



Pegasus Assets Reconstruction Pvt. Ltd.
55-56, 5th Floor, Free Press House,
Nariman Point, Mumbai - 400 021.
Ph. : 022-6188 4700
email : sys@pegasus-arc.com
URL : www.pegasus-arc.com

Account: Sigma Techinfra Solutions (India) Pvt. Ltd

Trust: Pegasus Group Thirty-Nine Trust 1

PROPERTY DESCRIPTION

Combined Office premises bearing no. E-204 adm. 1122 sq. ft. along with 2 car parking spaces bearing nos. 69 and 70 in P4 level, E-205 adm. 804 sq. ft. along with 2 car parking spaces bearing nos. 71 and 72 in P4 level, E-206 adm. 805 sq. ft. or thereabouts along with 2 car parking spaces bearing nos. 73 and 74 in P4 level on second floor of building known as "Eastern Business District" (formerly known as Magnet Mall) standing on Plot of land bearing CTS No. 372 (part) and CTS No. 372/1 to 372/65(part) of plot of City Survey Kanjur situated, lying and being at Lal Bahadur Shastri Marg, Bhandup (West) Mumbai- 400 078

Mortgaged by: Sigma Techinfra Solutions (India) Pvt. Ltd.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website www.eauctions.co.in on **08.09.2026** for the mortgaged property mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am. to 12:00 pm.** 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. As per known to the Authorised officer there are Society Dues - Rs.19,52,000/- as on 31.08.2024 and Property Tax - Rs.44,21,141/- as on 31.03.2025. Intending Bidder shall do their own due diligence regarding latest dues.
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: Other unknown
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/Email 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 **05.09.2026** till **04.00 p.m.** Email address: shubhodeep@pegasus-arc.com to the above, the copy of Pan card, Aadharcard, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions.
15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction property is as follows: - Rs. 3,76,20,000/- (Rupees Three Crore Seventy-Six Lakh Twenty Thousand Only)**
17. **The Earnest Money Deposit of the auction property is as follows: - Rs.37,62,000/- (Rupees Thirty-Seven Lakh Sixty-Two Thousand Only)**
18. Last date for submission of bid is **05.09.2026 before 04:00 pm** and the Auction is scheduled on **08.09.2026 from 11.00 am. to 12.00 pm.** 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 Address- Nariman Point, Mumbai-400021, IFSC Code: RATN0000155 MICR Code 400176023**
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 2,00,000/- (Rupees Two Lakhs Only)**. **In case of a single bid, the sole bidder shall be required to submit at least one bid increment over the Reserve Price to qualify as the H1 (Highest) Bidder. In the absence of such an incremental bid, the bid shall not be accepted.**
21. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
22. Pegasus reserves the right to reject any offer of purchase without assigning any reason.



23. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
24. The successful bidder 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.**
25. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
26. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
 - Notarized copy on Rs.500 stamp paper to be provided for Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
 - Notarized copy on Rs.500 stamp paper to be provided for Source of fund declaration by bidders.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
 - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.
27. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
28. The prospective bidder needs to submit the source of funds/ proof of funds.
29. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.
30. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Shubhodeep Banerjee, Sr. Manager, Mob No.7710042736.





31. This publication is also 15 (Fifteen) days' notice to the aforementioned borrowers/co-borrowers/mortgagors under Rule 8 (6) r/w 9(1) of The Security Interest (Enforcement) Rules, 2002.

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

Pegasus Assets Reconstruction Private Limited

(Acting in its capacity as the Trustee of the Pegasus Group Thirty-Three Trust - I)

Place: Mumbai

Date: 14.08.2026

- 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.

Signature