

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
Regd. Office: 507, Datamal House, Jammalal Bajaj Road, Nariman Point, Mumbai-400021.

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 Rule 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) 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 2023 Trust 10 ("Pegasus")**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Jana Small Finance Bank Ltd. ("Jana Bank")** vide Assignment Agreement dated 28/03/2024 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 known and unknown liabilities on 02.06.2026.

The Authorized Officer of **Jana Bank** has taken possession of the below described secured assets being immovable property on 04/08/2024 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorised officer acting in its capacity as Trustee of Pegasus 2023 Trust 10 (Pegasus)

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	a) Mr. Dabhi Pareshkumar Prabhatsinh b) Mrs. Dabhi Kalpanaben c) Mr. Prabhatsinh Dabhi
Outstanding Dues for which the secured assets are being sold:	Rs.15,03,123.55 (Rupees Fifteen Lakhs Three Thousands One Hundred Twenty Three And Fifty Five Paise Only) as of 06/02/2024 together with further interest, cost, charges and expenses thereon w.e.f. 07/02/2024 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. (Rs.7,53,312.55 (Rupees Seven Lakh Fifty-Three Thousand Three Hundred Twelve and Fifty Five Paise Only) outstanding as of 07/05/2026 together with further interest, cost, charges and expenses thereon w.e.f. 08/05/2026 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mr. Dabhi Pareshkumar Prabhatsinh Property No.1423, R.S.No.149(Paiki), Hec. 2-37-76 Are Paiki A/c.No.110 Paiki 1219.00 in which constructed House, it's Construction Area 169.89 Sq.mtr. Near Gayatri Temple Bedwa Sarsa Road Bedwa, Tal. & Dist. Anand-388320 CERAI SLID: 400055652024; Asset ID: 200055928951; LAN: 4518942001020;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.53.48,000/- (Rupees Fifty Three Lakh Forty Eight Thousand Only)
Earnest Money Deposit (EMD):	Rs.5,34,800/- (Rupees Five Lakh Thirty Four Thousand Eight 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
Inspection of Properties:	On 21.05.2026 from 11.30 A.M to 3.00 P.M
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	01.06.2026 till 04:00 PM
Time and Venue of Bid Opening:	E-Auction Support Bidding through website (www.auctionbazaar.com) on 02.06.2026 from 11.00 A.M to 12.00 Noon

This publication is also a **Fifteen (15) days' notice** to the aforementioned Borrowers/ Co-Borrowers/ Guarantor(s) and Mortgagors under Rule 8 & 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 website (www.auctionbazaar.com) or contact service provider E-Auction Support; Contact Number: 8370969696 & 7997043999. Email id: contact@auctionbazaar.com / support@auctionbazaar.com before submitting any bid.

Place: Gujarat
Date: 11.05.2026

Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,
Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
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The Authorized Officer of **Jana Bank** has taken possession of the below described secured assets being immovable property on 14/10/2023 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorised officer of Pegasus 2023 Trust 10 ("Pegasus").

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	a) Arvind Kumar Surendrasinh (Borrower) b) Sona Devi (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs.8,27,930/- (Rupees Eight Lakh Twenty Seven Thousand Nine Hundred Thirty Only) as of 06/07/2023 together with further interest, cost, charges and expenses thereon w.e.f. 07/07/2023 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. (Rs.12,48,473/- (Rupees Twelve Lakh Forty Eight Thousand Four Hundred and Seventy Three Only) outstanding as of 07/05/2026 together with further interest, cost, charges and expenses thereon w.e.f. 08/05/2026 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Arvind Kumar Surendrasinh A Residential Property being a House on Land measuring 44.65 Sq.mtrs. of Plot No.57 P of "MARURI PARK", of Revenue Survey No.145 paiki 5 of Village Pipali Tal. Morbi Dist. Morbi. Bounded by: East: Road, West: Plot No.58, North: Plot No.57 P, South: Plot No.57 P. CERAI SLID: 400068356259; Asset ID: 200069466295; LAN: 3649942003282;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.5,27,000/- (Rupees Five Lakh Twenty Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs.52,700/- (Rupees Fifty Two Thousand Seven 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
Inspection of Properties:	On 21.05.2026 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	01.06.2026 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction Support Bidding through website (www.auctionbazaar.com) on 02.06.2026 from 11.00 A.M. to 12.00 Noon

