

**REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD
OF DRT PREMISES****SALE PROCLAMATION****OFFICE RECOVERY OFFICER - II**DEBT RECOVERY TRIBUNAL, 1ST FLOOR, SUDHARMA-II, OPPOSITE KISAN BHAWAN,
LAL KOTHI SHOPPING CENTRE, TONK ROAD, JAIPUR (RAJASTHAN)

Recovery Certificate No. 294/2022

Date of Auction: 30.05.2026

**PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE
INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND
BANKRUPTCY ACT, 1993.****PEGASUS ASSETS RECONSTRUCTION COMPANAY ...Certificate Holder
Versus****M/S. DEBOCK SALES AND MARKETING PVT. LTD. ...Certificate Debtor****CD-1: M/s. Debock sales and Marketing Pvt. Ltd,**having its registered office at Plot No. 51, Lohiya Colony, 200 ft. bye pass, Vaishali Nagar, Jaipur 302021,
through its Directors.**CD - 2: Mukesh Kumar Maharwah, S/o. Shri Nanak Chand Maharwah,**

R/o. Plot No. 51, Lohiya Colony, 200 ft. bye pass, Vaishali Nagar, Jaipur 302021.

Also At: Mukesh Kumar Maharwah, S/o. Shri Nanak Chand Maharwah, R/o. H.No. 223, Jain Mandir,
Nemi Sagar Colony, Vaishali Nagar, Jaipur 302021.**Also At: Mukesh Kumar Maharwah, S/o. Shri Nanak Chand Maharwah, R/o. Flat No. B-404, Block B, 4th**
Floor, UDB Orchid, Mahapura, Jaipur 302026**Also At: Mukesh Kumar Maharwah, S/o. Shri Nanak Chand Maharwah, R/o. Flat No. A 805, A Block,**
Eighth Floor, Balaji Majestic Height.**Also At: Mukesh Kumar Maharwah S/o Shri Nanak Chand Maharwah, R/o Plot No. S - 25, New Central**
Spine, Mahal Road, Jagatpura, Jaipur, Rajasthan 302017.**Also At: Mukesh Kumar Maharwah, S/o. Shri Nanak Chand Maharwah, R/o. Plot No. 17-18, Yudhister**
Marg, C-Scheme, Jaipur, Rajasthan 302026.**CD-3: Mrs. Priyanka Sharma, D/o Shri R.C. Sharma,**

R/o. Plot No. 51, Lohiya Colony, 200 ft. bye pass, Vaishali Nagar, Jaipur 302021.

Also At: Mrs. Priyanka Sharma, D/o Shri R.C. Sharma, R/o. H.No. 223, Jain Mandir, Nemi Sagar Colony,
Vaishali Nagar, Jaipur 302021.**Also At: Mrs. Priyanka Sharma, D/o Shri R.C. Sharma, R/o. Flat No. B- 404, Block B, 4th Floor, UDB**
Orchid, Mahapura, Jaipur 302026**Also At: Mrs. Priyanka Sharma, D/o Shri R.C. Sharma, R/o. Flat No. A 805, A Block, Eighth Floor, Balaji**
Majestic Height.**Also At: Mrs. Priyanka Sharma, D/o Shri R.C. Sharma, R/o Plot No. S - 25, New Central Spine, Mahal**
Road, Jagatpura, Jaipur, Rajasthan 302017.**Also At: Mrs. Priyanka Sharma, D/o Shri R.C. Sharma, R/o. Plot No. 17-18, Yudhister Marg, C- Scheme,**
Jaipur, Rajasthan 302026Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal Jaipur has drawn up the Recovery
Certificate in **Original Application No. 170 of 2021 for recovery of Rs. 3,09,54,286.88/-** with interest and
cost from the Certificate Debtors and a sum of **Rs. 3,80,34,326/- (02.05.2023)** is recoverable together with
further interest and charges as per the Recovery Certificate / Decree.And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in
satisfaction of the said certificate.And whereas a sum of **Rs. 3,80,34,326/-** along with pendent-life and **further interest @ 10% p.a. from**
the date of filing of application till payment and/or realization from CDs.Notice is hereby given that in absence of any order of postponement, the property shall be sold on
30.05.2026 between 11:00 AM to 03:00 P.M. (with auto extension clause in case of bid in last 5 minutes
before closing, if required) bympthepublic e-auction and bidding shall take place through "On line Electronic
Bidding" through the website (www.bankeauctions.com of M/s.C-1 India Private Limited, 3RD Floor, Plot
No-68, Sector-44, Gurgaon, 122003 Haryana India), Contact Person: Mr. Bhavik Pandya (Mobile +91
8866682937). **Email address gujrat@c1india.com & support@banke auctions.com** intending bidders
should register themselves on the website of the aforesaid e-auction agency well in advance and get user
ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.The sale will be of the property of the CDs above named as mentioned in the schedule below and the
liabilities and claims attached to the said property, so far as they have been ascertained, are those specified
in the schedule against each lot/ property.The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized
is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to
the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the
said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or
proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the
undersigned.The particulars specified in the annexed schedule have been stated to the best of the information of the
undersigned, but the undersigned shall not be answerable for any error, mis- statement or omission in this
proclamation.No officer or other person, having any duty to perform in connection with sale, either directly or indirectly
bid for, acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income

