

**PEGASUS****PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor, Free Press House, Nariman Point,
Mumbai - 400 021. Phone No : 022 - 6188 4700Email : sys@pegasus-arc.com URL : www.pegasus-arc.com**PUBLIC NOTICE FOR SALE BY E-AUCTION****Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 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) 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 Thirty Nine Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **RBL Bank Ltd.** vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown liabilities on **04/02/2025**.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on **16/07/2024** 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 Mortgagor(s):	1) Aegis Infrasonolutions Pvt Ltd (Borrower and Mortgagor) 2) Mr. Anand Prakash Sharma. (Co-borrower) 3) Mrs. Urmila Anand Sharma (Co-borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 2,85,74,837.34 (Rupees Two Crore Eighty Five Lakhs Seventy Four Thousand Eight Hundred Thirty Seven and Paise Thirty Four Only) as on 10/09/2021 plus interest at the contractual rate and cost, charges and expenses thereon w.e.f. 11/09/2021 till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act.) Rs. 3,96,03,446.24/- (Rupees Three Crore Ninety Six Lakhs Three Thousand Four Hundred Forty Six and Paise Twenty Four Only) as on 30/11/2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 01/12/2024 till the date of payment and realization.
Details of Secured Assets being Immovable Property which is being sold	Property Mortgaged By: Aegis Infrasonolutions Pvt. Ltd. Unit No.A/603, Build Up area 1765 Sq.ft., 6th Floor, Everest Nivara, Plot No. D/3, TTC Industrial Area. Dr. Babasaheb Ambedkar Road, Turbhe, Navi Mumbai 400705.
CERSAI ID:	Security ID -400021357977 Asset ID - 200021312126
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 1,02,93,000/- (Rupees One Crore Two Lakhs Ninety Three Thousand Only)
Earnest Money Deposit (EMD):	Rs. 10,29,300/- (Rupees Ten Lakhs Twenty Nine Thousand Three Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	1. Builder/Developer Dues Rs.7,10,000/- Till Nov-2024. 2. Navi Mumbai Municipal Corporation Property Tax Rs. 3,11,000/- Till 2023-2024. 3. MSEB Electricity Bills Rs.3,170/- as per Bill for DEC-2024. 4. Borrower filed S A No.(D)1023/2024 at DRT I Mumbai Next date of hearing 23/01/2025.
Inspection of Properties:	24/01/2025 between 03.00 pm to 05.00 pm.
Contact Person and Phone No:	Mr. Paresh Karande - 9594313111 Mr. Gautam Bhalerao - 8999569572 Mr. Siddhesh Pawar- 9029687504
Last date for submission of Bid:	03/02/2025 till 4.00 pm.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesiction-tiger.net) on 04/02/2025 from 11.00 am to 01.00 pm.

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

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or <https://sarfaesi.auctiontiger.net> or contact service provider **E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net** before submitting any bid.

AUTHORISED OFFICER

Place: Navi Mumbai

Pegasus Assets Reconstruction Private Limited

Date: 14/01/2025

(Trustee of Pegasus Group Thirty Nine Trust 1)

wp Briefs

MOSCOW Iran Prez to visit Russia

Russian President Vladimir Putin will host his Iranian counterpart this week for the signing of a broad partnership pact between Moscow and Tehran, the Kremlin said. The pact on "comprehensive strategic partnership" between the countries will be signed during Iranian President Masoud Pezeshkian's visit to Moscow on Friday, it said, adding, the leaders will discuss plans for expanding trade and cooperation in transport, logistics and humanitarian spheres along with "acute issues on the regional and international agenda".

CAPE CANAVERAL Blue Origin's rocket launch

Blue Origin called off the debut launch of its massive new rocket early Monday because of technical trouble. The 320-foot New Glenn rocket was supposed to blast off before dawn with a prototype satellite from Florida's Cape Canaveral Space Force Station. But launch controllers had to deal with an unspecified rocket issue in the final minutes of the countdown and ran out of time. Once the countdown clock was halted, they began draining the fuel from the rocket.