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Place: Gujarat
Date: 11.05.2026

Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,
Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10

DEBTS RECOVERY TRIBUNAL-II
(Government of India, Ministry of Finance)
4th floor, Bhikhubhai Chambers, Mr. Kochrab Ashram, Paldi, Ahmedabad, Gujarat

FORM NO. 22 (Earlier 62) [Regulation 35 & 36 of DRT Regulations, 2014] [See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961] READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

E-AUCTION/SALE NOTICE

THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

RP/RC No. 237/2022
Certificate Holder : Bank of Baroda
Vs.
Certificate Debtors : Mr Rajesh Lalubhai Parmar
To,
C.D.No.1: Mr. Rajesh Lalubhai Parmar, Proprietor of M/s. Jay Clothing Co., Plot No. 13111, 2nd Floor, Behind Adarsha Shopping Centre, Silvassa Road, GIDC, Vapi-396195, Dist. Valsad.
Also at: Flat No. 201, 2nd Floor, B-wing, Puspak Premium Park, Housing Society, Agashi Road, Bolinj, Behind Hotel On the Way, Virar (West), Dist. Palghar, Maharashtra-401303.
C.D.No.2: Mr. Jagdishbhai Liladhar Rathod, Flat No. 202/A, Mehul Co.Op Housing Society, Balakhadi Station Road, Killa Pardi, Dist. Valsad, Gujarat-396125.
C.D.No.3: Mr. Bipinbhai Gulabhai Rathod, 207, Suyog Co. Op. Housing Society, Shiv Vallabh Road, Dahisar (East) Mumbai-400068 (M.s.)
C.D.No.4: Mr. Rakesh Jayantilal Mali, 1/699, Bunder Road, Opp. Bejan Bag, Motabazar, Valsad-396001.
C.D.No.5: Mr. Rakesh Lalubhai Parmar, Ambika Nagar, Umarsadi, Desaiwad, Umarsadi, Tal. Pardi, Dist. Valsad, Gujarat-396175.

The aforesaid CDs No. 1 to 5 have failed to pay the outstanding dues of 1,07,58,173.11/- (Rupees One Crore Seven Lakh Fifty Eight Thousand One Hundred Seventy Three and Paise Eleven only) as on 05/09/2017 including interest in terms of judgment and decree dated 30/08/2022 passed in O.A.No. 972/2017 as per my order dated 10/04/2026 the under mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction"
* <https://bsanknet.com>

Lot No.	Description of the Properties	Reserve price (Rounded off) (in Rs)	EMD 10% or (Rounded off) (in Rs)
1.	Flat No. A-202, 2nd Floor, Mehul Park Co-op. Housing Society Ltd., situated, lying and being at Mouje Village Pardi, Municipality Town Limit, Taluka Pardi, Dist. Valsad (carpet area 670 sq. ft. as per valuation report)	Rs 17.50 Lakhs	Rs. 01.75 Lakhs

Note: The EMD shall be deposited in baanknet wallet through E-auction website i.e. <https://baanknet.com> The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS/NEFT as per the details as under:

Beneficiary Bank Name :	Bank of Baroda
Name & address of the branch opened for the purpose of collection of EMD and Sale Proceeds	ROSARB VALSAD
Beneficiary Account No. :	60480015181219
IFSC Code :	BARBOSARBUL

1) The bid/increase amount will be Rs. 10,000/- for lot 1.
2) Prospective bidders may avail online training from service provider provider PSB Alliance (BAANKNET Auction Portal) (Tel Helpline No. +91-8291220220 and Mr. Kashyap Patel (Mobile No.9327493060) Helpline E-mail ID: Support.BAANKNET@psballiance.com.
3) Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
4) The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
5) The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.
6) Schedule of auction is as under:-

SCHEDULE OF AUCTION	
1 Inspection of property	21/05/2026 between 11.00 AM to 2.00 PM
2 Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	16/06/2026 upto 5.00 PM
3 e-auction	17/06/2026 Between 12.00 PM to 01.00 PM (with auto extension clause of 3 minutes, till E-auction ends)

