

**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 **17.12.2025**.

The Authorized Officer of **Jana Bank** has **taken possession** of the below described secured assets being immovable property on **13/08/2024** under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorised officer of **Pegasus 2023 Trust 10 ("Pegasus")**.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s) and Mortgagor(s):	a) Bhushan Yashwant Raut b) Geeta Bhushan Raut
Outstanding Dues for which the secured assets are being sold:	Rs.2,92,071.74 (Rupees Two Lakh Ninety Two Thousand Seventy One and Seventy Four Paise Only) as of 07/12/2023 together with further interest, cost, charges and expenses thereon w.e.f. 08/12/2023 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. Rs.5,19,465.74 (Rupees Five Lakh Nineteen Thousand Four Hundred Sixty Five and Seventy Four Paise Only) outstanding as of 17/11/2025 together with further interest, cost, charges and expenses thereon w.e.f. 18/11/2025 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Bhushan Yashwant Raut: All that piece and parcel of land bearing Grampanchayat Property/ House No.93, total admeasuring 462 Sq.ft., (42.93 Sq.mtrs.), together with construction thereon, situated at Mauza Sonurli (Wathoda), Ward No.03, within the limit of Grampanchayat Sonurli (Wathoda), Tehsil Nagpur (Rural) & District Nagpur. Bounded by: East by: Public Road, West by: House of Mr. Sadaram Tekam, North by: Public Road and South by: House of Mr. Nandlal Raut. CERSAI SI.ID:400056527026; Asset ID: 200056884320; LAN: 47559430000731;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.3,29,000/- (Rupees Three Lakh Twenty Nine Thousand Only)
Earnest Money Deposit (EMD):	Rs.32,900/- (Rupees Thirty Two Thousand Nine 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 04.12.2025 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690 Mr. Nilesh More - Sr. Manager - Mob. No.9004722468
Last date for submission of Bid:	16.12.2025 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.foreclosureindia.com) (https://bankauctions.in) on 17.12.2025 from 02.00 P.M. to 03.00 P.M.

This publication is also a **Fifteen (15) days' notice** to the aforementioned Borrowers/ Co-Borrowers/ Guarantors 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 / arjit@bankauctions.in. before submitting any bid.

Place: Nagpur
Date: 27.11.2025

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