THAILAND Bill to legalise casinos

The Thailand cabinet approved on Monday a draft bill legalising casinos with the aim of boosting tourism and a sluggish economy. Some forms of gambling, such as betting on boxing and horse racing, are allowed but casinos remain illegal in the Southeast Asian country. PM Paetongtarn Shinawatra said the bill would help attract more investments and solve issues of illegal gambling.

LONDON Coin marks Orwell death

A commemorative coin featuring the image of an eye and the inscription "Big Brother is watching you" is being released to pay tribute to 1950 author George Orwell and mark his death 75 years ago. The £2 coin depicts what appears to be an eye but is a camera lens, and the coin's edge is engraved with Orwell's dystopian novel "1984" and there was untruth."

Verdict in £190m Al-Qadir case against Imran deferred 3rd time

On Dec 18 but reserved the judgement until 23. Later, he fixed Jan 9 for the verdict. Judge Rama was on leave on Jan 6 so the verdict was postponed until Jan 13. On Monday, the judge postponed the verdict until Jan 17, citing the absence of the accused in the court. Meanwhile, a Pakistan court rejected a pre-arrest bail plea by Bushra Bibi, ASJ Muhammad Afzal Majeed heard the pleas in cases related to the Nov 20 protest.

Breakthrough in Gaza truce talks

reach a deal to halt the fighting in the Palestinian enclave and free the remaining hostages there. The White House said, Biden "stressed the immediate need for a ceasefire in Gaza and return of the hostages with surprise in humanitarian aid enabled by a stoppage in the fighting under the deal," it said. Russia bypasses stronghold to cut off supplies to Ukraine Russia is bypassing a stronghold in Ukraine they have fought for months to capture and are focusing instead on cutting supply lines to it.

CALIFORNIA WILDFIRES | Fearless residents get tough with looters, threaten to shoot them; hire private security as incidents of robberies and crimes soar

MAN DRESSED AS FIREFIGHTER MIGHT ROB LA HOUSES



Prince Harry, Meghan Markle meet California blaze victims, distribute aid

He said the man had pretended to be associated with one particular fire station, but after a quick check with the department it was established he was lying. Two fires, the Pacific Palisades blaze and the Eaton fire, have been destructive, killing 24 people so far, wiping out at least 22,800 structures and burning through 41,000 acres. Luna said 25 people have been arrested in the area surrounding the Eaton Fire evacuation zone and another four in the Palisades region. Lihui Xu, whose home is in Altamira, near Eaton Canyon where the fire started, said she was lucky her house survived the inferno, but said it had also been burgled.

INDIA SUMMONS BANGLADESH ENVOY

India summoned Bangladesh's acting High Commissioner Nural Islam on Monday to convey that it had followed all prescribed protocols in constructing fencing along their shared border. This move came a day after Bangladesh's foreign ministry expressed its "deep concern" regarding the activities of the Indian Security Force (ISF) falling in Indian High Commissioner Prasad Verma to register the protest. The Ministry of External Affairs continued the meeting. It emphasised India had adhered to all security protocols and agreements between the two governments concerning border security measures. These involve close coordination between the ISF and the Border Guard Bangladesh. India also reiterated its commitment to maintaining a crime-free border by tackling issues like cross-border criminal activities, smuggling, trafficking and the movement of criminals. Turbed wire fencing, border lighting, installation of technical devices and cattle fences are measures for securing the border, the MEA stated. It conveyed India expected Bangladesh to uphold agreements and adopt a cooperative stance in combating cross-border crime. The talks between the two nations started after Bangladesh's Foreign Secretary Muhammad Jashin Uddin expressed his concern to Indian High Commissioner Prasad Verma. Meanwhile, Indian Army chief General Upendra Dwivedi said, "Bangladesh is strategically important to us. We are neighbours, we have to live together and understand each other, and any kind of animosity is not in each other's interest."