(ANUBHAI DUBEY)
Recovery Officer-I,
Debts Recovery Tribunal-II, Ahmedabad

VASTU HOUSING FINANCE CORPORATION LTD
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra.
CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred on him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned below. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S.N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Pravinbhai Tejabhai Makvana (Borrower), Kanchanben Makvana (Co Borrower), Tejabhai Lakhmanbhai Makvana (Co Borrower), Bharatbhai Sodabhai Goh (Co Borrower) HL0000000015350	17/Feb/26 Rs. 554647/- as on 17/Feb/26	Property bearing Gram Panchayat Property No 496 in the area known as "PAGHAR" situated in the sim of Mouje Village : Juval of Taluka : Sanand in the District of Ahmedabad and Registration Sub - District of Sanand 382220, Total Built Up area-520 SQ.FT Boundaries as follows: North – Chamanbhai's House South – Govind House East – Internal Road West – Bharnav Vas	Symbolic Possession Taken 06/05/2026

Date : 12.05.2026
Place : Ahmedabad

Authorized officer
Vastu Housing Finance Corporation Ltd

SBFC SBFC Finance Limited
Registered Office:- Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri-Kurla Road, Andheri (East), Mumbai-400059.

POSSESSION NOTICE (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of SBFC Finance Limited under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 8 of the Security Interest (Enforcement) rules 2002, issued Demand Notices upon the Borrowers/Co-borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the date below-mentioned dates.

The Borrower/Co-borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of SBFC Finance Limited.

Name and Address of Borrowers & Date of Demand Notice and Loan A/c No.	Description of Property(ies) & Date of Possession	Amount demanded in Possession Notice (Rs.)
1. Pritesh Harshad Shah 2. Kinjal Pritesh Shah Add: 6, Rajgiri Society, Near Munshi Hospital, Shantivan Narayan Nagar Road, Paldi, Ahmedabad, Gujarat – 380007. And Also, At: 1a, Pritesh Harshad Shah, Municipal Tenement No. 0809-21-1751-0001-D, Shop No.G/8, Basement Floor, Ekta Tower, Mouja Vasma, Ta & Dist Ahmedabad, Gujarat – 380007. Demand Notice Date: 10th November 2025 LOAN ACCOUNT No. 0000063252-C (PR01552736)	All The Pieces And Parcel Of Immovable Property Of Shop No. G/8 Admeasuring 13.00 Sq.Mtrs. On Ground Floor Of Scheme Known As "Ekta Tower" Of "Prabhamandal Co-Operative Housing Society Limited", Lying And Situated At Final Plot No.377 Paiki Of Town Planning Scheme No.22, Of Mouja: Vasma Of Taluka: Sabarmati Of District: Ahmedabad-4 (Paldi), State: Gujarat – 380007. Bounded By- East – Main Gate, West – Lift, North – Shop No. G/7, South – Shop No. G/9. Date of Physical Possession: 09th May, 2026	Rs. 1618705/- (Rupees Sixteen Lacs Eighteen Thousand Seven Hundred And Five Only) as on 07th November 2025 plus unapplied interest from the date of 8th November 2025,
1. MAHESHKUMAR NATURALVAL VYAS, 2. NILAY MAHESHKUMAR VYAS, 3. BHAMINIBEN MAHESHKUMAR VYAS. Add: Vyasa Falgi, Kanjari Kheda, Gujarat-387 325. And Also, At: 1A, Maheshkumar Naturalval Vyas Registration Dist. Anand, In The Village Sim Of Anand, Bearing No. 8-10, Construction Adm. 15.12 Sq. Mtrs., (162 Sq.Fts.), Pincode-388 001. Boundary Of The Aforesaid Property- Towards East - Margin Space, Towards West - Open Ground, Towards North - Office No.B-9, Towards South - Shop No.B-12 Demand Notice Date: 25th November 2025, LOAN ACCOUNT No. 0000084951-C (PR01581047) & 0000095236-C (PR01603211)	All That Piece And Parcel Of Property Situated At Registration Dist. Anand, In The Village Sim Of Anand, Bearing To No.03, Fp No.253, Adm.4488 Sq.Mtrs., On Which "Vaibhav Commercial Centre" Is Constructed, Paiki Undivided Adm. 6.30 Sq.Mtrs., Basement Office No. B-10, Construction Adm. 15.12 Sq. Mtrs., (162 Sq.Fts.), Pincode-388 001. Boundary Of The Aforesaid Property- Towards East - Margin Space, Towards West - Open Ground, Towards North - Office No.B-9, Towards South - Shop No.B-12 Date of Physical Possession: 09th May, 2026	Rs. 2566637/- (Rupees Twenty Five Lakh Sixty Six Thousand Six Hundred Thirty Seven Only) as on 08th November 2025 plus unapplied interest from the date of 09th November 2025,

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.
Dated: 12-05-2026, Place: AHMEDABAD/ANAND Sd/- (Authorized Officer), SBFC Finance Limited.

