Account: Pursharthi Dhaba
Trust: Pegasus Group One Trust -32

PROPERTY DESCRIPTION

All that piece and parcel of commercial property(Shop) constructed on M.C.L No. B-18-3791/56-A/1, admeasuring 46.30 Sq. yards, Comprised in Khasra No. 284/11, H.B.No. 160, situated in the village, Jawadhi Known as Janta Colony, Pakhowal Road , Ludhiana, Registered vide sale deed No. 12427 dated 26/08/2004 Owned by Mr Vikas Abbot S/o Om Prakash, Bounded as : East : Manjit Singh, West : Road, North : Other's Shop, South : Shop Satpal

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (https://sarfaesi.auctiontiger.net) on **08/12/2026** for the mortgaged property/ies mentioned in the e-auction sale notice ("Schedule Property/ies") from **11:00 am to12:00 Noon.** In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).

2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ies/ Sale shall be sole responsibility of the prospective bidder.

3. The Schedule Property/ies are 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/ies 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. The following are the known claims/dues which have been put forward against the property/ies by the Secured Creditor: - Pegasus Assets Reconstruction Pvt Ltd.

5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property/ies, 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: Not Known

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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 (09) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property/ies shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property/ies 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/ies have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.

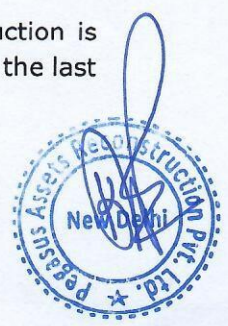
14. Bids shall be submitted through Offline/Application to our Office address: Pegasus Assets Reconstruction Pvt. Ltd. at Unit No.314,R.G.Trade Tower, Plot No. B-7, Netaji Subhash Place Pitampura New Delhi-110034. Bids should be submitted on or before 07/12/2026 till 05:00 pm Email address ramakant@pegasus-arc.com to the above, the copy of Pan card, Aadharcard, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.

15. The sale is subject to confirmation from Pegasus. If the borrowers/guarantors/mortgagors pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.

16. **The reserve price of the auction property is as follows: -**
Rs.30,46,000/- (Rupees Thirty Lakhs Forty-Six Thousand Only)

17. **The Earnest Money Deposit of the auction property is as follows: -**
Rs.3,04,600/- (Rupees Three Lakhs Four Thousand Six Hundred Only)

18. The last date for submission of bid is 07/12/2026 before 05:00 pm and the Auction is scheduled on 08/12/2026 from **11:00am to 12:00 Noon** In case bid is placed in the last



5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes until 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 One Trust-32 " payable at Mumbai or EMD by RTGS/ NEFT/Fund Transfer to the credit of A/c No. 201002966985 A/c Name : Pegasus Group One Trust-32 and Bank Name- IndusInd Bank office at Opera House, 425, D, B Marg, Mumbai-400004, IFSC Code-INDB0000001.**

20. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs.1,00,000/-.**

21. **Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.**

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

23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.

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

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

26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
    - Notarized copy on Rs. 500 stamp paper to be provided for Compliances of Sec. 29A-Declaration under Insolvency and Bankruptcy Code, 2016.
    - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAARcard, Valid e-mail ID, Landline and Mobile Phone number.
    - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
    - Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stampedon each page).
    - Other necessary statutory and govt. compliances, if any.
    - Notarized copy of Annexture III – Declaration by Bidders on Rs. 500 Stamp Paper.

27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.

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

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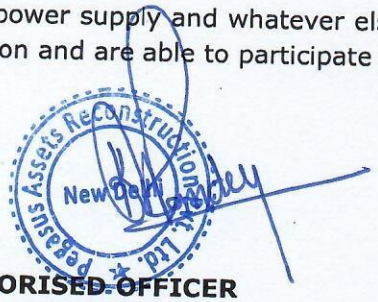
29. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Ramakant Pandey (*Authorised Officer) Mobile No. 9087788888*

31. This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers/guarantors/mortgagors under Rule 8 and/or 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 participate in the auction successfully.



Place: Ludhiana
Date: 11-11-2026

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group One Trust 32)