

यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

E-AUCTION SALE NOTICE

REGIONAL OFFICE KARNAL, 1ST FLOOR REGIONAL OFFICE PREMISE, ADJACENT TO PARTAP PUBLIC SCHOOL SECTOR 6, KARNAL, HARYANA, PIN 132001

E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular by the Authorized Officer, that the under mentioned property mortgaged to Union Bank of India, taken possession under the provision of Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, will be sold by E-Auction as mentioned below for recovery of under mentioned dues and further interest, charges and costs etc, as detailed below.

The property is being sold on "AS IS, WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" as such sale is without any kind of warranties and indemnities.

The under mentioned property will be sold by "Online E-Auction through the website www.baanknet.com on 27.03.2026 for recovery of bank's dues as mentioned below:

Sr. No.	Name of the Borrower/Guarantor & Branch Office	Description of the property	Debt due	A/c No. / IFSC / Branch for EMD deposit	Bid Increment Amount	Type of Possession	Reserve price & Earnest money deposit (EMD)
01	Branch Office - Assandh (20331) 1. M/s Jagat Ram Vaibhav Kumar through its Proprietor Mr. Devi Parshan S/o Shri Jagat Ram Add: Shop No. 62-C, New Grain Market Assandh, Distt. Karnal, Haryana-132039, Mob No. 8708511490 (Borrower), Mr. Devi Parshan S/o Shri Jagat Ram, Add: H.No. 106, Ward No. 07, Assandh, Distt. Karnal, Haryana-132039, Mob No. 8708511490 (Proprietor), Mrs. Mridula W/o Shri Devi Parshan, Add: H.No. 106, Ward No. 07, Assandh, Distt. Karnal, Haryana-132039, Mob No. 9034927093 (Guarantor)	All that part of the property admeasuring 365q. Yards Area being 36/1200 share of land 2K-0M comprised in Khewat No. 3404, Khasra No. 691 (2-0) Situated at Ward No. 9, Near Old OBC Bank, Karnal Road, Assandh, Distt. Karnal-132039 registration Sub-District Assandh and District Karnal in the name of Mrs. Mridula W/o Sh. Devi Parshan (vide sale deed no. 2601/01 dated 03.01.2020 with mutation no. 26873 & Property ID No. 6ANP1DP7.) The Property is bounded as under: On the North by: Street On the South by: Street, On the East by: Shop of Shri Yogesh On the West by: Shop of Shri Kuljinder Singh	Rs. 23,42,413.58/- as on 31.01.2026 with further interest, Cost & expenses.	203311980050000 of Union Bank of India, Assandh Branch, IFSC code UBIN0820334	Rs. 29,500/-	Symbolic Possession	Reserve Price Rs. 29,41,000/- EMD Rs. 2,94,100/-
02	Branch Office - Cheeka (54550) 1. Shri Sushil Kumar S/o Shri Chander Bhan, Add: Ward No. 10, Salempur Gamri, Guhla, Kaithal, Haryana-136035 (Borrower) 2. Smt. Reeta Rani W/o Shri Sushil Kumar Add: Ward No. 10, Salempur Gamri, Guhla, Kaithal, Haryana-136035 (Co-Applicant)	All the part & parcel of property consisting of Residential Land & building measuring 1505sq. Yards, bearing property ID 6K2CP8K7 which is the part of Khewat No. 64, Khatoni No. 111, Murabba No. 29, Killa No. 1/2, 9/10, Murabba No. 30, Killa No. 6/1 situated with in revenue estate of Gulha, abadi known as Neta Ji Subhash NAGAR, with in the Municipal limits of Municipal committee, Cheeka TEHSIL- Gulha, District Kaithal belonging to Sh. SUSHIL KUMAR S/o Chander Bhan vide Sale Deed No. 1994 dated 23.08.2023 within the following boundaries (as per deed)- NORTH- Street, SOUTH- Street, EAST- PLOT OF SAVITA, WEST- PLOT OF Manju Goyal	Rs. 19,29,637.56/- as on 31.01.2026 with further interest, Cost & expenses.	545501980050000 of Union Bank of India, Cheeka Branch, IFSC code UBIN054553	Rs. 30,000/-	Symbolic Possession	Reserve Price Rs. 29,87,750/- EMD Rs. 2,98,775/-

