

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

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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 property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of **Pegasus Group Thirty Nine Trust-2 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd vide Assignment Agreement dated 30/09/2021 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 **04/05/2026**.

In view of the assignment agreement, The Authorized Officer of RBL Bank has handed over the physical possession of the below described secured assets being immovable property on 22/08/2023, to the Authorised officer of **PEGASUS** under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

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| Name of the Borrower(s), Co-Borrower(s) and Guarantor(s): | a) Mr. Sanjay Dhanraj Nimkar b) Mrs. Madhuri Sanjay Nimkar |
| Outstanding Dues for which the secured assets are being sold: | Rs.43,41,329.59 (Rupees Forty Three Lakhs Forty One Thousand Three Hundred Twenty Nine and Fifty Nine Paise Only) as on 28/04/2021 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 29/04/2021 till the date of payment and realization as per notice under Sec 13(2) of SARFAESI Act. Rs. 98,32,007.59 (Rupees Ninety eight Lakhs Thirty Two Thousand Seven and Paise Fifty Nine Only) as on 08/04/2026 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 09/04/2026 till the date of payment and realization |
| Details of Secured Asset being Immovable Property which is being sold | Mortgaged by: Mr. Sanjay Dhanraj Nimkar - Residential property bearing Apartment No. S-1, Corporation House No. 921, on 2nd floor, admeasuring built-up area 47.895 sq. mtr. in the building known as "Guruprasad Apartment" on Plot No. 117, situated at City Survey No. 183, Ward no. 13, Division No. 2, Circle No. 3, Mouza Manewada, At Reshimbag Layout behind Gilurkar Hospital, Reshimbag road, Nagpur- 440009. Boundaries: Towards East: Plot No. 116, Towards West: Open Space, Towards North: Terrace, Towards South: Open Space |
| CERSAI ID: | Security Interest ID- 400017857930 Asset ID- 200017818457 |
| Reserve Price below which the Secured Asset will not be sold (in Rs.): | Rs. 32,15,000/- (Rupees Thirty Two Lakhs Fifteen Thousand Only) |
| Earnest Money Deposit (EMD): | Rs. 3,21,500/- (Rupees Three Lakhs Twenty One Thousand Five 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: | On 17/04/2026 from 11.30 am to 1.30 pm. |
| Contact Person and Phone No: | Mr. Paresh Karande- 9029687504 Mr. Shubhodeep Banerjee- 7710042736 |
| Last date for submission of Bid: | 02/05/2026 till 5:00 pm |
| Time and Venue of Bid Opening: | E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 04/05/2026 from 11:00 am to 12:00 pm. |

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers / Mortgagors under Rules 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, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

Place: Nagpur
Date: 09/04/2026**AUTHORISED OFFICER**
Pegasus Assets Reconstruction Private Limited
Trustee of Pegasus Group Thirty Nine Trust 2