Account: Jaldhara Exports
Trust: Pegasus Group Three Trust III
PROPERTY DESCRIPTION

Industrial land & building situated at MC No. B-XXX-800 in Khasra No. 26//8/1, Khata No. 1226/1281 as per Jamabandi for the year 1988-89 and New Khata No. 1357/1416 for the year 2003-04 situated at Village Sherpur Kalan, Abadi Baba Gajja Jain Colony, Tehsil and District Ludhiana. Admeasuring 1000 Sq Yards (488-7/9 Sq Yards & 511-2/9 Sq Yards) , owned by Mrs Seema Garg & Mrs Sangeeta Garg, registered vide sale deed No. 11050 dated 29-08-1991 & 13451 dated 08-10-1991 bounded as under: East: Street, West: Neighbour, North: Neighbour, South: Road

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through (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 to 12.00 Noon.** In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).

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

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

Pegasus Assets Reconstruction Pvt. Ltd. New Delhi

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 ramesh@pegasus-ara.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.3,28,37,000/- (Rupees Three Crore Twenty-Eight Lakhs Thirty-Seven Thousand only)

17. **The Earnest Money Deposit of the auction property is as follows: -**
Rs.32,83,700/- (Rupees Thirty-Two Lakhs Eighty-Three Thousand Seven 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 11:00 am to 12:00 Noon In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes until midnight of auction date).

Pegasus Assets Reconstruction Pvt. Ltd. New Delhi

19. **Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned above by way of a Demand Draft / Pay Order/RTGS drawn in favor of "Pegasus Group Three Trust III" payable at Mumbai or EMD Can also be paid by way of RTGS/ NEFT/Fund Transfer to the credit of A/c no. 50172747022 A/c name: - Pegasus Group Three Trust III, Bank Name: Indian Bank Branch-Mumbai Fort Branch I FSC-IDIB000F523.**

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.5,00,000/-.**

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.

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

Pegasus Assets Reconstruction Pvt. Ltd. New Delhi

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. Ramesh Giri *(Authorised Officer) Mobile No.* 9643468804

31. This publication is also Fifteen days' notice to the afore mentioned 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 circumvent such situation and are able to participate in the auction successfully.

Pegasus Assets Reconstruction Pvt. Ltd. New Delhi

AUTHORISED OFFICER

Place: Ludhiana
Date: 14/11/2026

Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Three Trust III)