TERMS AND CONDITIONS OF E-AUCTION

- The online e-auction will be held through web portal/website www.baanknet.com on the date and time mentioned with unlimited extension of 10 minutes. The intending bidders/ purchasers required to register through <https://www.baanknet.com> by using their mobile number and valid email - id. They are further required to upload KYC documents and bank details. The sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002 as amended in the year 2016.
- Date & time of auction - 27.03.2026, Friday from 12:00 Noon to 05:00 PM**, with the unlimited extension of "10" minutes each, i.e. the end of time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Date & Time of Inspection - 21.03.2026 between 11.00 AM to 5.00 PM**
- Last date of submission of bids - ON OR BEFORE THE COMMENCEMENT OF E AUCTION**
- EMD Payment** - On completion of KYC verification, the intending bidders / purchasers are required to pay EMD through NEFT/ RTGS/ NET BANKING/ UPI by generating a Challan through this Website in his/ their Global EMD Wallet.
- The sale will be confirmed in favour of the highest bidder and confirmation of sale shall be subject to the confirmation by the secured creditor.
- Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and condition of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.
- Bidders are advised to visit the website <https://baanknet.com> for detailed terms and conditions of e-auction sale and other details before submitting their Bids for taking part in the e-auction.**

This may also be treated as notice u/s (8)(6) / (9)(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the above said loan about the holding of E-Auction Sale on the above mentioned date, if their outstanding dues are not repaid in full.

Date :- 21.02.2026 Place : Karnal Sd/- Authorized Officer, Union Bank of India

YES / BANK

Registered and Corporate Office: YES BANK House, Off Western Express Highway, Santacruz East, Mumbai - 400055 India. Website: www.yesbank.in
Email: communications@yesbank.in CIN: L65190MH2003PLC143249
Regional Office At: 4th Floor, Max Tower, Sector 16B, Noida, U.P.- 201301

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Yes Bank Ltd. i.e. Secured Creditor will be sold on "As is where is", "As is what is" on 10th March 2026 for recovery of Rs. 17,29,748.22/- (Rupees Seventeen lakhs twenty nine thousand seven hundred forty eight & twenty two paise only) respectively as on 17th-Jan-2025 subject to further interest and charges at contracted rate, due to the Secured Creditor from (1) Vijay Kumar S/o Sadak Address: # Village Phullewal, Post Office Lakhon Kalan, Kapurthala Punjab 144601 ("Borrower"/Madu W/o Vijay Kumar Address :- Muridwal Jalandhar Punjab 144701 ("Co-borrower & Mortgagor") The Reserve Price will be 15,56,820/- (Rs Fifteen Lakhs-Fifty Six thousand & Eight Hundred Twenty Rupees only) and the Earnest Money Deposit will be Rs 1,55,682/- (Rs One lakh Fifty Five thousand Five hundred Eighty only)

Description of property
All piece & Parcel of Non-agricultural Property comprising in Khewat Khata No 16/40, Khasra No 24/217-4 kila 1 rakha 7 kanal 4 marla 1/48 share i.e. 3 marla at wakia village Seampur Kapurthala, Tehsil & Distt Kapurthala North - Owner Paramjit Singh South- way East- others West- way

Date and time of e-auction: 10th March 2026 from 11:00 am to 2:00 pm with extensions of 5 minutes each

Last date for submission of bid: 9th March 2026 till 3:00 pm

Date and time of inspection of property: 6th March, 2026 from 11:00 am to 2:00 PM

For detailed terms and conditions of the sale, please refer to the link provided in <http://10.0.49.5/about-us/media/auction-property> - Secured Creditor's website i.e. www.yesbank.in.