Our country is not for sale, Jagmeet Singh tells Trump

New Democratic Party leader has warned American President-elect sternly over his plans to annex Canada

Jagmeet Singh, leader of the New Democratic Party (NDP) and once an ally of former Canadian Prime Minister Justin Trudeau, has warned US President-elect Donald Trump sternly over his plans to annex Canada. In a video posted on X, Singh said, "I have a message for Donald Trump. Our country (Canada) is not for sale. Not now, not ever." "I have a message for Donald Trump. We're good neighbours. But if you pick a fight with Canada - there will be a price to pay. Jagmeet Singh said, adding, Canadians are proud people, they are proud of their country and ready to "fight like hell to defend it." The NDP leader boasted about being a good neighbour and extending support to the US amid the Los Angeles fire. "Right now, with the forest fires ravaging homes, Canadian firefighters showed up. That is who we are. And we show up and support our neighbours." Singh urged retaliation if the US imposes tariffs on Canada. He said, "If Donald Trump thinks, if you think you can pick a fight with us, there will be a price to pay. I have committed that if Donald Trump imposes tariffs on us, we should respond with retaliatory tariffs in kind. I think that anyone serious about Canada should do the same." Trump has been vocal about his plans to take charge of Canada and make it the 51st US state. "If you Canadians want Canada to become the 51st State," Trump posted on his social media platform "Truth Social" in December.

French bigwigs boycott Musk's X

special despatch from Paris

Ever since Donald Trump came back to power in the United States on November 4, a number of French personalities, media houses and other institutions have boycotted X. The boycott is a protest against the alleged spread of misinformation, biased information and animosity on the platform since the close aide of Trump, business magnate Elon Musk acquired X in 2022.

British newspaper The Guardian was one of the first media organisations to call X on November 13, 2022. Close to its heels came its Swedish, Danish, Icelandic and Spanish La Vanguardia counterparts. In France, one of the largest French dailies, Ouest France, boycotted Musk's X on Nov 15. The next year, seeing an example for other media outlets like 'Sud Ouest', 'Le Courrier Picard', 'La Conversation', 'La Presse Océane', 'Canard PC', 'Vert et MédiaPart'. Renowned French politicians have also bid adieu to the social platform. Paris Mayor Anne Hidalgo was one of the first politicians to deactivate her account in November 2022. Her bold move was emulated by former presidential candidate Benoît Hamon and by Mathieu Klein, the mayor of Nancy. The members of the Ecology party in the city of Nantes followed suit. On Sunday, MP Sandrine Rousseau and leader of Ecologist party, Marine Le Pen, also deactivated their accounts on X. French citizens went to the extent of crying the platform should be banned in Europe. Olivier Faure, the Socialist Party's secretary general and Member of European Parliament, Raphaël Glucksmann, has said they were contemplating a similar decision. Green senator Yannick Jadot declared on X "X is Quixote's in January 20, the day of Donald Trump's inauguration. I refuse to engage with a social network that has become a tool for widespread propaganda, racism, an extreme right, narcissism, homophobic, sexism, climate scepticism. I refuse to be a passive accomplice to Elon Musk's assaults on our democracies! #Quixote" (sic).

The German government itself is pondering over boycotting X because of the platform's "misleading and polarising" effect on public political discourse. More than 60 German and Austrian academic establishments have already slammed the door on X. Meanwhile the French government is keeping mum. However last week, French President Emmanuel Macron indirectly criticised Musk, without naming him. Macron said, "A decade ago, if someone had predicted that the owner of one of the world's largest social networks would back a new international re-narrative movement, it would have been believed if Germany, who would have believed it?" Numerous French academic institutions are joining hands with German and Austrian counterparts. Other organisations like the Public Assistance department of the Hospitals of Paris, the trade union body, CGDT, Greenpeace France and the Red Star football club have all joined the "HelloQuixote" movement. The movement, which started in November last year has gained momentum in France. On its website, it has listed the institutions that have boycotted X and is urging for an exit before Trump's inauguration on January 20.

