



# PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.

Regd. Office: 507, Datamal House, Jamnalal Bajaj Road, Nariman Point, Mumbai-400021.

## 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)/ Guarantor(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 2023 Trust 10 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Jana Small Finance Bank Ltd. ("Jana Bank") vide Assignment Agreement dated 28.03.2024 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 known and unknown liabilities on 15.10.2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 25.10.2024 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 Guarantor(s) and Mortgagor(s):	a) Mr. Mohammad Sajid Abdul Wahab (Borrower) b) Mrs. Sanjida Parveen Mohammad Sajid (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs.20,96,491/- (Rupees Twenty Lakhs Ninety Six Thousand Four Hundred Ninety One Only), outstanding as on 26/02/2024 together with further interest, cost, charges and expenses thereon w.e.f. 27/02/2024 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. Rs.27,61,383/- (Rupees Twenty Seven Lakhs Sixty One Thousand Three Hundred Eighty Three Only) as on 23/09/2025 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 24/09/2025 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is beingsold	<u>Mortgaged by: Mr. Mohammad Sajid Abdul Wahab:</u> All that piece and parcel of the land bearing Hall/ Shop Nos.F-1 & F-2, on First Floor, having total super built up area of both the Shops 18.92 Sq.mtrs., (9.46 Sq.mtrs. Each Shop), in the building known & styled as 'Aasavi Heights-B', along with the undivided 14.79 % + 14.79 % share and interest in all that piece and parcel of land bearing Layout Plot No.8, Survey No.5/2, situated at Mouja Jogban, Tehsil Akot, Dist. Akola, which is passed in Rev. Case No.A.A.48/Jogban/16/2018-19 dated 12.02.2019, within the jurisdiction of Sub-Register Akot, Tehsil Akot, Dist. Akola. Hall/ Shop No.F-1 is Bounded by: East by: Shop No.F-2, West by: Stairs, North by: Railway Land and South by: Gallery. Hall/ Shop No.F-2 is Bounded by: East by: Plot No.9, West by: Shop No.F-1, North by: Railway Land and South by: Gallery.
Loan Account No.	31569430001135
CERSAI Charge	CERSAI SI ID: 400073260911; Asset ID: 200074680157;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.15,27,000/- (Rupees Fifteen Lakh Twenty Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs.1,52,700/- (Rupees One Lakh Fifty Two Thousand Seven 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 06.10.2025 from 11.30 A.M. to 01.30 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - 9923680690 (Authorized Officer) Mr. Nilesh More - Sr. Manager - 9004722468
Last date for submission of Bid:	14.10.2025 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website ( <a href="http://www.foreclosureindia.com">www.foreclosureindia.com</a> ) ( <a href="https://bankauctions.in">https://bankauctions.in</a> ) on 15.10.2025 from 11.00 A.M. to 12.00 Noon

This publication is also a fifteen (15) days' notice to the aforementioned Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Mortgagor(s) under Rule 8 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 ([www.foreclosureindia.com](http://www.foreclosureindia.com)) (<https://bankauctions.in>) or contact service provider M/s. 4 Closure. Contact Mr. Nitesh Pawar, Contact Number: 8142000725. Email id: [info@bankauctions.in](mailto:info@bankauctions.in) / [nitesh@bankauctions.in](mailto:nitesh@bankauctions.in). before submitting any bid.

Place: Nagpur  
Date: 25.09.2025

Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,  
Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10