In case of any difficulty in obtaining Tender Documents e-bidding catalogue or inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of YES BANK LTD., Mr. Amit Sharma on 9996467419 or E-mail: amit.sharma2@yesbank.in and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Web Portal Address <https://sarfaesi.auctiontiger.net> Bidder Support Numbers: +91 9265562821/18 & 9978591888, 079-68136880/68136837. E-mail: support@auctiontiger.net and ramprasad@auctiontiger.net. Contact person: Mr. Ram Sharma -9978591888

As contemplated U/s.13(8) of the Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset.

SALE NOTICE TO BORROWER/GAURANTORS
The above shall be treated as Notice U/s. 9(1) read with 8(6) of Security Interest (Enforcement) Rules, 2002, to the Obligants to pay the same within 30 days from the date of publication.
Date: 22-Feb-2026, Place: Ludhiana Sd/- (Authorized Officer) YES BANK LIMITED

YES / BANK

Registered and Corporate Office: YES BANK House, Off Western Express Highway, Santacruz East, Mumbai - 400055 India. Website: www.yesbank.in
Email: communications@yesbank.in CIN: L65190MH2003PLC143249
Regional Office At: 4th Floor, Max Tower, Sector 16B, Noida, U.P.- 201301

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Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Yes Bank Ltd. i.e. Secured Creditor will be sold on "As is where is", "As is what is" on 10th March for recovery of Rs. 7,49,828.05/- (Rupees Seven lakhs forty nine thousand eight hundred twenty eight & five paise only) as on 30th-September-24 subject to further interest and charges at contracted rate, due to the Secured Creditor from (1) Ram pal S/o Gura Dass Address: Ward no 04 Gura Nanak Nagar Bhogpur Jalandhar Punjab 144201 ("Borrower") (2) Kamaljit Kaur W/o Gur Pal Address: - Ward no 04 Gura Nanak Nagar Bhogpur Jalandhar Punjab 144201 ("Co-Borrower & Mortgagor") The Reserve Price will be Rs 7,26,300/- (Rs Seven Lakh Twenty Six Thousand Three Rupee only) and the Earnest Money Deposit will be Rs 72,630/- (Rs Seventy-Two thousand Six Hundred Thirty only)

Description of property
All piece & parcel of non-agricultural property measuring 05 marla 2 1/2 sarsahi khata No 132/154 khasra No 9/112 (4-0), 2 (8-0), 3 (8-0), 4 (8-0), 7 (8-0), 9 (8-0), 10/1 (4-0) kitta 7 at Nangal khurd Tehsil & distt Jalandhar North- Way South- Others East -Parveen Kumar West - Way

Date and time of e-auction: 10th March, 2026 from 11:00 am to 2:00 pm with extensions of 5 minutes each

Last date for submission of bid: 9th March 2026 till 3:00 pm

Date and time of inspection of property: 6th March 2026 from 11:00 am to 2:00 PM

For detailed terms and conditions of the sale, please refer to the link provided in <http://10.0.49.5/about-us/media/auction-property> - Secured Creditor's website i.e. www.yesbank.in.

In case of any difficulty in obtaining Tender Documents e-bidding catalogue or inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of YES BANK LTD., Mr. Amit Sharma on 9996467419 or E-mail: amit.sharma2@yesbank.in and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Web Portal Address <https://sarfaesi.auctiontiger.net> Bidder Support Numbers: +91 9265562821/18 & 9978591888, 079-68136880/68136837. E-mail: support@auctiontiger.net and ramprasad@auctiontiger.net. Contact person: Mr. Ram Sharma -9978591888

As contemplated U/s.13(8) of the Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset.

