCTION PVT LTD. UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).**

The below described secured asset being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2023 Trust 3 ("Pegasus"), having been assigned the debts of the below mentioned Borrower along with underlying security interest by PNB Housing Finance Limited ("Original Lender") vide Assignment Agreement dated 30/09/2022 under the provisions of the SARFAESI Act, 2002, are being sold by way of private treaty under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 30/05/2024 under the provisions of the SARFAESI Act and Rules thereunder.

On the basis of the primary offer of Rs. 1,10,00,000/- ("Primary Bid") received, Pegasus is seeking offer/bid from interested party(ies), for sale of below mentioned secured asset, using the Primary Bid as the anchor bid or the base offer ("Reserve Price"). Accordingly, interested party's offer must be above the Reserve Price.

Public at large is informed that the secured assets as mentioned in the Schedule ("Schedule Property") are available for sale through Private Treaty through interse bidding, as per the terms and conditions agreeable to Pegasus.

The details of sale by way of private treaty through interse bidding is as follows:

|                                                                 |                                                                                                 |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Name of the Borrower(s),<br>Co-Borrower(s) and<br>Guarantor(s): | 1. Mr. Sachin Ramesh Shelke (Borrower/Mortgagor)<br>2. Mrs. Jayshri Sachin Shelke (Co-Borrower) |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------|

**Outstanding Dues for which the secured assets are being sold:**

Rs. 2,01,05,856.95 (Rupees Two Crore One Lakhs Five Thousand Eight Hundred Fifty Six and Paise Ninety Five Only) as on 17/02/2020 together with further interest, costs, charges and expenses thereon w.e.f. 18/02/2020 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.

Rs. 4,99,08,017.96/- (Rupees Four Crores Ninety Nine Lakhs Eight Thousand Seventeen and Paise Ninety Six Only) as on 26/10/2026 together with further interest, costs, charges and expenses thereon w.e.f. 27/10/2026 till the date of payment and realization.

|                                                                 |                                                     |
|-----------------------------------------------------------------|-----------------------------------------------------|
| Reserve Price (Rs.) (Below which the property will not be sold) | Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only) |
|-----------------------------------------------------------------|-----------------------------------------------------|

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Initial deposit | 10% of the offer / bid amount along with offer/bid |
|-----------------|----------------------------------------------------|

|                                                                   |                         |
|-------------------------------------------------------------------|-------------------------|
| Last date for submission of offer/ bid alongwith initial deposit: | 23/11/2026 till 5:00 pm |
|-------------------------------------------------------------------|-------------------------|

|                                                              |            |
|--------------------------------------------------------------|------------|
| Date for inter-se bidding / declaration of Successful Bidder | 25/11/2026 |
|--------------------------------------------------------------|------------|

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value

- Neha Developers issued a letter dated 25-05-2024 demanding Rs.155.65 Lakhs as balance amount receivable from borrower against the flat.
- Pegasus filed complaint (Complaint Number: CC12401003) before the RERA Authority about the demand by Neha Developers.

1. The Schedule Property will be sold on "As is where is", "As is what is" and "Whatever there is" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of the 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 the sole responsibility of the prospective bidder.

2. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.

3. The prospective bidder shall conduct its own due diligence apart from the documents/ information shared by Pegasus.

4. The prospective bidder has to deposit 10% of the bid/offered amount along with offer/bid as initial deposit which will be adjusted against payment of the sale consideration to be made as per clause 5 below.

5. The prospective purchaser will be required to deposit 25% of the Proposed Consideration (inclusive of EMD) on the next working day from the date of the issuance of highest bidder letter by Pegasus. After receiving 25% of the Proposed Consideration (Inclusive of EMD), Pegasus shall issue a sale confirmation letter and balance 75% of the Proposed Consideration will have to be deposited by the prospective purchaser within 15 days from the date of the issuance of such sale confirmation letter by Pegasus. Please note that failure to pay any sums of the Proposed Consideration will lead to forfeiture of any sums of the Proposed Consideration paid.

6. Offer/bid shall be submitted in physical form in a closed envelope to our Office address: Pegasus Assets Reconstruction Pvt. Ltd. 05th Floor, Forbes Building, East Wing, Charanjit Rai Marg, Fort, Mumbai – 400 001. It should be mentioned on the top of the envelope: "Bid for Sachin Shelke". Bids should be submitted on or before 23/11/2026 till 05:00 p.m. Email address: paresh@pegasus-arc.com.

7. If anybody submits his/her bid higher than the reserve price (ie. Rs.1,10,00,000/-), there shall be interse bidding among such bidders including the primary bidder.

