

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55, 56, 5th Floor, Free Press House, Nariman Point,
Mumbai - 400021 Tel: - 022-61884700

Email: 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 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), and Mortgagor(s) that the below described secured assets being immovable properties 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 on 12/08/2026.

In view of the assignment agreement, The Authorized Officer of Pegasus has taken physical possession of the below described secured asset being immovable properties on 11/06/2024 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) M/s. Spacotech Designers (Proprietorship Firm & Borrower), 2) Mr. Shailendra S. Shabade (Proprietor of Spacotech Designers) & (Co-Borrower), 3) Mrs. Mohini Shailendra Shabade (Co-Borrower) and 4) Sai Siddhi Enterprises (Partnership Firm represented by its partners Mr. Shailendra S. Shabade (Co-Borrower) & Mrs. Mohini Shailendra Shabade) (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 71,82,565.11/- (Rupees Seventy One lakhs Eighty Two Thousand Five Hundred Sixty Five and paise Eleven Only) as on 09/09/2022 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 10/09/2022 till the date of payment and realization. (Rs. 1,32,13,151.93/- (Rupees One Crore Thirty Two Lakhs Thirteen Thousand One Hundred Fifty One and Paise Ninety Three Only) outstanding as of 03/07/2026 together with further interest, cost, charges and expenses thereon w.e.f. 04/07/2026 till the date of payment and realization.)
Details of Secured Asset being Immovable Properties which is being sold	Mortgaged By: M/s Sai Siddhi Enterprises, Partnership Firm Lot 1 – One self contained flat bearing flat no. G1 on the ground floor in "Q" wing in the complex named "Ritu World" admeasuring 360 sq.ft. carpet area along with open terrace / open area / porch / garden of 54 sq.ft. carpet area situated on NA land bearing survey No. 62/P (2/3), 64 P(1), 54, 60 & 63, being within the limits of the Kulgaon-Badlapur Municipal Council, Taluka & Sub-registration Ambarnath, District Thane. East: S No. 58, West: S No. 61, North: road and South: S No. 70. Lot 2 – One self contained flat bearing flat no. G2 on the ground floor in "Q" wing in the complex named "Ritu World" admeasuring 360 sq.ft. carpet area along with open terrace / open area / porch / garden of 54 sq.ft. carpet area situated on NA land bearing survey No. 62/P (2/3), 64 P(1), 54, 60 & 63, being within the limits of the Kulgaon-Badlapur Municipal Council, Taluka & Sub-registration Ambarnath, District Thane. East: S No. 58, West: S No. 61, North: road and South: S No. 70.
CERSAI ID:	Lot 1 - Security Id - 400025661293 ; Asset Id - 200025610298 Lot 2 - Security Id - 400025659194 ; Asset Id - 200025608164
Reserve Price below which the Secured Asset will not be sold. (In Rs.):	Lot 1 - Rs. 11,77,200/- (Eleven Lakhs Seventy-Seven Thousand and Two Hundred only) Lot 2 - Rs. 11,77,200/- (Eleven Lakhs Seventy-Seven Thousand and Two Hundred only)
Earnest Money Deposit (EMD):	Lot 1 - Rs. 1,17,720/- (One lakh Seventeen Thousand Seven Hundred and Twenty Only) Lot 2 - Rs. 1,17,720/- (One lakh Seventeen Thousand Seven Hundred and Twenty Only)
Claims, if any, which have been put forward against the properties and any other dues known to Secured creditor and value	Society dues as on 15/07/2026 Lot 1 - Flat No. G1, Q Wing: Rs. 2,04,228/- Lot 2 - Flat No. G2, Q Wing: Rs. 2,09,441/- [Note - The prospective buyers should conduct independent due diligence on all aspects relating to the schedule properties to its satisfaction, before submitting Bid(s).]
Inspection of Properties:	Date – 24/07/2026 (Friday) from 12.00 noon to 02.00 PM
Contact Person and Phone No:	Ms. Heena Vichare - 9004103652 Mr. Viral Doshi - 9870893185 ; Mr. Paresh Karande - 9594313111
Last date for submission of Bid:	10/08/2026 till 5.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 12/08/2026 from 11.00 am to 12.00 noon.

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors/Guarantors under Rule 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 website <https://sarfaesi.auctiontiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, rampasad@auctiontiger.net, Mr. Rampasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

Place: BADLAPUR
Date: 16/07/2026

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
Trustees of Pegasus Group Thirty Nine Trust 1





पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड

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

मुंबई-४०००२१, दूरध्वनी क्र. : ०२२ - ६१८८४७००.