Tax Act, 1961 and the rules made there under and to the following conditions: -

- The reserve price below which the property shall not be sold is **Rs. 19,00,000/-** (Rupees Nineteen Lakh Only).
- The amount by which the bid is to be increased shall be Rs. 20,000/- (Rupees Twenty Thousand Only). However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
- The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with **EMD amounting to Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only) for property is payable by way of RTGS/NEFT in the Account No.: 382002000000001, IFSC Code No: IOBA0003820, of the Indian Overseas Bank, Jagatpura Branch, Jaipur.**
- The offers in a sealed envelope (addressed to the Recovery Officer, DRT, First Floor Sudharma II Kisan Bhawan Ke Saamne Lal Khothi Shopping Center, Tonk Road Jaipur Rajasthan superscribing (R. C. No. 294 of 2022) containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., along with self-attested copies of PAN/ TAN Card, Address Proof, Photo Identify Proof of the bidder(s) and RTGS / NEFT details towards EMD Amount of **Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only) for property, should be deposited with the undersigned not later than by 3:00 P.M. on 25.05.2026.**
- The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted along with the bid documents. In case of failure, bid shall not be considered.
- The bidder(s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form along with photocopies of the documents as stated in **para 5 & 6** here in above. **The last date for submission of online bid is 25.05.2026 by 3:00 P.M. The physical inspection of the properties may be taken between 10:00A.M. and 04:00 P.M. on 18.05.2026 at the property site.**
For further details contact: Mr. Ashish Srivastava Mobile No. 9176767036
- Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
- The successful bidder shall have to **deposit 25% of his final bid amount** after adjustment of EMD by next bank working day i.e. **by 3:00 P.M.**, in the said account as per details mentioned in para 4 above.
- The successful highest bidder shall also deposit the balance **75% of final bid amount on or before 15th day** from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the **15th day** by prescribed mode as stated in para 4 above.
- In addition to the above, the successful highest bidder shall also deposit poundage fee with **Recovery Officer-II, DRT@2% up to Rs.1,000/- and@ 1% of the excess of said amount of Rs.1,000/- through DD in favor of Registrar, DRT, Jaipur, within 15 days** from the date of auction sale of the property.
- In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".**
- The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

No. of Lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value
1	2	3	4	5
1	A-805, A Block, 8th Floor, Balaji Majestic Height, Plot No-S-25, Central Spine Jagatpura, Jaipur - 302017.	Not Available	Identified Property	Not Available

15. CH Bank is directed to authenticate and Check the Veracity of Details given herein.

Given-under my hand and seal on this 06th day of April 2026.Sd/-
Recovery Officer-II
(Additional Charge)
DRT-JAIPUR