8. Bid received without deposit amount and/or below mentioned reserve price and/or without duly filled Bid form and accepted detailed terms and conditions /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.

9. The sale shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

10. For the detailed terms and conditions of the sale and / or for further details / clarifications, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or contact Mr. Paresh Karande - 9594313111, before submitting their offer/bid.

**SCHEDULE****Description of the secured asset**

Flat No.1903, 15th Floor, of an Area 52.99 Sq.mtrs., in the building known as 'Neha Residency', bearing C S No. 1/204 Parel Sewri Division, under Municipal Ward F/South 1128(1) 56, Ram Tekdi Road, Off GD Ambekar Marg, Parel, Mumbai-400012

|            |                                                                |
|------------|----------------------------------------------------------------|
| CERSAI ID: | Security Interest ID – 400017781082<br>Asset ID – 200017751774 |
|------------|----------------------------------------------------------------|

**AUTHORISED OFFICER**

Pegasus Assets Reconstruction Private Limited

(acting in its capacity as Trustee of

Pegasus 2023 Trust 3)

Place: Mumbai  
Date: 28.10.2026



## Briefs

**MUMBAI**  
**Gholap, Kolhe**  
**tions propel**  
**GE Academy**



Spanish Gholap and Anshul Kolhe (both 134) hit brilliant centuries to help General Education Academy Chennai post 370 for 6 in 50 overs on the first day of the three-day semifinal of the MSSA U-16 Harris Shield Cricket Tournament at Bombay Gymkhana on Tuesday. Both Gholap and Kolhe were involved in first-wicket partnership of 228 runs of 348 balls. In reply, IES New English School, Bandra were 3 for no loss in two overs at the close of day. Sitaram Prakash Higher Secondary School were all out for 172 runs in the second semifinal against Arjunam & Sakin Alana at MG, Bandra.

MUMBAI

**St. Peters**  
**crush Ryan**  
**International**

St. Peters, Mazgaon steamrolled Ryan International ICSE, Chennai 18-0 in the Boys Under-14 Division 3 Dream Sports MSSA Annual Inter School Football Tournament 2020-21 at Azad Maidan on Tuesday. Om Patel and Ibrahim Shaikh scored a brace each while Faaz Piltade, Arham Shaikh, Bilal and Jaswant Khan also chipped in with one goal. Don Bosco, Matunga blanked DY Patil 5-0. Nathan Gomes and Harman Shetty netted braces each.

**RANJI TROPHY | Haryana finished the second day at 108 for 2 in reply to the hosts' first-innings total of 430**

# Musheer's twin strikes give Mumbai the edge

**Irham Haifi**  
**MUMBAI**

Musheer Khan followed his century with a two-wicket burst to leave Haryana at 108 for 2 in response to Mumbai's first-innings score of 430 at 108 in their Blue Group D Ranji Trophy clash at the Mumbai Cricket Association's Bendra Sports Complex on Tuesday. The 20-year-old all-rounder drew first blood in the 20th over by trapping skipper Anshu Kumar in front after he made 35 runs. The left-arm spinner kept asking questions and induced an edge from right-handed better Hanumanth Rana, who scored 27 runs at 116, to be caught by his brother Sarfaraz Khan at first. Musheer Khan finished with figures of 3-28-2-77 after coming in as 18th change. Rana had earlier recovered a reprieve in the fifth over



Mumbai cricketer Musheer Khan. PTI

bowled by Tushar Deshpande after Divyanshu Saxena dropped a chance. Oberoi Singh (28 not out) and Nishant Sinha (17 not out) survived some narrow moments, especially off Musheer Khan's bowling, to take their team past 100 and remain unbeaten. The visitors trailed by 322 runs at stumps on Day Two.

Musheer Khan, who had scored 101 on the first day, owned the last hour of the second day's play with sharp bowling.

Earlier, all-rounder Tushar Deshpande scored 32 runs off 44 balls, including a six and a four, to help Mumbai reach 430 in 130.3 overs after they lost wickets in a heap in the morning. Musheer scored an unbeaten 52 off 98 balls, hitting four fours.

Overnight, better Sarfaraz Khan was trapped leg before wicket by Nishant Sinha for 40 runs off 98 balls with six fours, while skipper Siddhesh Lad fell to Haryana pacer Arun Kumar for 33 runs after the hosts reached at 250 for three. Samant Akhtar took three wickets for 41 runs for the visitors.

