PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

PEGASUS

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. ("JSFBL")** 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 **28.10.2026.**

The Authorized Officer of **Pegasus** has **taken physical possession** of the below described secured assets being immovable property on **24.12.2024** 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. Suraj Niranjan Meshram (Borrower)** **b) Mr. Akash Niranjan Meshram (Co-Borrower)** **c) Mrs. Geeta Niranjan Meshram**
Outstanding Dues for which the secured assets are being sold:	**Rs.17,67,046.16** (Rupees Seventeen Lakhs Sixty Seven Thousand Forty Six and Sixteen Paise Only) as of **06/02/2024** together with further interest, cost, charges and expenses thereon w.e.f. **07/02/2024** till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. **Rs.25,63,758.16** (Rupees Twenty Five Lakh Sixty Three Thousand Seven Hundred Fifty Eight and Sixteen Paise Only) **as on 05.10.2025** plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. **06.10.2025** till the date of payment and realization
Details of Secured Asset being Immovable Property which is beingsold	**Mortgaged by: 1) Mr. Suraj Niranjan Meshram, 2) Mr. Akash Niranjan Meshram & 3) Geeta Meshram** All that R.C.C. super structure comprising of Apartment No.B2-306, on Third Floor, in Block No.B2, Building No.B, having Carpet up area of 26.466 Sq.mtrs. & Super Built up area 40.104 Sq.mtrs., along with 0.1667% undivided proportionate share and interest in a cluster known as "Gokul" being the portion of "Vrindavan" constructed on land bearing Khasra Nos.38 (Old), 38/1 (New), total admeasuring about 9790.12 Sq.mtrs., P.H. No.48, Mouza Wagdhara, Tehsil Hingna & District Nagpur. **Bounded by: East by:** Apartment No.B2-305, **West by:** Apartment No.B2-307, **North by:** Apartment No.B2-303 and **South by:** Tower C. **CERSAI SI ID: 400073361077;** **LAN No. 47559420002098; Asset ID: 200074785309;**
Reserve Price below which the Secured Asset will not be sold (in Rs.):	**Rs.11,67,000/- (Rupees Eleven LakhsSixty Seven Thousand Only)**
Earnest Money Deposit (EMD):	**Rs.1,16,700/- (Rupees One Lakh Sixteen 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**
Other Information	**Note:** Prospective Buyers should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction before submitting Bid(s).
Inspection of Properties:	**On 13.10.2026 from 11.30 AM to 03.00 PM.**
Contact Person and Phone No:	**Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690**
Last date for submission of Bid:	**27.10.2026 till 04:00 P.M.**
Time and Venue of Bid Opening:	E-Auction/ Bidding through website **(www.auctionbazaar.com)** on **28/10/2026 from 11.00 A.M. to 12.00 Noon.**

his publication is also a **Fifteen (15) days' notice** to the aforementioned Borrowers/ Co-Borrowers/ Guarantors and Mortgagors nder Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

or the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. **http://www.pegasus-arc.com/sets-to-auction.html** or website **(www.auctionbazaar.com)** or contact service provider E-Auction Support; Contact Number: 70969696 & 7997043999. **Email id: contact@auctionbazaar.com / support@auctionbazaar.com.** before submitting any bid.

ace: Nagpur
te: 09.10.2026

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