



PEGASUS

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 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), Mortgagor(s) and Guarantor(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 Trustee of Pegasus Group Nine Trust 3 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by the Dena Bank Ltd now Bank of Baroda ("BOB Bank"), vide Assignment Agreement dated 12.03.2019 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 10.09.2025.

The Authorized Officer of Pegasus has taken possession of the below described secured assets being immovable property on 27.11.2024 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. Monarch Multilayers Pvt. Ltd 2. Mr. Anand Murlidhar Rathi 3. Mr. Murlidhar Madanlal Rathi 4. Mrs. Pushpa Murlidhar Rathi 5. Mrs. Apeksha Anand Rathi 6. Shri Santosh Champalal Rahti
Outstanding Dues for which the secured assets are being sold:	Rs. 10,00,00,000.78 (Rupees Ten Crore and Paise Seventy Eight Only) inclusive interest up to 24/10/2016 together with further interest as applicable from 25/10/2016 till the date of realization being the aggregate amount due and payable as per notice under section 13 (2) of SARFAESI Act Rs. 13,79,17,232.26 (Rupees Thirteen Crore Thirty Seven Nine Lakhs Seventeen Thousand Two Hundred Thirty Two and Twenty Six Paise Only) as on 23.07.2025 plus interest at the contractual rate and costs, charges and expenses till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Property Owned and Mortgaged by:- Mr. Murlidhar M. Rathi ALL THAT PIECE AND PARCEL OF Plot No. 85 , admeasuring 116. Sq. mtr. (1250sq. ft) and Plot No. 87 admeasuring area 112 sq. Mtr (1200 sq. ft.) Khasra No.135, P.H. No. 46, Mouza-Wanadogari, Tah: Hingna, Dist. Nagpur belonging to the name of Mr. Murlidhar M. Rathi Bounded as follows: Plot No 85: East - Road; West - Plot No. 86; North - Road; South - Plot No. 87 Plot No 87: East - Road; West - Road; North - Plot No. 85, 86; South - Plot No. 88
CERSAI ID:	Security ID - 400008482291 Asset ID - 200008469792
Reserve Price below which the Secured Asset will not be sold (In Rs.):	Rs. 26,46,000/- (Rupees Twenty Six Lakhs Forty Six Thousand Only)
Earnest Money Deposit (EMD):	Rs. 2,64,600/- (Rupees Two Lakhs Sixty Four Thousand Six 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:	01.09.2025 between 10.00 am to 11.00 am
Contact Person and Phone No:	Mr. Siddhesh Pawar - 9029687504 Ms. Heena Vichare - 9004103652 Mr. Gautam Bhalerao - 8999569572
Last date for submission of Bid:	09.09.2025 till 4.00 PM
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 10.09.2025 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.auction-tiger.net> or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vi.jay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

Place: Nagpur
Date: 21/08/2025

AUTHORISED OFFICER
Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus Group Nine Trust 3)