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**BRIEF SCORE:**  
Mumbai 430 in 130.3 overs (Anshu Kumar 101, Musheer Khan 109, Tushar Kotian 52 not out; Samant Akhtar 3/41) led Haryana 108/2 in 39 overs (Arun Kumar 35, Musheer Khan 2/28) by 322 runs.

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## In Mumbai cricket, only hundreds count: Musheer

**Irham Haifi**  
**MUMBAI**

Young Mumbai all-rounder Musheer Khan stood out with an impressive all-round performance on the second day of the Ranji Trophy Blue Group D match against Haryana at the MCAs Bendra Sports Complex on Tuesday.

After scoring his first century of the season (101 off 101 balls) on the opening day, Musheer followed it up with a two-wicket burst on Tuesday afternoon to put Mumbai in a commanding position.

The left-arm spinner came in as the fifth bowler after Tushar Deshpande, Mohi Ashrafi, Tushar Kotian and Shama Mulani failed to get a breakthrough. Musheer dismissed both Haryana openers in the afternoon, and they bowled well, but I was lucky to get both wickets under the assumed pressure.

I try to help the team in whichever way I can and give my hundred percent, as I was encouraged by the captain and was motivated throughout his spell, constantly encouraging the close-in fielders. His enthusiasm also drew a word from the

captain in the afternoon, and they bowled well, but I was lucky to get both wickets under the assumed pressure.

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We are looking for an outright win to get maximum points before we head into white-ball cricket.

**Musheer Khan**  
Mumbai cricketer

on-field umpires.

"I usually play a supporting role in the main spinners (Shama Mulani and Tushar Kotian) and try to control the flow of runs by bowling in specific areas. I focus on bowling my best ball as much as possible.

The wicket was assisting spinners in the afternoon, and they bowled well, but I was lucky to get both wickets under the assumed pressure.

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Kumar (35) and Hanumanth Rana (27) had stitched together a 61-run opening partnership in response to Mumbai's first-innings total of 430.

"We had above 400 on the board and wanted to pick quick wickets. So, I was bowling in particular areas to get more help and trouble the batsmen. We are looking for an outright win to get maximum points before we head into white-ball cricket, therefore, I was trying to put pressure."

Musheer said he was pleased to register his first century of the season after scoring two half-centuries (65 and 57) in the opening two matches, but admitted he was disappointed at missing out on a bigger score on his home ground.

"I am happy to get a hundred, especially after getting two half-centuries, but not satisfied. I could have easily scored a 200. This is our home ground, and we know how to bat here. You are encouraged at a better Mumbai cricket only if you convert your starts into hundreds. Fifty's aren't good enough," he said.

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## Aces Football League

# Wasted Potential, Cathect register convincing wins

**Akshat Jain**  
**MUMBAI**

Wasted Potential FC and Cathect FC registered impressive victories as Gameweek 5 of the Aces Football League witnessed 11 goals across five matches on Saturday.

Wasted Potential recorded the biggest win of the week, blanking Blackdog FC, while Cathect also produced an impressive attacking display against Youngblood, with Aditya Gidwani scoring twice.

Meanwhile, Arjun Khan's solitary strike, assisted by Tink Patel, helped Hydrus United secure a convincing win over Blackdog FC.

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In a closely contested encounter, Enforce United and Wolfpack FC shared the spoils in a 1-1 draw. Arjun Khan's solitary strike, assisted by Tink Patel, helped Hydrus United secure a convincing win over Blackdog FC.

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1-0. Jain also walked away with the man-of-the-match award.

Urmang Foundation Trust secured a similar 1-0 victory over The Juggernauts, courtesy of an own goal.

Siddhant Kripalani was adjudged man of the match.

Following the fifth round, unbeaten Enforce United continued to lead Group B with 12 points, while Urmang Foundation Trust moved into second place with nine points.

Group A remained tight, contested, with all five teams level on six points. Cathect

occupied the top spot on goal difference.

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**SCORELINES**  
The Juggernauts-Urmang Foundation Trust FC 0-1  
Enforce United-Wolfpack FC 1-1  
Hydrus United-KT Falcons FC 1-0  
Blackdog-Masted Potential FC 0-3  
Cathect FC-Youngblood FC 3-1

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PEGASUS

## पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५ वा मजला (पुर्व विंग), फोर्ब्स विल्डिंग, चरणजीत राव मार्ग,  
फोर्ट, मुंबई ४०० ००१ दूरध्वनी: ९१-२२६१८८४३००

ई-मेल : sys@pegasus-arc.com युआरएल: www.pegasus-arc.com

### खाजगी कराराद्वारे विक्रीची सूचना

सिक्कुरीटी इन्वेस्टमेंट्स अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एम्प्लॉयमेंट ऑफ सिक्कुरीटी इन्वेस्ट  
अँड, २००२ (सरफेसी अँड) अंतर्गत पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेडकडे तारण ठेवलेल्या  
स्वावर घेतली विक्री.