ई-मेल: sys@pegasus-arc.com युआरएल: www.pegasus-arc.com

ई-लिलाव द्वारे विक्री करिता जाहीर सूचना

सिक्क्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ आणि ९ ला परंतुकासह वाचत सिक्क्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्क्युरिटी इंटरस्ट अक्ट, २००२ अंतर्गत स्थावर मिळकतीची विक्री.

सर्वसामान्य जनता आणि विशेषतः खालील नमूद कर्जदार, सह-कर्जदार आणि गहाणदार यांना याद्वारे सूचना देण्यात येते की, खालील नमूद तारण मालमत्ता असलेल्या स्थावर मिळकती ह्या सरफेसी अँक्ट, २००२ च्या 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 चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कृती करणाऱ्या पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (पेगासस) अशा तारण धनकोकडे गहाण/प्रभारित आहेत, जे १२/०८/२०२६ रोजी याखालील सरफेसी अँक्ट आणि रुल्स अंतर्गत “जे आहे जेथे आहे”, “जे आहे जसे आहे” आणि “जे काही आहे तेथे आहे” तत्वांने विकलेल्या आहेत.

वरील अभिहस्तांकन करारानुसार पेगाससच्या प्राधिकृत अधिकाऱ्यांनी खालील सरफेसी अँक्ट आणि रुल्स अंतर्गत खालील नमूद तारण मालमत्ता असलेल्या स्थावर मिळकतीचा ११/०६/२०२४ रोजी प्रत्यक्ष कब्जा घेतला.

लिलावाचा तपशील पुढीलप्रमाणे:

कर्जदार, सह-कर्जदार आणि गहाणदारांचे नाव	१) मे. स्पेस्टेक डिझायनर्स (प्रोप्रायटरशिप संस्था आणि कर्जदार), २) श्री. शैलेंद्र एस. शबदे (स्पेस्टेक डिझायनर्सचे प्रोप्रायटर) आणि (सह-कर्जदार), ३) सी. मोहिनी शैलेंद्र शबदे (सह-कर्जदार) आणि ४) साई सिद्धी एंटरप्राइजेस (भागिदारी संस्था द्वारे त्यांचे भागिदार श्री. शैलेंद्र एस. शबदे (सह-कर्जदार) आणि सी. मोहिनी शैलेंद्र शबदे) (सह/कर्जदार) द्वारे प्रतिनिधीत्व
जिच्या करिता तारण मत्तेची विक्री होणार आहे थकीत देय	०९/०९/२०२२ रोजीसप्रमाणे रु. ७१,८२,५६५.११/- (रुपये एकाहत्तर लाख ब्याऐंशी हजार पाचशे पासठ आणि अकरा पैसे मात्र) अधिक १०/०९/२०२२ पासून परिणामांसह प्रदान आणि वसुलीच्या तारखेपर्यंतचे सांपाडिक द्याने त्यावरील व्याज आणि परिव्यय, प्रभार आणि खर्च. ०३/०७/२०२६ रोजीसप्रमाणे थकीत रु. १,३२,१३,१५१.९३/- (रुपये एक कोटी बत्तीस लाख तेरा हजार एकशे एकावन्न आणि च्यान्न पैसे मात्र) अधिक ०४/०७/२०२६ पासून परिणामांसह प्रदान आणि वसुलीच्या तारखेपर्यंतचे त्यावरील पुढील व्याज, परिव्यय, प्रभार आणि खर्च.
जिच्या करिता तारण मत्तेची विक्री होणार आहे त्या स्थावर मिळकतीचा तपशील:	गहाण द्वारे:- मे. साई सिद्धी एंटरप्राइजेस, भागिदारी संस्था संच १ - सव्हे क्र. ६२/पी (२/३), ६४/पी (१), ५४, ६० आणि ६३ धारक एनए जमिनीवर स्थित रिटु वर्ल्ड अशा ज्ञात कॉम्प्लेक्समधील क्यु विंग, तळ मजला, फ्लॅट क्र. जी१, मोजमापित ३६० चौ. फू. चटई क्षेत्र त्यासह ओपन टेरेस/ओपन एरिया/ पोर्च / गार्डन ५४ चौ. फू. चटई क्षेत्र धारक एक सेल्फ कॅटेड फ्लॅट, कुळागव - बदलापूर नगरपरिषद, तालुका आणि उप-नॉंदणीकृत अंबरनाथ, जिल्हा ठाणेच्या हद्दीमध्ये वसलेली आणि असलेली आहे. पूर्वेला - स. क्र. ५८, पश्चिमेला - स. क्र. ६१, उत्तरेला - रस्ता, दक्षिणेला - स. क्र. ७०. संच २ - सव्हे क्र. ६२/पी (२/३), ६४/पी (१), ५४, ६० आणि ६३ धारक प्रना जमिनीवर स्थित रिटु वर्ल्ड अशा ज्ञात कॉम्प्लेक्समधील क्यु विंग, तळ मजला, फ्लॅट क्र. जी१, मोजमापित ३६० चौ. फू. चटई क्षेत्र त्यासह ओपन टेरेस/ओपन एरिया/ पोर्च / गार्डन ५४ चौ. फू. चटई क्षेत्र धारक एक सेल्फ कॅटेड फ्लॅट, कुळागव - बदलापूर नगरपरिषद, तालुका आणि उप-नॉंदणीकृत अंबरनाथ, जिल्हा ठाणेच्या हद्दीमध्ये वसलेली आणि असलेली आहे. पूर्वेला - स. क्र. ५८, पश्चिमेला - स. क्र. ६१, उत्तरेला - रस्ता, दक्षिणेला - स. क्र. ७०.
सेरसाई आयडी:	संच क्र. १:- सिक्क्युरिटी आयडी - ४०००२५६६१२९३; असेट आयडी - २०००२५६१०२९८ संच क्र. २:- सिक्क्युरिटी आयडी - ४०००२५६५९१९४; असेट आयडी - २०००२५६०८१६४
ज्या खालील तारण मत्ता विकलेली जाणार नाही राखीव किंमत (रु. मध्ये)	संच १ - रु. ११,७७,२००/- (अकरा लाख सत्यात्तर हजार दोनशे मात्र) संच २ - रु. ११,७७,२००/- (अकरा लाख सत्यात्तर हजार दोनशे मात्र)
इसारा अनामत रक्कम (इएमडी):	संच १ - रु. १,१७,७२०/- (एक लाख सतरा हजार सातशे वीस मात्र) संच २ - रु. १,१७,७२०/- (एक लाख सतरा हजार सातशे वीस मात्र)
मिळकतीवर करण्यात आलेले कोणतेही दावे आणि तारणी धनकोना ज्ञात असलेली अन्य कोणतीही थकबाकी व मूल्य	१५/०७/२०२६ रोजीप्रमाणे सोसायटी देय संच १ - फ्लॅट क्र. जी१, क्यु विंग: रु. २,०४,२२८/- संच २ - फ्लॅट क्र. जी२, क्यु विंग: रु. २,०९,४४१/- (टीप - संभाव्य खरेदीदारांनी बोली सादर करण्यापूर्वी परिशिष्ट मिळकतीसंबंधी सर्व बाबींची स्वतःच्या समाधानासाठी स्वतंत्रपणे योग्य ती पडताळणी करून घ्यावी.)
मिळकतीचे निरीक्षण:	दिनांक - २४/०७/२०२६ (शुक्रवार) दु. १२.०० ते दु. ०२.०० वा.
संपर्क व्यक्ती आणि फोन क्र.:	श्रीम. हिना विचारे - ९००४९०३६५२ श्री. विरल दोशी - ९८७०८९३१८५; श्री. परेश कारंडे - ९५९४३१३१११
बोली सादर करण्यासाठी अंतिम तारीख:	१०/०८/२०२६ रोजी सायं. ५:०० पर्यंत
बोली उघडण्याचे ठिकाण आणि वेळ:	ई- लिलाव/बोली वेबसाईट (https://sarfaesi.auctiontiger.net) मार्फत १२/०८/२०२६ रोजी स. ११.०० ते दु. १२.०० पर्यंत

सदर प्रकाशन हे सिक्क्युरिटी इंटरस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ व ९ अंतर्गत वरील नमूद कर्जदार/सह-कर्जदार/गहाणदार व हमीदार यांना पंधरा (१५) दिवसांची सूचना सुध्दा आहे. विक्रीच्या तपशिलवार अटी आणि शर्तीकरिता तारण धनकोची वेबसाईट म्हणजेच <http://www.pegasus-arc.com/assets-to-auction.html> किंवा वेबसाईट <https://sarfaesi.auctiontiger.net> चा संदर्भ घ्यावा किंवा कोणतेही बोली सादर करण्यापूर्वी सेवा पुरवठादार ई प्रोक्च्युरमेंट टेक्नॉलॉजीज लि., ऑक्शन टायगर, बोलीदारांसाठी सहाय्य क्र. मो: +९१ ९२६५५६२८२१ आणि ९३७४५१९७५४, ईमेल: ramprasad@auctiontiger.net, श्री. रामप्रसाद मोबाईल क्र. +९१ ८०००२३२९७, ईमेल: support@auctiontiger.net येथे संपर्क साधावा.

