

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**

55-56, 5th Floor Free Press House Nariman Point,

Mumbai -400021 Tel: -022-61884700

Email: [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL: [www.pegasus-arc.com](http://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 Ratnakar Bank Ltd. (RBL) 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 dues on 05/03/2024.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 25/07/2023 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):	a) Mr. Ramji T Mange (Borrower & Mortgagor) b) M/s. Nilkant Trading Co. (Prop. Ramji T Mange) (Co-Borrower) c) Mrs. Rita Ramji Mange (Co-Borrower & Mortgagor) d) Mr. Vasant Trikamdas Mange (Mortgagor)
Outstanding Dues for which the secured assets are being sold:	Rs. 1,20,61,230.38 (Rupees One Crore Twenty Lakhs Sixty-One Thousand Two Hundred Thirty and Paise Thirty-Eight Only) as on 11/10/2019 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 12/10/2019 till the date of payment and realization. [Rs. 2,64,85,868.74/- (Rupees Two Crore Sixty Four Lakhs Eighty Five Thousand Eight Hundred Sixty Eight and Paise Seventy Four Only) as on 13/02/2024] plus interest at the contractual rate and costs, charges and expenses thereon till the date of payment and realization
Details of Secured Asset being Immovable Property which is being sold	Mortgaged Property: All that piece and parcel Flat No. 1001, 10th Floor, Natasha Co-operative Hsg. Soc. Ltd. Plot No.84, Sector No.17, Near Gutudwara, Sardar Gurcharansingh Kochar Road, Kopar Khairne, Navi Mumbai Area: 756 sq ft (BUA) (Owner- Mr. Ramji T Mange, Mrs. Rita R Mange and Mr. Vasant T Mange).
CERSAI ID:	Security ID -400018029819 Asset ID -200017989999
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 72,04,000/- (Rupees Seventy Two Lakhs Four Thousand Only)
Earnest Money Deposit (EMD):	Rs. 7,20,400/- (Rupees Seven Lakhs Twenty 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
Inspection of Properties:	21/02/2024 between 3 p.m. to 5 p.m.
Contact Person and Phone No:	Mr. Paresk Karande- 9594313111 Ms. Sanika Wadkar- 8879610733
Last date for submission of Bid:	04/03/2024 till 5:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website ( <a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a> ) on 05/03/2024 from 11.00 p.m. to 1.00 p.m.
This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors under Rules 8 and 9 (1) 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. <a href="http://www.pegasus-arc.com/assets-to-auction.html">http://www.pegasus-arc.com/assets-to-auction.html</a> or website <a href="https://sarfaesi.auction-tiger.net">https://sarfaesi.auction-tiger.net</a> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: <a href="mailto:vjay.shetty@auctiontiger.net">vjay.shetty@auctiontiger.net</a> , <a href="mailto:ramprasad@auctiontiger.net">ramprasad@auctiontiger.net</a> , Mr. Ramprasad Mobile No. +91 8000023297, email: <a href="mailto:support@auctiontiger.net">support@auctiontiger.net</a> before submitting any bid.	

AUTHORISED OFFICER

Place: Navi Mumbai

Pegasus Assets Reconstruction Private Limited

Date: 14.02.2024

(Trustee of Pegasus Group Thirty Nine Trust 1)









**पेगासस ऑसेटस रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड**  
५५-५६, ५ वा मजला, फ्री प्रेस हाऊस, नरिमन पॉइंट, मुंबई-४०० ०२१.  
दूरध्वनी क्र. : (०२२) ६९८८४०००.  
ई-मेल : [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) युआरएल : [www.pegasus-arc.com](http://www.pegasus-arc.com)

### ई लिलावाद्वारे विक्रीकरिता जाहीर सूचना

सिक्चुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला सहवाचन सिक्चुरिटीयोजना अँड रिकन्स्ट्रक्शन ऑफ फायनान्सिअल असेट्स अँड एन्फोर्समेंट ऑफ सिक्चुरिटी इंटरस्ट अँक्ट, २००२ अंतर्गत स्थापित मिलाकतीची विक्री.