खाली वर्णन केलेली स्वावर मिळकत असलेली तारण मता, जी तारण घनको पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
यांच्याकडे गृहण/तारण ठेवण्यात आलेली आहे, जे पेगासस २०२३ ट्रस्ट ३ ("पेगासस") चे निश्चित मूल्य कार्य करीत आहेत,  
त्यांना पीएसबी ह्युमॅनिंग फायनान्स लिमिटेड ("मूल कर्जदार") यांच्याकडून ३०/०९/२०२२ रोजीच्या अधिहस्तांतरण करणंद्वारे  
खाली नमूद केलेल्या कर्जदाराची कर्जे त्वासंबंधित तारण हितसंबंधांसह सरफेसी अँड, २००२ च्या तरतुदीनुसार अधिहस्तांतरित  
करण्यात आलेली आहेत. सदर तारण घेतली विक्री सरफेसी अँड आणि त्वाअंतर्गत असलेल्या नियमांच्या तरतुदीनुसार, सर्व ज्ञात  
आणि अज्ञात दायित्वांसह, "जे आहे जेणे आहे", "जे आहे जसे आहे" आणि "जे काही आहे" या तत्वांवर खाजगी करणंद्वारे  
करण्यात येत आहे.

पेगाससच्या प्राधिकृत अधिकार्यांनी सरफेसी अँड आणि त्वाअंतर्गत असलेल्या नियमांच्या तरतुदीनुसार खाली वर्णन केलेल्या  
स्वावर मिळकत असलेल्या तारण घेतला प्रत्यक्ष कळवा ३०/०९/२०२४ रोजी घेतलेला आहे.

प्राप्त झालेल्या रु. १,१०,००,०००/- च्या प्राथमिक प्रस्तावाच्या ("प्राथमिक बोली") आधारे, पेगासस खाली नमूद केलेल्या  
तारण घेतल्या विक्रीसाठी इच्छुक पक्षांकडून प्रस्ताव/बोली मागणीत आहे. यामादी प्राथमिक बोली ही आधारभूत बोली किंवा मूल  
प्रस्ताव ("ग्राहीव किंमत") म्हणून विचारात घेतली जाईल. त्यानुसार, इच्छुक पक्षांना प्रस्ताव ग्राहीव किमतीपेक्षा अधिक अथवा  
आवश्यक आहे.

याद्वारे सर्वसामान्य ज्ञानेस सूचित करण्यात येते की, परिशिष्टामध्ये ("परिशिष्टातील मिळकत") नमूद केलेली तारण मता  
पेगाससला प्राप्त असलेल्या अटी व शर्तीनुसार परस्पर स्पर्धात्मक बोली प्रक्रियेद्वारे खाजगी करणे विक्रीसाठी उपलब्ध आहे.  
परस्पर बोली प्रक्रियेद्वारे खाजगी करणंद्वारे येणाऱ्या विक्रीचा तपशील खालीलप्रमाणे आहे:

|                                                |                                                                                    |
|------------------------------------------------|------------------------------------------------------------------------------------|
| कर्जदार, सह-कर्जदार आणि गृहीदार<br>यांची नावे: | १. बी. सचिन रमेश शेळके (कर्जदार/गृहाणदार)<br>२. सौ. जयश्री सचिन शेळके (सह-कर्जदार) |
|------------------------------------------------|------------------------------------------------------------------------------------|

जिच्या कर्मिता तारण घेतली विक्री होणार आहे त्या बघीत देव :

८. २,०१,०५,८५६.९५ (रुपये दोन कोटी एक लाख पाच हजार आठशे छप्पन्न आणि पंचाशत पैसे मात्र)  
१०/०२/२०२० रोजीस आणि १८/०२/२०२० पासून प्रदान आणि वसुलीच्या तरखेपर्यंत त्यावरील पुढील  
व्याज, खर्च, प्रसार आणि इतर खर्चांसह, सरफेसी कायद्याच्या कलम १३(१) अंतर्गत सूचनेनुसार.

८. ४,९८,०८,०९८.९६/- (रुपये चार कोटी नव्याशत लाख आठ हजार सतरा रुपये आणि शहाशत पैसे)  
२६/१०/२०२६ रोजीस आणि २७/१०/२०२६ पासून प्रदान आणि वसुलीच्या तरखेपर्यंत त्यावरील पुढील  
व्याज, खर्च, प्रसार आणि इतर खर्चांसह.