SALE NOTICE TO BORROWER/GAURANTORS
The above shall be treated as Notice U/s. 9(1) read with 8(6) of Security Interest (Enforcement) Rules, 2002, to the Obligants to pay the same within 30 days from the date of publication.
Date: 22-Feb-2026, Place: Ludhiana Sd/- (Authorized Officer) YES BANK LIMITED

YES / BANK

Registered and Corporate Office: Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai - 400055 India. Website: www.yesbank.in
Email: communications@yesbank.in CIN: L65190MH2003PLC143249

[Rule 8(1)] POSSESSION NOTICE

Account No :- AFH007001027961

Whereas The Undersigned Being the Authorized Officer of Yes Bank Limited Under The Securitization & Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 Of 2002) And In Exercise Of The Powers Conferred Under Section 13 (2) Read With Rule 9 Of The Security Interest (Enforcement) Rules 2002, Issued A Demand Notice Dated 07th-March-2025 Calling (1) Pawan Kumar Arora S/o Harbans Lal Address: H.No 170, ward No 2, Balmiki Mohalla, Taroori, Near Main Bazar Karnal Haryana 132116 ("Borrower & Mortgagor") (2) Meenaksha Arora W/o Pawan Kumar Address :- H.No 170, ward No 2, Balmiki Mohalla, Taroori, Near Main Bazar Karnal Haryana 132116 ("Co-borrower & Mortgagor") to repay the amount of INR 87,18,928.96/- (Rupees Eighty Seven Lakhs Eighteen Thousand Nine Hundred Twenty Eight & Ninety Six Paise Only) as on 03rd-March-25 respectively and interest and costs thereon.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of the Mortgaged Property	Bounded as Under (as per site)	Mortgagor
Property No 01: All piece and parcel of non-agricultural property shop MC No 47/77 measuring 23.29 Sq yards approx situated at near Amir Chand Mandir, Taroori, Tehsil Nisikheri & distt Karnal Haryana. Property No 02: All piece and parcel of non agricultural property i.e. residential house M.C. No 54- A/7 measuring 126 sq yds Situated in ward No 2, Near Deep Hospital Traron Tehsil Nisikheri and distt kamal Haryana. Property No 03: All piece and parcel of non-agricultural property measuring 142.22 Sq yards situated in Balmiki Mohalla, ward no 2, Kasba Taroori, Tehsil Nisikheri & distt Karnal Haryana.	North:- Shop of Bihari Lal South:- Street East:- Shop of Bihari Lal West:- Deep Hospital North:- House of Brij Bhushan South:- Street East:- Gali West:- Street & House of Som Parkash North:- House of Brij Bhushan South:- Street East:- Shop of owner & shop Off Bihari Lal West:- Gali	Pawan Kumar Arora S/o Harbans Lal and Meenaksha Arora W/o Pawan Kumar

Date : 22.02.2026
Place : Karnal
Amit Sharma (Authorized Officer)
Yes Bank Limited

YES / BANK

Registered and Corporate Office: YES BANK House, Off Western Express Highway, Santacruz East, Mumbai - 400055 India. Website: www.yesbank.in
Email: communications@yesbank.in CIN: L65190MH2003PLC143249
Regional Office At: 4th Floor, Max Tower, Sector 16B, Noida, U.P.- 201301

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Yes Bank Ltd. i.e. Secured Creditor will be sold on "As is where is", "As is what is" on 10th March 2026 for recovery of Rs. 17,16,199.74/- (Rupees Seventeen Lakhs sixteen thousand one hundred ninety nine & seventy four paise only) due on 06-Feb-2025 subject to further interest and charges at contracted rate, due to the Secured Creditor from (1) Amandeep Singh S/o Jaswant Singh Address: Village dalla, Bhalloval Jalandhar Pin Code 144039 (2) Varinderjit Singh S/o Jaswant Singh Address :- Village dalla, Bhalloval Jalandhar Pin Code 144039 (3) Jaswant Singh S/o Kartar Singh Address: Village dalla, Bhalloval Jalandhar Pin Code 144039 (4) Harwinder Kaur S/o Varinderjit Singh Address :- Village dalla, Bhalloval Jalandhar Pin Code 144039 The Reserve Price will be Rs 31,60,590/- (Rs Thirty one Lakh Sixty thousand & Five hundred Ninety Rupee only) and the Earnest Money Deposit will be Rs 3,16,059.74/- (Rs Three lakhs Sixteen thousand Fifty Nine only)