सर्वसामान्य जनात आणि विशेषकरून खातील नमूद कर्जदार, सह-कर्जदार व हमीदार यांना याद्वारे सूचना देण्यात येते की, खातील नमूद स्थान मिलाकती ह्या सर्व्हेसी असेटच्या तालुदीन्वे दिनांक ३१.०३.२०२१ रोजीच्या अभिलेखांकन कारागृहे आरबीएल द्वारे त्यातील तारण शिस्तबंधासह खातील नमूद कर्जदाराची वकलाकी अभिलेखांकित केलेल्या अशा पेगासस ग्रुप थर्टी नार्ईन ट्रस्ट-१ (पेगासस) चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कुडी करणाऱ्या पेगासस ऑसेटस रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड अशा तारण धनकोडे गहाण/प्रधारित आहेत. जे सर्व्हेसी कायदा च्या तालुदी आणि त्या नियमानुसार ०५/०३/२०२४ रोजी सर्व ज्ञात आणि अज्ञात दफ्तिल सह “जे आहे जेथे आहे”, “जे आहे जेथे आहे” आणि “जे काही आहे तेथे आहे” तत्वांने विकण्यात येणार आहे. पेगासस च्या प्राधिकृत अधिकाऱ्यांनी सर्व्हेसी अधिनियम आणि त्या अंतर्गत नियमांच्या तालुदीन्वे २५.०७.२०२३ रोजी स्थापित मिलाकत असलेल्या खातील नमूद तारण मालमत्तेला प्रत्यक्ष कब्जा घेतला.

लिलावाची तपशिल पुढील प्रमाणे :

कर्जदार, सहकर्जदार आणि हमीदारांचे नावे	ए) श्री. रामजी टी मांगे (कर्जदार व गहाणदार), बी) मे. निरंकुश ट्रेडिंग कं. (प्रोप रामजी टी मांगे) (सह-कर्जदार), सी) श्रीम. रिता रामजी मांगे (सह-कर्जदार व गहाणदार), डी) श्री. वसंत त्रिकमदास मांगे (गहाणदार)
जिव्या करिता तारण मत्तेची विक्री होणार आहे त्यासाठी थकीत देय होणार आहे.	रु. १,२०,६१,२३०.३८ (रुपये एक करोड वीस लाख एकसह हजार दोनशे तीस आणि पैसे अठतीस मात्र) ११.१०.२०१९ रोजीस सह १२.१०.२०१९ रोजी पासून प्रदान आणि नमुलीच्या तारखेपर्यंत त्यावरील सांपासिक दगने व्याज आणि पल्लव, प्रभार आणि खर्च. (रु. २,३२,९८,०१०.६०/- (रुपये दोन करोड वस्तीस लाख अठ्ठराशेणव हजार दहा आणि पैसे साठ मात्र) १३.०२.२०२४ रोजीस सह प्रदान आणि नमुलीच्या तारखेपर्यंत त्यावरील सांपासिक दगने व्याज आणि पल्लव, प्रभार आणि खर्च.
जिव्या करिता तारण मत्तेची विक्री होणार आहे त्या तारण मत्तेची तपशिल	गहाण मिलाकत : सर्व ते भाग आणि विभाग फ्लॉट क्र. १००९, १० वा मजला, नताशा को-ऑपरेटीव्ह हाऊ. सोसा. लि., प्लॉट क्र. ८४, सेक्टर क्र. १७, गुडगाव जवळ, सद्यः गुडगावसिंग कोनर रोड, कोणर छेमे, नवी मुंबई, शेवः ५५६ चौ.फू. (सीव्हा) (मालक- श्री. रामजी टी मांगे, सी. रिता आर मांगे आणि श्री. वसंत टी मांगे).
सीईआरएसए आयडी	सिक्चुरिटी आयडी- ४०००१८०२९८१९ असेट आयडी- २०००१७९८९९९९
ज्या खातील तारण मत्ता विकलेली जाणार नाही राखीव किंमत	रु. ७२,०४,०००/- (रुपये बहातर लाख चार हजार मात्र)
इसारा अनामत रकम (इएमडी) :	रु. ७,२०,४००/- (रुपये सात लाख वीस हजार चारशे मात्र)
मिलाकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोंना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	ज्ञात नाही
मिलाकतीचे निरीक्षण	२१/०२/२०२४ रोजी दु. ३ ते सायं. ५ दरम्यान
संपर्क व्यक्ती आणि फोन क्र.	श्री. पोरण कारंडे - ९५९४३१३१११ कु. सानिका वडकर ८८७९८९०७३३
बोली सादर करण्यासाठी अंतिम तारीख	०४/०३/२०२४ रोजी सायं ५.०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ	ई-लिलाव/बोली वेबसाईट ( <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> ) मार्फत ०५/०३/२०२४ रोजी स. ११.०० पासून दु. १२.०० पर्यंत

सदर प्रकाशन हे सिक्चुरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९(१) अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/हमीदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे. विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता, कृपया कोणत्याही बोली सादर करणाऱ्यांनी तारण धनकोंनी वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> च्या संदर्भ घ्यावा किंवा सेवा पुरवठादार मे. ई-प्रोक्चुरमेंट टेक्नॉलॉजीज लि., आज्ञान टावगर, बिडर्स सपोर्ट: मोबा: ९२६५५६२८२१ व ९३७७५९१७५४ ईमेल: [viijay.shetty@auctiontiger.net](mailto:viijay.shetty@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) श्री. रामप्रसाद, मोबाईल क्र. +९१ ८००००२३२९७, ईमेल: [support@auctiontiger.net](mailto:support@auctiontiger.net). येथे संपर्क साधावा.