रखीव किंमत (रु.) (न्या किमतीपेक्षा  
कमी किमतीत मिळकतीची विक्री  
केली जाणार नाही)

रु. १,१०,००,०००/- (रुपये एक कोटी दहा लाख मात्र)

अनामत रक्कम

प्रस्ताव/बोलीसह प्रस्ताव/बोली रकमेच्या १०%

अनामत रकमेसह प्रस्ताव/बोली सादर  
करण्याची अंतिम तारीख:

२३/११/२०२६ रोजी सायं. ५:०० वाजेपर्यंत

परस्पर बोली प्रक्रिया / बयस्वी  
बोलीदार घोषित करण्याची तारीख

२५/११/२०२६

मिळकतीस दाखल करण्यात आलेले  
दावे, असल्यास, आणि तारण  
घनकोस ज्ञात असलेली इतर कोणतीही  
देणी व त्यांचे मूल्य

\* नेहा डेव्हलपर्स यांनी फ्लॅटच्या संदर्भात कर्जदारकडून येणे असलेली  
मिळकत रक्कम रु. १५५.६५ लाखांची मगणी करणारे २५-०५-२०२४  
रोजीचे पत्र जारी केले.  
\* नेहा डेव्हलपर्स यांनी केलेल्या मागणीनामत पेगासस यांनी रेट  
प्राधिकरणासमोर तक्रार (तक्रार क्रमांक: सीसी१२४०१००३) दाखल  
केली आहे.

१. परिशिष्टातील मिळकतीची विक्री "जे आहे जेणे आहे", "जे आहे जसे आहे" आणि "जे काही आहे" या तत्वांवर  
कोणत्याही आपातगिवाय, सर्व ज्ञात आणि अज्ञात दायित्वांसह करण्यात येईल. परिशिष्टातील मिळकतीच्या संदर्भातील  
सर्व दावित्वे, बोने, प्राधिकरणे आणि विभागांची वैधानिक किंवा अन्य प्रकारची देणी आणि इतर देणी (कोणत्याही  
नामाने संबोधली जाणारी, कोणत्याही स्वरूपातील, पद्धतीतील किंवा प्रकारातील), जी कायदानुसार देव असतील  
आणि/किंवा परिशिष्टातील मिळकत/विक्रीशी संलग्न असतील, त्यांची संपूर्ण जबाबदारी संपादक बोलीदाराची असेल.  
२. परिशिष्टातील मिळकतीवरील कोणत्याही ज्ञात किंवा अज्ञात प्राधिकरणाचे किंवा प्राधिकरणाकडून असलेले  
कोणत्याही प्रकारचे दावे/प्रसार/बोने यांसाठी पेगासस जबाबदार राहणार नाही.

३. संपादक बोलीदाराचे पेगाससद्वारे सामायिक केलेल्या कागदपत्रे/माहितीव्यतिरिक्त स्वतः स्वतंत्रपणे योग्य ती तपासणी  
व पडताळणी करावी.

४. संपादक बोलीदाराचे प्रस्ताव/बोलीसह बोली/प्रस्तावित रकमेच्या १०% रक्कम प्राथमिक मरणा रक्कम म्हणून जमा  
करणे आवश्यक आहे. सदर रक्कम खालील कलम ५ नुसार करण्यात येणाऱ्या विक्री मोबदल्याच्या प्रदानामध्ये  
समाविष्ट करण्यात येईल.

५. संपादक खरेदीदाराचे पेगाससद्वारे सर्वोच्च बोलीदाराचे पत्र जारी केल्याच्या तारखेपासून पुढील कामकाजाच्या दिवशी  
प्रस्तावित मोबदल्याच्या २५% रक्कम (इसारा अमानत रकमेसह) जमा करणे आवश्यक असेल. प्रस्तावित मोबदल्याच्या  
२५% रक्कम (इसारा अमानत रकमेसह) प्राप्त झाल्यानंतर पेगासस विक्री पुष्टीकरण पत्र जारी करेल आणि प्रस्तावित  
मोबदल्याची उर्वरित ७५% रक्कम संपादक खरेदीदाराचे पेगाससद्वारे असे विक्री पुष्टीकरण पत्र जारी केल्याच्या तारखेपासून  
१५ दिवसांच्या आत जमा करणे आवश्यक असेल. कृपया नोंद घ्यावी की, प्रस्तावित मोबदल्यातील कोणतीही रक्कम  
प्रदान करण्यात अपयश आल्यास, प्रदान केलेल्या प्रस्तावित मोबदल्यातील कोणत्याही रकमेची जमीन करण्यात येईल.