Description of property
All piece & Parcel of Non agricultural Property measuring 1 kanal 3 sarsai Khata No 1038/1256 Killa No 56/10(3-2-13), 11/1(4-0), 20/5 (4-0), 21/1 (3-16), 57/6 (6-9), 7(2-18), 14 (3-16), 15(7-12), 16(2 (5-13), 7/1 (3-5), 24(3 (4-18), 25 (7-4), 26 (2-2), 61/1(4(2 (3-17), 5 (8-17), 62/1 (8-0), 0 (2-18) total rakha 81 kanal 19 marla at wakia Professor Colony Noor Mahal Hadbast No 64 Phillaur Tehsil Phillaur Distt Jalandhar. North: Way ,South: Others Owners, East:- Plot Kulvir Singh ,West:- Way

Date and time of e-auction: 10th March, 2026 from 11:00 am to 2:00 pm with extensions of 5 minutes each

Last date for submission of bid: 9th, March, 2026 till 3:00 pm

Date and time of inspection of property: 6th March 2026 from 11:00 am to 2:00 PM

For detailed terms and conditions of the sale, please refer to the link provided in <http://10.0.49.5/about-us/media/auction-property> - Secured Creditor's website i.e. www.yesbank.in.

In case of any difficulty in obtaining Tender Documents e-bidding catalogue or inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of YES BANK LTD., Mr. Amit Sharma on 9996467419 or E-mail: amit.sharma2@yesbank.in and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Web Portal Address <https://sarfaesi.auctiontiger.net> Bidder Support Numbers: +91 9265562821/18 & 9978591888, 079-68136880/68136837. E-mail: support@auctiontiger.net and ramprasad@auctiontiger.net. Contact person: Mr. Ram Sharma -9978591888

As contemplated U/s.13(8) of the Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset.

SALE NOTICE TO BORROWER/GAURANTORS
The above shall be treated as Notice U/s. 9(1) read with 8(6) of Security Interest (Enforcement) Rules, 2002, to the Obligants to pay the same within 15 days from the date of publication.
Date: 22 Feb 2026, Place: Ludhiana Sd/- (Authorized Officer) YES BANK LIMITED

OFFICE OF THE RECOVERY OFFICER-III DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)
First Floor, SCO 33-34-35, Sector 17-A, Chandigarh-160017

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961

RC/409/2025 08-12-2025

CANARA BANK Vs. M/S. YASH ENTERPRISES

To,
(CD 1) M/s.Yash Enterprises through its proprietor Sh. Nitu Kumar, Plot No.F-22, Focal Point, Tehsil Deru Bassi, Distt. Sahibzada Ajit Singh Nagar, Mohali, Ajitgarh, Punjab.
(CD 2) Sh. Nitu Kumar S/o Sh.Harpal Singh, R/o House No.316, Behlana, Chandigarh.

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2) in OA/2435/2017 an amount of Rs. 10,59,570/- (Rs. Ten Lakhs Fifty Nine Thousand Five Hundred Seventy only) along with pendente lite and future interest @ 11.45% Compound Interest Monthly w.e.f. 22/05/2017 till realization and costs of Rs.13005/- (Rs. Thirteen thousand Five only) has become due against you (Jointly and Severally/ Fully/Limited).

- You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.
- You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing.
- You are hereby ordered to appear before the undersigned on 24/02/2026 at 10:30 AM, for further proceedings.
- In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the Certificate / execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date 08.12.2025.

RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)

YES / BANK

Registered and Corporate Office: YES BANK House, Off Western Express Highway, Santacruz East, Mumbai - 400055 India. Website: www.yesbank.in
Email: communications@yesbank.in CIN: L65190MH2003PLC143249
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Description of property
All the piece and parcel of non-agricultural property measuring 5 marla, khasra No 613, 618, 616, 617, hadbast No 312 as per jamabandi 2017-18 at wakia Basti Danishmandia, Jalandhar Tehsil & Distt Jalandhar East- Krishan West- Street & Rajni North- Others South- Makhana

Date and time of e-auction: 10th March, 2026 from 11:00 am to 2:00 pm with extensions of 5 minutes each

Last date for submission of bid: 9th March 2026 till 3:00 pm

Date and time of inspection of property: 6th March 2026 from 11:00 am to 2:00 PM

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SALE NOTICE TO BORROWER/GAURANTORS
The above shall be treated as Notice U/s. 9(1) read with 8(6) of Security Interest (Enforcement) Rules, 2002, to the Obligants to pay the same within 30 days from the date of publication.
Date: 22-Feb-2026, Place: Ludhiana Sd/- (Authorized Officer) YES BANK LIMITED

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai - 400021, Tel: 91-2261884700
Email: sys@pegasus-arc.com, URL:www.pegasus-arc.com

PUBLIC NOTICE FOR E-AUCTION SALE

Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 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), Guarantor(s) and Mortgagor(s) that the below described secured assets being immovable property 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 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.

The Authorized Officer of Pegasus Assets Reconstruction Private Limited has taken physical possession of the below described secured assets being immovable property on 31.01.2024 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	1. Mr. Devender Kular S/o Mr. Jugti Ram 2. Mrs. Surekha W/o Mr. Devender Kular 3. M/S. Roy Garden
Outstanding Dues for which the secured assets are being sold:	Rs. 1,77,27,853.09, (Rupees One Crore Seventy Seven Lakhs Twenty Seven Thousand Eight Hundred Fifty Three & Nine Paise) as on 19/01/2026 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 20/01/2026 till the date of payment and realization.
Description of secured Asset being sold:	All those piece and parcel of the Immovable Residential Property situated at House Comprised under Khewat No 154, Khata No.232, Khasra No. 934/139 min (2-14) situated in Mauja Kalpur, Inside Abadi Mayapuri Colony also known as Mayapuri Colony, Kakori Road, Sonpat Bhandar Royal Garden, Tehsil and District Sonpat owned by Mrs. Surekha W/o Mr. Devender Kular with admeasuring area 345.90 Sq. Yards. Property Bounded as under: North: Others property, South: Plot of Sh. Sobhram, East: House of Mr. Om Prakash & Gali, West: Gali
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 75,34,000/- (Rupees Seventy Five Lakh Thirty Four Thousand Only)
Earnest Money Deposit 10% of Reserve Price:	Rs. 7,53,400/- (Rupees Seven Lakh Fifty Three Thousand Four Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
CERSAI ID	Security ID-400015060393 / Asset ID-200015027711
Inspection of Properties:	On 02/03/2026 from 11:30 AM to 03:00 PM
Contact Person and Phone No:	Mr. Ramesh Giri (Authorized Officer), Mobile No: 9643468804 Mr. Mohd Shadab Mo No. 8299302321
Last date for submission of Bid:	07/03/2026 till 04:00 p.m.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) https://sarfaesi.auctiontiger.net on 02/03/2026 from 11.00 a.m. to 1:00 pm.

This publication is also a Thirty (15) days' notice to the aforementioned Borrowers / Co-Borrowers /Guarantors/ Mortgagors under Rule 8 and/or under Rule 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Sarfaesi Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or <https://sarfaesi.auctiontiger.net> <https://sarfaesi.auctiontiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support: 079-68136805/68136837, Mr. Ramprasad-Mo.: +91 9978591888 & 800023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net

Place: SONIPAT(HARYANA) Pegasus Assets Reconstruction Private Limited
Date: 22/02/2026 Acting in its capacity as the Trustee Pegasus Group One Trust 37

AUTHORISED OFFICER

"IMPORTANT"

Whilst care is taken prior to acceptance of advertising copy, it is not possible to verify its contents. The Indian Express (P) Limited cannot be held responsible for such contents, nor for any loss or damage incurred as a result of transactions with companies, associations or individuals advertising in its newspapers or Publications. We therefore recommend that readers make necessary inquiries before sending any monies or entering into any agreements with advertisers or otherwise acting on an advertisement in any manner whatsoever.

