



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 08.03.2025 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. Rohan Sunil Pal (Borrower) b) Mrs. Tara Sunil Pal (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs.9,69,273.62 (Rupees Nine Lakh Sixty Nine Thousand Two Hundred Seventy Three and Sixty Two Paise Only) as of 18/12/2023 together with further interest, cost, charges and expenses thereon w.e.f. 19/12/2023 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. Rs.13,23,055.42 (Rupees Thirteen Lakhs Twenty Three Thousand Fifty Five and Forty Two Paise 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 being sold	Mortgaged by: Mr. Rohan Sunil Pal: All that piece and parcel of land bearing Part of Nazul Plot No.115, admeasuring area 625.60 Sq.ft. (58.14 Sq.mtrs.), out of total plot area 539 Sq.mtrs., together with Construction thereon, being Part of Nazul Sheet No.98-C, situated at Mouza City Amravati (Gavthan), Pragane Badnera, Tehsil and District Amravati. Bounded by: East by: House of Mr. Niranjan Dhonde & Mr. Bharat Haramkar, West by: Government Road, North by: Open Land of Mr. Namdeo Thavali and South by: Open Ground of Municipal Corporation.
Loan Account No.	31559420000692
CERSAI Charge	CERSAI SI ID: 400065924255; Asset ID: 200066875352;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.9,38,000/- (Rupees Nine Lakh Thirty Eight Thousand Only)
Earnest Money Deposit (EMD):	Rs.93,800/- (Rupees Ninety Three Thousand Eight 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 (www.foreclosureindia.com) (https://bankauctions.in) on 15.10.2025 from 03.00 P.M. to 04.00 P.M.

This publication is also a fifteen (15) days' notice to the aforementioned Borrowers/ Co-Borrowers/ Guarantor(s) and Mortgagors 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) (<https://bankauctions.in>) or contact service provider M/s. 4 Closure. Contact Mr. Nitesh Pawar, Contact Number: 8142000725. Email id: info@bankauctions.in / 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