६. प्रस्ताव/बोली बंद लिफाफ्यात प्रत्यक्ष स्वरूपात आमच्या कार्यालयाच्या खालील पत्त्यावर सादर करावी: पेगासस  
असेट्स रिकन्स्ट्रक्शन प्रा. लि., ०५ वा मजला, फोर्ब्स विल्डिंग, ईस्ट विंग, चरणजीत राव मार्ग, फोर्ट, मुंबई ४००  
००१. लिफाफ्याच्या वरच्या बाजूस "सचिन शेळके यांच्यासाठी बोली" असे नमूद करावे. बोली २३/११/२०२६  
रोजी किंवा त्यापूर्वी सायं. ०५:०० वाजेपर्यंत सादर कराव्यात. ईमेल पत्ता: pashesh@pegasus-arc.com.

७. जर कोणत्याही व्यक्तीने ग्राहीव किमतीपेक्षा (म्हणजेच रु. १,१०,००,०००/-) अधिक रकमेची बोली सादर  
केली, तर प्राथमिक बोलीदारासह अशा बोलीदारांमध्ये परस्पर स्पर्धात्मक बोली प्रक्रिया अंगीकारित करण्यात येईल.

८. अनामत रकमेविषय आणि/किंवा खाली नमूद केलेल्या रखीव किमतीपेक्षा कमी रकमेची आणि/किंवा बोध प्रकारे  
भलेला बोली अर्ज व स्वीकारलेल्या सविस्तर अटी व शर्ती/किंवा आवश्यक कमादपत्राशिवाय प्राप्त झालेली बोली  
आणि/किंवा कोणत्याही प्रकारे अपूर्ण असलेली आणि/किंवा समतर्क बोली प्रारंभीच नाकारली जाण्यास आणि अवैध  
घोषित केली जाण्यास पात्र असेल.

९. सदर विक्री सरफेसी कायदा आणि त्वाअंतर्गत असलेल्या नियमांच्या तरतुदीनुसार करण्यात येईल.

१०. विक्रीच्या सविस्तर अटी व शर्ती आणि/किंवा अधिक तपशील/स्पष्टीकरणासाठी, कृपया आपला प्रस्ताव/बोली  
सादर करण्यापूर्वी तारण घनकोच्या वेबसाइटला म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> भेट द्यावी किंवा बी. परेश करांडे - ९५९४३१३१११ यांच्याशी संपर्क साधावा.

### परिशिष्ट

#### तारण घेतले वर्षाने

फ्लॅट क्र. १९०३, १९ व्या मजल्यावरील नेहा रॅसिडेन्सी म्हणून ओळखल्या जाणाऱ्या इमारतीमध्ये खोत्र मोडण्याची ५२.९९  
चौ. मीटर, घटक मीटर क्र. १/२०४, फळ किंवादी विभाग, म्हानगरपालिका बॉर्डर एफ/दक्षिण ११२८(१) ५५, राय  
डेकडी रोड, जीडी अनेकर मार्गापासून, फळ, मुंबई-४०००१२ येथे स्थित.

सेसाई आवडी

सिक्कुरीटी इन्वेस्ट आवडी - ४०००१७७९१०८२  
असेट आवडी - २०००१७७५१७७५

विकाश : मुंबई  
दिनांक : २८.१०.२०२६

प्राधिकृत अधिकारी  
पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
(पेगासस २०२३ ट्रस्ट ३ चे ट्रस्टी)  
पहणून त्यांच्या क्षमतेत कार्यरत)





**Account: Mr. Sachin Ramesh Shelke**  
**Trust: Pegasus Group 2023 Trust 3**

**PROPERTY DESCRIPTION**

Flat No.1903, 19<sup>th</sup> Floor, of an Area 52.99 Sq.mtrs., in the building known as 'Neha Residency', bearing C S No. 1/204 Parel Sewri Division, under municipal Ward F/South 1128(1) 56, Ram Tekdi Road, Off G D Ambekar Marg, Parel, Mumbai

Hereinafter referred to as "said Property"

**Terms & Conditions**

1. The Private Treaty inter-se bidding will be online bidding through website ([www.eauctions.co.in](http://www.eauctions.co.in)) on **25/11/2026** for the said Property mentioned in the Notice of Sale by the way of Private Treaty from **11:00 am to 12:00 noon**. In case the bid is placed in last 5 minutes of the closing time of inter-se bidding, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of date of private treaty).
2. Sale of said 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 said Property and if payable in law and/or attachable to the said Property/ its sale shall be sole responsibility of the prospective bidder.
3. The said 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 said Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues and non-statutory dues payable to the authorities, taxes, and rates and outgoing, both existing and future, relating to the said Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the said Property, of / by any authority known or unknown.
6. Area of the said Property is subject to actual measurement at site. The prospective purchaser will be bound by the regulations of the local / any other authority, as applicable in regard to the use of the said Property.



7. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the said Property, to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the said Property and satisfy itself about the present status of the said Property before submitting the bid. The prospective purchaser shall not be entitled to make any claim or raise any objection as to the title, encumbrance or consideration or condition of the said Property or any part thereof, against the Authorized Officer / Pegasus in this regard on a later date.
8. The successful bidder shall be deemed to purchase the said Property with full knowledge of the following encumbrances on / issues related to the said Property:
- Neha Developers issued a letter dated 25-05-2024 demanding Rs.155.65 Lakhs as balance amount receivable from borrower against the flat.
  - Pegasus filed complaint (Complaint Number: CC12401003) before the RERA Authority about the demand by Neha Developers.
9. The Successful purchaser has to deposit 10% of the offered amount along with application ("EMD") which will be adjusted against 25% of the deposit to be made clause mentioned below.
10. The successful purchaser shall have to pay 25% of the total sale consideration (inclusive of EMD) on the next working day from the date of the issuance of highest bidder letter by Pegasus as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the total sale consideration 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 ,as per applicable laws)
11. 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 said Property shall be resold, and the defaulting purchaser shall forfeit to Pegasus, all claim to the said Property or to any part of the sum for which it may be subsequently sold.
12. Offer received without EMD and/or less than 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 by Pegasus/ its Authorised Officer.
13. In case of non-acceptance of the offer of prospective purchaser by Pegasus, the amount of EMD paid along with the application will be refunded, without any interest, within 7 (seven) working days.
14. The particulars specified in the description of the said Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.



15. Offer for Private Treaty Sale shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 5<sup>th</sup> Floor, Forbes Building, East Wing, Charanjit Rai Marg, Fort, Mumbai 400 001. Bids should be submitted on or before **23/11/2026** till 05.00 p.m. Email address: [paresh@pegasus-arc.com](mailto:paresh@pegasus-arc.com) to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
16. 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.
17. **The reserve price of the auction property is as follows: Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only)**
18. **The Earnest Money Deposit of the auction property is as follows: - Rs. 11,00,000/- (Rupees Eleven Lakhs Only)**
19. Last date for submission of bid is 23/11/2026 before 05:00 pm and the Sale by Private Treaty is scheduled on **25/11/2026** from 11.00 am to 12.00 noon. In case bid is placed in the last 5 minutes of the closing time of inter-se bidding, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each, till midnight of auction date).
20. **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 2023 Trust 3, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 2101135000008881 A/c. Name: - Pegasus 2023 Trust 3, Bank name: Karur Vysya Bank., Branch: Ground Floor, Noble Chambers, S A Brelvi Road, Fort, Mumbai 400001, IFSC Code:KVBL0002101.**
21. 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. 25,000/- (Rupees Twenty Five Thousand Only)**.
22. In case of sole bidder, minimum 1(One) increment amount over and above the reserve price is required/necessary for declaration as highest bidder.
23. Deposition of EMD confirms the participation in the sale by private treaty and will be non-refundable in the event of withdrawal/denial to participate in the sale by private treaty.
24. Pegasus reserves the right to reject any offer of purchase without assigning any reason.



25. The Authorized Officer reserves the absolute right to accept or reject the offer including the highest offer 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 purchaser participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
26. The successful purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, dues etc. in respect of sale of the said Property.
27. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
28. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
- Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
  - 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.
29. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective purchaser to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
30. The prospective bidder needs to submit the source of funds/ proof of funds.
31. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
32. This publication is also Fifteen Days' notice to the aforementioned borrowers/co-borrowers under Rule 8 and Rule 9 of The Security Interest (Enforcement) Rules, 2002.
33. The interested parties may contact the Authorized Officer for further information/ details / clarifications regarding the process and/or the said Property 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](http://www.pegasus-arc.com)" and you may contact Mr. Paresh Karande- 9594313111.