प्राधिकृत अधिकारी
ठिकाण : बदलापूर पेगासस असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
दिनांक : १६/०७/२०२६ पेगासस ग्रुप थर्टी नाईन ट्रस्ट १ चे ट्रस्टी



Account: M/s Spacetech Designers
Trust: PEGASUS GROUP THIRTY NINE TRUST 1

PROPERTY DESCRIPTION

Lot 1 - One self contained flat bearing flat no. G1 on the ground floor in "Q" wing in the complex named "Ritu World" admeasuring 360 sq.ft. carpet area along with open terrace / open area / porch / garden of 54 sq.ft. carpet area situated on NA land bearing survey No. 62/P (2/3), 64 P(1), 54, 60 & 63, being within the limits of the Kulgaon-Badlapur Municipal Council, Taluka & Sub-registration Ambarnath, District Thane. East: S No. 58, West: S No. 61, North: road and South: S No. 70.

Lot 2 - One self contained flat bearing flat no. G2 on the ground floor in "Q" wing in the complex named "Ritu World" admeasuring 360 sq.ft. carpet area along with open terrace / open area / porch / garden of 54 sq.ft. carpet area situated on NA land bearing survey No. 62/P (2/3), 64 P(1), 54, 60 & 63, being within the limits of the Kulgaon-Badlapur Municipal Council, Taluka & Sub-registration Ambarnath, District Thane. East: S No. 58, West: S No. 61, North: road and South: S No. 70.

Mortgaged by M/s Sai Siddhi Enterprises, Partnership Firm

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on **12/08/2026** for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 12:00 noon**. 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:



- Society dues as on 15/07/2026
- Lot 1 - Flat No. G1, Q Wing: Rs. 2,04,228/-
- Lot 2 - Flat No. G2, Q Wing: Rs. 2,09,441/-

[Note - The prospective buyer should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction, before submitting Bid(s).]

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 (9) 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 **10/08/2026** till 05.00 p.m. Email address: heena@pegasus-arc.com, viral@pegasus-arc.com, and 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 properties is as follows:**
Lot 1 - Rs. 11,77,200/- (Eleven Lakhs Seventy-Seven Thousand and Two Hundred only)
Lot 2 - Rs. 11,77,200/- (Eleven Lakhs Seventy-Seven Thousand and Two Hundred only)
17. **The Earnest Money Deposit of the auction properties is as follows:**
Lot 1 - Rs. 1,17,720/- (One lakh Seventeen Thousand Seven Hundred and Twenty Only)
Lot 2 - Rs. 1,17,720/- (One lakh Seventeen Thousand Seven Hundred and Twenty Only)



18. Last date for submission of bid is 10/08/2026 till 5:00 pm and the Auction is scheduled on 12/08/2026 from 11.00 am to 12.00 noon. 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 1, payable at Mumbai or EMD can also be paid by way of 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.**
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. 25,000/- (Rupees Twenty Five Thousand Only)**.
21. In case of sole bidder, minimum 1(one) increment amount over and above the reserve price is required/necessary for declaration as highest bidder.
22. 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.
23. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
24. 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.
25. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.
26. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
27. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
- Affidavit cum Declaration to be provided on Rs. 500 Stamp along with notarization for Compliances of Sec. 29A under Insolvency and Bankruptcy Code, 2016
 - Declaration by Bidder for source of fund to be provided on Rs. 500 Stamp along with notarization
 - 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.
28. 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

[Handwritten signature]



requested documents.

29. The prospective bidder needs to submit the source of funds/ proof of funds.
30. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

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. Heena Vichare – 9004103652, Mr. Viral Doshi – 9870893185 and Mr. Paresh Karande - 9594313111.

31. This publication is also Fifteen (15) days' notice to the aforementioned borrowers/co-borrowers under Rule 8 and 9 of The Security Interest (Enforcement) Rules, 2002.

32. 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. Heena Vichare – 9004103652, Mr. Viral Doshi – 9870893185 and Mr. Paresh Karande - 9594313111.