The Quixote movement is a form of protest against the globalisation of Musk and X. They want the Commission to examine if X's algorithms promote the content of its owner Musk's posts is illegal under the Digital Services Act of the EU. The Quixote movement is a form of protest against the globalisation of Musk and X. They want the Commission to examine if X's algorithms promote the content of its owner Musk's posts is illegal under the Digital Services Act of the EU.

TATA CAPITAL HOUSING FINANCE LTD. POSSESSION NOTICE FOR IMMEDIATE PROPERTY. (As per Appendix IV read with rule 111 of the Security Interest Enforcement Rules, 2002)

FEDERAL BANK. Loan Collection & Recovery Department - Mumbai Division. The Federal Bank Limited, Loan Collection & Recovery Department, Mumbai Division, 134, 138th Floor, Jyoti Matar Chamber II, Narayan Point, Mumbai - 400021. E-mail: fbr@federalbank.co.in

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REGALIS ASSETS RECONSTRUCTION PRIVATE LIMITED. PUBLIC NOTICE FOR SALE BY AUCTION. Assets of Insolvent Properties under the Rehabilitation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest Enforcement Rules, 2002.



पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

५५-५६, ५वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०००२१.

दूरध्वनी क्र. : ०२२-६१८८४७००.

ईमेल : sys@pegasus-arc.com युआरएल : www.pegasus-arc.com

ई लिलाव करिता जाहीर सूचना

सिक्चुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला सहवाचन सिक्चुरिटी आयजेरेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्चुरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थावर मिळकतींची विक्री.

सर्वसामान्य जनता आणि विशेषकरून खालील नमूद कर्जदार, सह-कर्जदार व हमीदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती ह्या सरफेसी अँक्टच्या तरतुदीन्वये दिनांक ३१/०३/२०२१ रोजीच्या अभिहस्तांकन कराराद्वारे आरबीएल बँक लि. द्वारे त्यातील तारण हितसंबंधासह खालील नमूद कर्जदाराची थकबाकी अभिहस्तांकित केलेल्या अशा पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण घनकोंकडे गहाण/प्रभारित आहेत. जे सरफेसी कायदा च्या तरतुदी आणि त्या निवमानुसार ०४/०२/२०२५ रोजी सर्व ज्ञात आणि अज्ञात दायित्व सह "जे आहे जेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्वाने विकण्यात येणार आहे.