बैंक ऑफ बड़ोदा
Bank of Baroda

Branch Mandi Adampur, Hissar

POSSESSION NOTICE
(For Immovable property/ies)
(As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002)

Whereas, The undersigned being the Authorised Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 02.12.2025 calling upon the Borrower M/s R.K. Oil Mill through its proprietor Mr. Rajesh Kumar; Address: Plot No. 110, Silver City, Daroli Road, Mandi Adampur- 125052, Mr. Rajesh Kumar (Proprietor); R/o Jawahar Nagar, Mandi Adampur-125052, Mrs. Sudesh w/o Rajesh Kumar (Guarantor); R/o College Road, Jawahar Nagar, Mandi Adampur-125052 to repay the amount mentioned in the notice being Rs. 31,16,626.31 (Rupees Thirty-One Lakh Sixteen Thousand Six Hundred Twenty-Six and Thirty-One Paise) plus interest and other charges as on 30.11.2025 together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the Public in general that the undersigned has taken possession of the movable property described herein below in exercise of powers conferred on him under sub-section (4) of section 1

Account: Devender Kuhar
(Trustee of Pegasus Group One Trust 37)

PROPERTY DESCRIPTION

All those piece and parcel of the Immovable Residential Property situated at House Comprised under Khewat No 154, Khata No.232, Khasra No. 934/139 min (2-14) situated in Mauja Kalupur, Inside Abadai Mayapuri Colony also known as Mayapuri Colony, Kakori Road, Sonipat Behind Royal Garden, Tehsil and District Sonipat owned by Mrs. Surekha W/o Mr. Devender Kuhar with admeasuring area 345.90 Sq. Yard. Property Bounded as under: North: Others property, South: Plot of Sh. Sobhram, East: House of Mr. Om Prakash & Gali, West: Gali.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website <https://sarfaesi.auctiontiger.net> on **10.03.2026** for the mortgaged property/ies mentioned in the e-auction sale notice ("Schedule Property/ies") from **11:00 am to 1:00 Pm**. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS**" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ies/ Sale shall be the 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 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 a 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 314, 3rd Floor, RG Tower, Netaji Subhash Place, Pitampura New Delhi-110034. Bids should be submitted on or before **07.03.2026** till 04:00 pm Email address Shadab@pegasus-arc.com Ramesh@pegasus-arc.com to the above, the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrowers/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. 75,34,000/- (Rupees Seventy Five Lakh Thirty Four Thousand Only)**



17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 7,53,400/- (Rupees Seven Lakh Fifty Three Thousand Four Hundred Only)**
18. The last date for submission of bid is **07.03.2026** before 04:00 pm and the Auction is scheduled on **10.03.2026** from 11:00 am to 1:00 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 until midnight of auction date).
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 " Trustee of Pegasus Group One Trust 37 " payable at Mumbai or EMD by RTGS/ NEFT/Fund Transfer to the credit of A/c No. 201003191843 A/c 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 & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.
 - Notarized copy of Annexure 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.

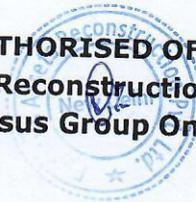
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. 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 Mr. Mohd Shadab Mob No. 8299302231.**
31. This publication is also 30 days' notice to the aforementioned borrowers/co-borrowers/guarantors/mortgagors under Rule 8(6) 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.

**Place: Sonipat(Haryana)
Date: 22/02/2026**

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



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 <https://.auctiontiger.net> and shall abide by them.

Name & Signature

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ___/___/___

Borrower: _____

Property Description:

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 _____ in the matter of _____ 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"):

Mortgagor of the Property ("Mortgagor"):

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

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").

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 [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 11— 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 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 registered 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 _____.
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

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: _____

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: _____