**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 2023 Trust 3)**



**Place:Mumbai**

**Date:28/10/2026**

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

\_\_\_\_\_  
Signature

**DETAILS OF BIDDER – FILL ALL IN CAPITAL LETTER**

**Name(s) of Bidder (in Capital)**

[illegible][illegible]

| <b>Postal Address of Bidder(s)</b> |
|------------------------------------|
|                                    |

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

**Bank Account details to which EMD amount to be returned**

[illegible]

\_\_\_\_\_

[illegible]

| Property Item No./Description | Value |
|-------------------------------|-------|
| 1. General Information        |       |
| 1.1 Property Name             |       |
| 1.2 Address                   |       |
| 1.3 City                      |       |
| 1.4 State                     |       |
| 1.5 Zip                       |       |
| 2. Financial Information      |       |
| 2.1 Estimated Value           |       |
| 2.2 Insurance Coverage        |       |
| 2.3 Tax Assessment            |       |
| 3. Physical Description       |       |
| 3.1 Building Type             |       |
| 3.2 Construction Materials    |       |
| 3.3 Lot Size                  |       |
| 3.4 Zoning                    |       |
| 4. Environmental Data         |       |
| 4.1 Flood Zone                |       |
| 4.2 Seismic Hazard            |       |
| 4.3 Air Quality               |       |
| 4.4 Noise Level               |       |
| 5. Historical Data            |       |
| 5.1 Previous Owners           |       |
| 5.2 Historical Photos         |       |
| 5.3 Historical Documents      |       |
| 6. Other Information          |       |
| 6.1 Notes                     |       |
| 6.2 Attachments               |       |

11

\_\_\_\_\_

11

**Bank Account details to which EMD amount has been transferred**

[illegible][illegible]

**Bid Amount Quoted**

Amount In Figure

| Amount in Word |
|----------------|
|                |

|  |  |
|--|--|
|  |  |
|  |  |

**Director Identification Number (DIN):** \_\_\_\_\_

**Provide the names of the companies where appointed as a Director**

**Whether connected to any political party: Yes**

☐

**No**

☐

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

I/We declare that I/We have read and understood all the above terms and conditions of the Private Treaty and the notice of private treaty published in the daily newspaper which are also available on the website [www.eauctions.co.in](http://www.eauctions.co.in) and shall abide by them.

\_\_\_\_\_  
**Name & Signature**

**On Rs. 500/- Stamp paper and notarised**

**ANNEXURE-III**  
**DECLARATION BY BIDDER(S)**

**Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Borrower: Mr. Sachin Ramesh Shelke**

**Property Description:**

Flat No.1903, 19th Floor, of an Area 52.99 Sq.mtrs., in the building known as 'Neha Residency', bearing C S No. 1/204 Parel Sewri Division, under municipal Ward F/South 1128(1) 56, Ram Tekdi Road, Off G D Ambekar Marg, Parel, Mumbai

**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 inter-se bidding of private treaty.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offeror/bidders shall be retained by the Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.

7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I/We hereby declare that any of my/our loan account(s) have not been declared as an NPA by any bank under the SARFAESI Act and that I/We am not disqualified under Section 29A of IBC, Code.
9. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

**10. Source of Funds**

- a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **25/11/2026** in the matter of **Mr. Sachin Ramesh Shelke** 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"):** Flat No.1903, 19th Floor, of an Area 52.99 Sq.mtrs., in the building known as 'Neha Residency', bearing C S No. 1/204 Parel Sewri Division, under municipal Ward F/South 1128(1) 56, Ram Tekdi Road, Off G D Ambekar Marg, Parel, Mumbai

**Mortgagor of the Property ("Mortgagor"):** Mr. Sachin Ramesh Shelke and Mrs. Jayshree Sachin Shelke

**Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"):** Mr. Sachin Ramesh Shelke, Mrs. Jayshree Sachin Shelke.

I/We, \_\_\_\_\_, R/o \_\_\_\_\_, have submitted bid for the Property being sold by way of Private Treaty inter-se bidding by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus 2023 Trust 3 ("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 Private Treaty inter-se bidding 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*<sup>5</sup>[1]. — 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 1* 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 \_\_\_\_\_ is/are not disqualified from submitting bid for the above mentioned property being sold by way of Private Treaty inter-se bidding by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of **Pegasus 2023 Trust 3 ("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

To,

Pegasus Assets Reconstruction Private Limited

55-56, 5<sup>th</sup> 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 |                                    |
|        |                                                             |               |             |         |                       |         |                                    |
|        |                                                             |               |             |         |                       |         |                                    |
|        |                                                             |               |             |         |                       |         |                                    |
|        |                                                             |               |             |         |                       |         |                                    |

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|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|

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: \_\_\_\_\_