पेगासस ची प्राधिकृत अधिकाऱ्यांनी सरफेसी अधिनियम आणि त्या अंतर्गत नियमांच्या तरतुदीन्वये १६/०७/२०२४ रोजी स्थावर मिळकत असलेल्या खालील नमूद तारण मतेच्या प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, गहाणदार आणि सह-कर्जदाराचे नावे	१) एजिस इन्फ्रासोल्युशन्स प्रा. लि. (कर्जदार/गहाणदार) २) श्री. आनंद प्रकाश शर्मा (सह-कर्जदार) ३) सौ. उर्मिला आनंद शर्मा (सह-कर्जदार)
जिच्या करिता तारण मतेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	रु. २,८५,७४,८३७.३४/- (रुपये दोन करोड पंचाऐशी लाख चौऱ्याहत्तर हजार आठशे सदतीस आणि पैसे चौतीस मात्र) १०.०९.२०२१ रोजीस अधिक सह प्रदान आणि वसुलीच्या तारखेपर्यंत ११.०९.२०२१ रोजीपासून त्यावरील सांपाश्विक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च (सरफेसी अँक्टच्या कलम १३(२) अंतर्गत सूचनेप्रमाणे.) रु. ३,९६,०३,४४६.२४/- (रुपये तीन करोड शहाण्णव लाख तीन हजार चारशे सेहेचाळीस आणि पैसे चोवीस मात्र) ३०.११.२०२४ रोजीस अधिक सह प्रदान आणि वसुलीच्या तारखेपर्यंत ०१/१२/२०२४ पासून त्यावरील सांपाश्विक दराने व्याज आणि परिव्यय, प्रभार आणि खर्च
जिच्या करिता तारण मतेची विक्री होणार आहे त्या तारण मतेची तपशिल	गहाण: एजिस इन्फ्रासोल्युशन्स प्रा. लि. युनिट क्र. ए/६०३, बिल्ड अप क्षेत्र १७६५ चौ.फू., ६ वा मजला, एव्हरेस्ट निवाहा, प्लॉट क्र. डी/२, टीटीएस इंडस्ट्रीअल क्षेत्र, डॉ. नानासाहेब आंबेडकर रोड, तुर्णे, नवी मुंबई ४००७०५.
सीईआरएसए आयडी	सिक्चुरिटी आयडी- ४०००२१३५७९७७ असेट आयडी- २०००२१३१२१२६
ज्या खालील तारण घना विकलेली जाणार नाही राखीव किंमत	रु. १,०२,९३,०००/- (रुपये एक करोड दोन लाख त्र्याण्णव हजार मात्र)
इसारा अनामत रकम (इएमडी) :	रु. १०,२९,३००/- (रुपये दहा लाख एकोणतीस हजार तीनशे मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी घनकर्ता ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	१. सोसायटी/बिल्डरचे देय रु. ७,१०,०००/- नोव्हेंबर, २०२४ पर्यंत अंदाजे २. नवी मुंबई महानगर पालिका मिळकत कर २०२३-२०२४ पर्यंत रु. ३,११,३२७/- ३. एमएसईबी वीज बिल रु. ३,१७०/- डिसें-२०२४ करिता बिलनूसार ४. कर्जदाराने डीआरटी I, मुंबई येथे एस ए क्र. (डी) १०२३/२०२४ दाखल केले आहेत. सुनावणीची पुढील तारीख- २३/०१/२०२५.
मिळकतीचे निरीक्षण	२४.०१.२०२५ रोजी दु. ०३.०० ते सायं ०५:०० पर्यंत
संपर्क व्यक्ती आणि फोन क्र.	श्री. परेश कारंडे- ९५१४३१३१११ श्री. गौतम भालेराव- ८९९९५६९५७२ श्री. सिद्धेश पवार- ९०२९६८७५०४
बोली सादर करण्यासाठी अंतिम तारीख	०३/०२/२०२५ रोजी दु. ४.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई- लिलाव/बोली वेबसाईट https://sarfaesi.auctiontiger.net मार्फत ०४-०२-२०२५ रोजी स. ११.०० ते दु. ०१.०० पर्यंत

सदर प्रकाशन हे सिक्चुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ अंतर्गत वरील नमूद कर्जदार/गहाणदार/हमीदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करण्यापूर्वी तारण घनकोंची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा सेवा पुर्वतदार मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बिडर्स सपोर्ट: मोबा: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: ramprasad@auctiontiger.net श्री. रामप्रसाद मोबाईल क्र. +९१ ८०००२३२९७, ईमेल: support@auctiontiger.net. येथे संपर्क साधावा.