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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 2023 Trust 10 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Jana Small Finance Bank Ltd. ("Jana Bank")** vide Assignment Agreement dated 28/03/2024 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 known and unknown liabilities on 02.06.2026.

The Authorized Officer of **Jana Bank** has taken possession of the below described secured assets being immovable property on 13/07/2024 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorised officer (acting in its capacity as Trustee of Pegasus 2023 Trust 10 ("Pegasus").

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	a) MO Ajrudin b) Multani Shabnabanu MO Ajrudin
Outstanding Dues for which the secured assets are being sold:	Rs.9,67,882.00 (Rupees Nine Lakh Sixty Seven Thousand Eight Hundred and Eighty Two Only) as of 19/12/2023 together with further interest, cost, charges and expenses thereon w.e.f. 20/12/2023 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. (Rs.14,43,054.82 (Rupees Fourteen Lakh FortyThree Thousand and Fifty Four and Eighty Two Paise Only) outstanding as of 07/05/2026 together with further interest, cost, charges and expenses thereon w.e.f. 08/05/2026 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Multani Shabnabanu Mo Ajrudin All that piece and parcel of N. A. Immovable Residential Property Constructed on Property Non-agricultural land bearing Block/ Survey No.321/Paiki/2, Skim "BAGE MARIYAM", Plot No.50 admeasuring 36.25 Sq.mtrs., situated at Village Modasa, Tal. Modasa, Dist. Arvali. CERAI SLID: 400069717305; Asset ID: 200070912367; LAN: 3214942000193;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.5,58,000/- (Rupees Five Lakh Fifty Eight Thousand Only)
Earnest Money Deposit (EMD):	Rs.55,800/- (Rupees Fifty Five Thousand Eight 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
Inspection of Properties:	On 21.05.2026 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	01.06.2026 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction Support Bidding through website (www.auctionbazaar.com) on 02.06.2026 from 11.00 A.M. to 12.00 Noon.

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Place: Gujarat
Date: 11.05.2026

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The Authorized Officer of **Jana Bank** has taken possession of the below described secured assets being immovable property on 11/08/2023 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorised officer (action in its capacity as Trustee of Pegasus 2023 Trust 10 ("Pegasus").

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):	a) Maksood Khan Mobin Khan b) Afreen Maksood Khan
Outstanding Dues for which the secured assets are being sold:	Rs.11,40,210/- (Rupees Eleven Lakhs Forty Thousand Two Hundred Ten Only) as of 11/05/2023 together with further interest, cost, charges and expenses thereon w.e.f. 12/05/2023 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. (Rs.17,19,084/- (Rupees Seventeen Lakh Nineteen Thousand and Eighty Four Only) outstanding as of 07/05/2026 together with further interest, cost, charges and expenses thereon w.e.f. 08/05/2026 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Afreen Maksood Khan & Maksood Khan Mobin Khan All that piece and parcel of immovable Property bearing Mouje Jitali, Ankleshwar, lying being land bearing Block R.S. No.788, After Promulgation R.S. No.17, Known as "STAR LAKE CITY", Paiki Plot No.75, admeasuring 46.22 Sq.mtrs. & Up Divided Share of land admeasuring 28.24 Sq.mtrs., Total admeasuring 74.46 Sq.mtrs. at Registration District & Sub-District Ankleshwar & District Bharuch. Boundaries by: East: Plot No.76, West: Plot No.74, North: Plot No.72, South: Society Road. CERAI SLID: 400062565848; Asset ID: 200063435521; LAN: 31519610000376;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.7,38,000/- (Rupees Seven Lakh Thirty Eight Thousand Only)
Earnest Money Deposit (EMD):	Rs.73,800/- (Rupees Seventy Three Thousand Eight 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
Inspection of Properties:	On 21.05.2026 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
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Time and Venue of Bid Opening:	E-Auction Support Bidding through website (www.auctionbazaar.com) on 02.06.2026 from 11.00 A.M. to 12.00 Noon.