प्राधिकृत अधिकारी  
पेगासस ऑसेटस रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड  
(पेगासस ग्रुप थर्टी नार्ईन ट्रस्ट-१ चे ट्रस्टी)  
ठिकाण : नवी मुंबई  
दिनांक : १४.०२.२०२४







**Terms & Conditions**  
**A/c: Mr. Ramji T Mange**  
**Pegasus Group Thirty-Nine Trust 1**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **05/03/2024** for the above-mentioned mortgaged properties from **11.00 a.m. to 1.00 p.m.** with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual shall also upload a proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and E Procurement Technologies Ltd. Auction Tiger, Ahmedabad, Bidder Support: 079-68136805/68136837, Mr. Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) & [support@auctiontiger.net](mailto:support@auctiontiger.net)
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus and Pegasus will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details. (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders (Annexure-II). The bidder cannot withdraw the EMD after submission of the bid. In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submit by the bidder).
7. **The reserve price of the auction property is Rs. 72,04,000/- (Rupees Seventy Two Lakhs Four Thousand Only) and the Earnest Money Deposit will be Rs. 7,20,400/- (Rupees Seven Lakhs Twenty Thousand Four Hundred Only).**
8. The mortgaged property will be sold on **"As is where is", "As is what is", and "Whatever there is" with all known and unknown liabilities/encumbrances** on **05/03/2024**.
9. **The last date for submission of bid is 04/03/2024 before 5.00 PM and the date and the Auction is scheduled on 05/03/2024 from 11.00 a.m to 1.00 pm.**

- 10."The Successful bidder shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority if any required from the concerned authorities, departments, entities under relevant laws, bye laws, acts etc".**
- 11.Intending Bidders shall deposit the aforesaid Earnest Money Deposit (EMD) through RTGS / NEFT / Fund Transfer to the credit of A/c no. 409819116154 A/c. Name: - Pegasus Group Thirty-Nine Trust 1, Bank name: RBL Bank Limited., Branch: Office No.1/A, Ground Floor, Mittal Court, 224 Nariman Point, Mumbai-400021, IFSC Code: RATN0000155 before submitting bids online. EMD can also be paid by way of Pay Order / Demand Draft in favour of: - Pegasus Group Thirty-Nine Trust 1 payable at Mumbai and the same can be deposited/sent to Authorised Officer at the office of Pegasus mentioned hereinabove with a reference of the said E-auction notice.**
12. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 50,000 (Rupees Fifty Thousand Only)**.
13. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of e-auction sale proceedings through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
14. In default of payment within the said period, the sale will automatically stand revoked, and the entire deposit made by the successful bidder together with the earnest money shall be forfeited. Without any notice the property shall be resold.
15. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
16. The sale is subject to confirmation by Pegasus. If the borrower/guarantor/(s) pay the amount due to Pegasus in full before date of sale, no sale will be conducted.
17. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
18. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
19. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing,

both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**

20. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and the conditions mentioned above.

21. **This publication is also thirty days' notice to the aforementioned borrowers/co-borrowers under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002.**

22. Further enquiries may be clarified with the Authorized Officer, Mr. Paresh Karande, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5<sup>th</sup> Floor, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai 400021, Ph.No.022-61884700/022-61884722, Mobile No.9594313111, email: [paresh@pegasus-arc.com](mailto:paresh@pegasus-arc.com) and Mr. Siddhesh Pawar, Manager, Pegasus Assets Reconstruction Pvt. Ltd., Ph.No.022-61884700/022-61884728, Mobile No. 9029687504, email: [siddhesh@pegasus-arc.com](mailto:siddhesh@pegasus-arc.com).

**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 situation, 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: 14/02/2024**

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

**DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL**

Name(s) of Bidder (in Capital)

eMail ID

Bank A/c No.

**IFSC Code No.**

**Branch Name**

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**Yes**

No

/ /

Name of Bank

**Branch Name**

Account No.

**IFSC Code No.**

Amount In Figure

### Amount in Word

**Name & Signature**



**ANNEXURE-II**  
**DECLARATION BY BIDDER(S)**

To,  
Authorized Officer

Bank Name : \_\_\_\_\_ ,

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 Bank 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: \_\_\_\_\_

eMail ID: \_\_\_\_\_