ठिकाण : नवी मुंबई
दिनांक : १४/०१/२०२५

प्राधिकृत अधिकारी
पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
(पेगासस ग्रुप थर्टी नाईन ट्रस्ट-१ चे ट्रस्टी)

Account: Aegis Infr solutions Pvt Ltd
Trust: Pegasus Group Thirty Nine Trust 1

PROPERTY DESCRIPTION

Unit No.A/603, Build Up area 1765 Sq.ft., 6th Floor, Everest Nivara, Plot No. D/3,
TTC Industrial Area. Dr. Babasaheb Ambedkar Road, Turbhe, Navi Mumbai 400705.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **04/02/2025** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 01:00 p.m.** In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.
7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property: 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 (10) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application to our corporate Office address: Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai-400021. Bids should be submitted on or before **03/02/2025** till 04.00 p.m. Email address: 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.
15. 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.
16. **The reserve price of the auction property is as follows: - Rs. 1,02,93,000/- (Rupees One Crore Two Lakhs Ninety Three Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs. 10,29,300/ (Rupees Ten Lakhs Twenty Nine Thousand Three Hundred Only)**
18. Last date for submission of bid is 03/02/2025 before 04:00 PM and the Auction is scheduled on 04/02/2025 from 11.00 am to 01.00 p.m. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).



19. Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order/RTGS drawn in favor of Pegasus Group Thirty Nine Trust I, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. 409819116154 Account Name: - Pegasus Group Thirty Nine Trust I, Bank Name: M/s RBL Bank Ltd., Nariman Point Branch, IFSC Code: RATN0000155.
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/- (Rupees One Lakh Only).
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.
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.
- 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.
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.

JS
15-11-25



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. Paresh Karande - 9594313111.

30. This publication is also fifteen days' notice to the aforementioned borrowers/co-borrowers under Rule 8 and 9 of The Security Interest (Enforcement) Rules, 2002.
31. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Ms. Shilpa Dalvi- 9920563583, P S. Ravendernath- 9821238369.

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: Navi Mumbai
Date: 14/01/2025

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Thirty Nine Trust 1)



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)

To,
Authorized Officer

Bank Name :Pegasus Assets Reconstruction Pvt Ltd.

Date : ___/___/___

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature: _____

Name: _____

Address: _____

E-Mail Id: _____

DECLARATION

Re: Source of funds

Property Description Unit No. A/603, Build Up area 1765 Sq.ft., 6th Floor, Everest Nivara,
Plot No. D/3, TTC Industrial Area. Dr. Babasaheb Ambedkar Road, Turbhe, Navi Mumbai
400705.

I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **04/02/2025** in the matter of **Aegis Infr solutions Pvt Ltd** are from genuine personal/business sources.

I/we hereby further declare that the said funds do not originate from any unlawful source and are in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.

I 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.

Yours truly,

Affidavit cum Declaration

Property for which bid submitted ("Property"): Unit No. A/603, Build Up area 1765 Sq.ft., 6th Floor, Everest Nivara, Plot No. D/3, TTC Industrial Area. Dr. Babasaheb Ambedkar Road, Turbhe, Navi Mumbai 400705.

Mortgagor of the Property ("Mortgagor"): Aegis Infrasoutions Pvt. Ltd.

Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"):
Aegis Infrasoutions Pvt Ltd, Mr. Anand Prakash Sharma and Mrs. Urmila Anand Sharma

I/We, _____, R/o _____, have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of Pegasus Group Thirty Nine Trust - 1 ("Pegasus").

I/We, _____ R/o _____ do hereby solemnly swear and affirm:

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):

- (1) if such person, or any other person acting jointly or in concert with such person -
- (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
 - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949(10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

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

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

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

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

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

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

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
- Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;

- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;

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

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

preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

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

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

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

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

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

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

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India

which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;

- (c) any investment vehicle, registered foreign insituational investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
- (f) such categories of persons as may be notified by the Central Government.

2. I/We _____ are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of Pegasus Group Thirty Nine Trust - 1
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, 5th Floor, Free Press House,

Nariman Point,

Mumbai – 400 020

Sub: Consent for KYC Verification

Dear Sir,

I / we had bid for the property put on sale by you under SARFAESI Act. At the time of bidding / purchase, I / we had submitted my / our KYC documents.

I / We understand that as per the applicable laws you are required to do KYC Verification.