This publication is also **Fifteen (15) days' notice** to the aforementioned Borrowers/ Co-Borrowers/ Guarantors under Rule 8 & 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 website (www.auctionbazaar.com) or contact service provider E-Auction Support; Contact Number: 8370969696 & 7997043999. Email id: contact@auctionbazaar.com / support@auctionbazaar.com before submitting any bid.

Place: Gujarat
Date: 11.05.2026

Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,
Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10

FORM NO. URC.2

Advertisement giving Notice about registration under Part I of Chapter XXI of the Act [Pursuance to section 374 (b) of the Companies Act, 2013 and rule 4(1) of the Companies (Authorised to Register) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar at Central Registration Center (CRC), Indian Institute of Corporate affairs (IICA) Plot No. 6,7,8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin code-122050 that M/s. VJ GOLD A Partnership Firm may be registered under part I of Chapter XXI of the Companies Act, 2013, as a Company limited by shares.

2. The Principal objects of the company are as follows:-
To carry on the business as manufacturers, designers, processors, refiners, assemblers, importers, exporters, buyers, sellers, wholesalers, retailers, traders and dealers in all kinds of jewellery and allied products including gold, silver, platinum, diamonds, precious and semi-precious stones, artificial and imitation jewellery, ornaments, gems, pearls, bullion and articles made thereof; and to design, develop, manufacture, process, cut, polish, set, stud, engrave, refine, hallmark, certify and deal in jewellery of all descriptions including antique, heritage and modern jewellery.

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at Gold Souk, Shop No. 11 & 12, 4th Floor, Hathl Khana Main Road, Opp. Silver Market, Rajkot – 360001, Gujarat.

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Center (CRC), Indian Institute of Corporate affairs (IICA) Plot No. 6,7,8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin code-122050, within twenty one days from the date of publication of this notice, with a copy to the company at its registered office.

Dated this 12th day of May 2026.

Name(s) of Applicant SD
1. RAJNIBHAI JAYANTILAL VASANI
2. NAYANBEN BHAVESHBHAI VAGHASIYA
3. VIJAY DHIRUBHAI LADOLA
4. KAMLESHBHAI JERAMBHAI VORA
5. HIT KISHORBHAI SAGPARIYA

JAMMU & KASHMIR BANK LIMITED
1 Pariseema Complex C G Road Ahmedabad 380006 Gujarat, India, T-91 (0)79 2646926
F-91 (0)79 26426068 E:ahmed@jkbank.com W: www.jkbank.net, GSTN No.24AACG167632B

Ref. No.: JKB/AHD/2026 Dated: 05-05-2026
MR. TANK CHETANKUMAR LEGAL HEIR OF MRS. TANK SUNITABEN W/O TANK CHETANKUMAR, R/O 46 RABARI VAS FATEHPURA, ELLISBRIDGE AHMEDABAD CITY PALDI-380007 (Borrower)

DEMAND NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT-2002.

Dear Sir/Madam,

This Demand Notice under Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "The Act") is issued by me Mr. Arun Kapur on 5th day of May 2026 as Authorized Officer of Jammu and Kashmir Bank Ltd duly empowered in accordance with the provisions of SARFAESI Act, 2002 for the reasons stated hereinafter:

Whereas, Branch Office, C G Road Ahmedabad of Jammu and Kashmir Bank Ltd (hereinafter called Bank) sanctioned Term Loan facility details whereof is:

a) Term Loan Facility of Rs. 21,00,000/- (Rupees Twenty One Lakh Only) sanctioned vide Ref. No. JKB/AHD/ADV/2023-306 dated 17.05.2023 to you (herein after also referred to as Borrower)

Whereas above said credit facility was secured by the following securities:

Primary Security: Mortgage of All that 31.04 Sq. Mtrs. undivided share in a piece or parcel of leasehold land situated lying and being at Shree Sava Residency, Opp. Nidhara Society, Vejalpur, Ahmedabad forming part of Survey No. 692 of Mouje Vejalpur of Vejalpur Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-10 Vejalpur and Final Plot No. 198 of Town Planning Scheme No. 1 admeasuring 1075.88 Sq. Mtrs or thereabouts together with a Flat no. 401 on Fourth Floor in a building known as "Shree Sava Residency" admeasuring 49.43 Sq. Mtrs. Carpet Area (Built up Area 57.98 Sq. Mtrs.)