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.



AUTHORISED OFFICER

Place: Mumbai
Date: 17/07/2026

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

- **I/We have inspected the property**
- **I/We have inspected the documents**
- **I/We have no queries while participating in the auction**
- **I/We are purchasing the property on as is what is, as is where is, whatever there is basis**
- **I/We have read, understood and accepted the terms and conditions for e-auction under SARFEASI**

Signature

DETAILS OF BIDDER – FILL ALL IN CAPITAL LETTER

Name(s) of Bidder (in Capital)

[illegible]

Provide the names of the companies where appointed as a Director

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

On Rs. 500/- Stamp paper and notarised

ANNEXURE-III
DECLARATION BY BIDDER(S)

Date: ____/____/____

Borrower: M/s Spacetech Designers

Property Description:

Lot 1 - One self contained flat bearing flat no. G1 on the ground floor in "Q" wing in the complex named "Ritu World" admeasuring 360 sq.ft. carpet area along with open terrace / open area / porch / garden of 54 sq.ft. carpet area situated on NA land bearing survey No. 62/P (2/3), 64 P(1), 54, 60 & 63, being within the limits of the Kulgaon-Badlapur Municipal Council, Taluka & Sub-registration Ambarnath, District Thane. East: S No. 58, West: S No. 61, North: road and South: S No. 70.

Lot 2 - One self contained flat bearing flat no. G2 on the ground floor in "Q" wing in the complex named "Ritu World" admeasuring 360 sq.ft. carpet area along with open terrace / open area / porch / garden of 54 sq.ft. carpet area situated on NA land bearing survey No. 62/P (2/3), 64 P(1), 54, 60 & 63, being within the limits of the Kulgaon-Badlapur Municipal Council, Taluka & Sub-registration Ambarnath, District Thane. East: S No. 58, West: S No. 61, North: road and South: S No. 70.

To,
Authorized Officer
Bank Name: Pegasus Assets Reconstruction Pvt. Ltd.

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the

terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.

5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offeror/bidders shall be retained by the Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

9. Source of Funds

- a. I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **12/08/2026** in the matter of **M/s Spacetech Designers** are from genuine personal/business sources.
- b. I/we hereby declare that the funds that will be remitted in future for making payment of bid amount, in event of being declared as highest/ successful bidder, shall be from genuine personal/ business sources.
- c. I/we hereby further declare that the said funds do not / shall not originate from any unlawful source and are / shall be in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.
- d. I/we hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Signature: _____

Name: _____

Address: _____

E-Mail ID: _____

On Rs. 500/- Stamp paper and notarised

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Lot 1 - One self contained flat bearing flat no. G1 on the ground floor in "Q" wing in the complex named "Ritu World" admeasuring 360 sq.ft. carpet area along with open terrace / open area / porch / garden of 54 sq.ft. carpet area situated on NA land bearing survey No. 62/P (2/3), 64 P(1), 54, 60 & 63, being within the limits of the Kulgaon-Badlapur Municipal Council, Taluka & Sub-registration Ambarnath, District Thane. East: S No. 58, West: S No. 61, North: road and South: S No. 70.

Lot 2 - One self contained flat bearing flat no. G2 on the ground floor in "Q" wing in the complex named "Ritu World" admeasuring 360 sq.ft. carpet area along with open terrace / open area / porch / garden of 54 sq.ft. carpet area situated on NA land bearing survey No. 62/P (2/3), 64 P(1), 54, 60 & 63, being within the limits of the Kulgaon-Badlapur Municipal Council, Taluka & Sub-registration Ambarnath, District Thane. East: S No. 58, West: S No. 61, North: road and South: S No. 70.

Mortgagor of the Property ("Mortgagor"): M/s Sai Siddhi Enterprises, Partnership Firm

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

1. M/s. Spacotech Designers (Proprietorship Firm & Borrower)
2. Mr. Shailendra S. Shabade (Proprietor of Spacotech Designers & Co-Borrower)
3. Mrs. Mohini Shailendra Shabade (Co-Borrower)
4. Sai Siddhi Enterprises, Partnership Firm represented by its Partners Mr. Shailendra S. Shabade & Mrs. Mohini Shailendra Shabade (Co-Borrower / Mortgagor)

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 a 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 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 concerned 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 institutional 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 registered with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
- (f) such categories of persons as may be notified by the Central Government.

2. I/We _____ is/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 ("Pegasus")**.
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