1. In view of the above, for entering into any transaction:

a) I voluntarily opt to share my KYC Identifier details with Pegasus Assets Reconstruction Private Limited (“Pegasus”) as part of the customer due diligence (“CDD”) procedure, and provide my explicit consent to Pegasus to download the necessary information from the Central KYC Records Registry; OR

b) I voluntarily opt for Aadhaar based KYC due diligence, or e-KYC or offline verification, and submit to Pegasus, my Aadhaar number, Virtual ID, e-Aadhaar, XML, Masked Aadhaar, Aadhaar details, demographic information, identity information, Aadhaar registered mobile number, face authentication details and/or biometric information; OR

c) I voluntarily opt to provide my consent and furnish my Officially Valid Document (“OVD”), more specifically, my passport, driving licence, proof of possession of Aadhaar number, the Voter's Identity Card issued by the Election Commission of India, job card issued by NREGA duly signed by an officer of the State Government and letter issued by the National Population Register containing details of name and address; and where the OVD furnished by me does not have the updated address, the documents or the equivalent e-documents shall be OVDs for a limited purpose: (i) utility bill not older than two months; or (ii) property or municipal tax receipt; or (iii) applicable pension or family pension payment orders issued by government or public sector undertaking (PSU); (iv) letter of allotment of accommodation issued by government, regulatory bodies, PSUs, scheduled commercial banks financial institutions and listed companies or leave and licence agreements with such employers allotting official accommodation.

2. I am informed by Pegasus and understand that:

a) submission of Aadhaar is not mandatory, and there are alternative options for KYC due diligence and establishing identity including by way of physical KYC with OVD other than Aadhaar and all these options were given to me;

b) where the Permanent Account Number (PAN) is obtained, Pegasus shall verify the PAN using the verification facility of the Income Tax Department;

c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;

d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.

3. I authorise and give my consent to Pegasus (and its service providers), for following informed purposes:

a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);

b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;

c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;

d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.

4. I / We understand that the Aadhaar number will not be stored/ shared except as per law and regulations. I / We will not hold Pegasus or its officials responsible in the event this document submitted by me / us is not found to be in order or in case of any incorrect information provided by me / us.

5. In case of offline KYC, I hereby confirm that I have downloaded the e-Aadhaar myself using the OTP received on my Aadhaar registered mobile number.

The above consent and purpose of collecting Information has been explained to me in my local language.

Name: _____

Signature: _____

Date: _____

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

(Applicable to Pvt Ltd. Company/Public Ltd. Company/Foreign Ltd. Company/OBC)

- 1. Name of Company: _____
- 2. Registered Number: _____
- 3. Registered Address: _____

The Company as stated above hereby confirms and declares that on the below date:

(Please tick the correct box)

The following **natural person(s)** (listed in Table below) exercise control or ultimately have a controlling ownership interest in the Company i.e., having ownership/entitlement of **more than 10%** of shares/capital/profits or controlling through voting rights, agreement, arrangement, etc.

Or

There are **no natural person(s)** who exercise control or ultimately have a controlling ownership interest in the Company as stated above, therefore details of natural person(s) holding the position of directors/senior management in the Company are given in the Table.

(*If you have ticked any of the above, please complete Table below before signing the declaration)

Sr No.	Full Name of Beneficial owner/controlling natural person(s)	Date of Birth	Nationality	Address	Type of KYC Documents		Controlling ownership Interest (%)
					Identity	Address	

--	--	--	--	--	--	--	--

The Company is listed on _____ (Name of the Stock Exchange) or is a majority owned subsidiary of _____ (Name of the listed Company) listed on (Name of the Stock Exchange).

The Company undertakes that the facts stated above are true and correct.

The Company undertakes and agrees that it will notify **Pegasus** without delay or any changes to the controlling shareholders, person exercising control or having controlling ownership interest in the Company, as declared in **the table above**.

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

(to be signed by the official authorised to sign the Board Resolution)

Full name of the authorised official: _____

Designation/Position: _____

Date: _____