



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 11/08/2026.

The Authorized Officer of Pegasus has taken possession of the below described secured assets being immovable property on 03/07/2024 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):	1) Mr. Jawed Saheb Jabbar Saheb (Borrower) 2) Mrs. Nagma Parveen Jawed Saheb (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs.11,71,795.14 (Rupees Eleven Lakh seventy one Thousand seven Hundred Ninety Five and Fourteen Paise Only) as of 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.16,50,690.14 (Rupees Sixteen Lakh Fifty Thousand Six Hundred Ninety and Fourteen Paise Only) outstanding as of 20/07/2026 together with further interest, cost, charges and expenses thereon w.e.f. 21/07/2026 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Property Owned and Mortgaged by: Mr. Jawed Saheb Jabbar Saheb. All that piece and parcel of residential land bearing Plot No.9, admeasuring area of 153 Sq.mtrs., being part of Gat No.1160/3, situated at Mauza Paras Part-1, Tehsil Balapur & District Akola. Bounded by: East by: Plot No.10, West by: Farm, North by: Road and South by: Plot No.18 CERSAI CERSAI SI.ID: 400072361706 & 400073307013; Asset ID: 200073719174 & 200074728518; LAN: 31559420001310 & 31559420001388;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.8,07,000/- (Rupees Eight Lakh Seven Thousand Only)
Earnest Money Deposit (EMD):	Rs.80,700/- (Rupees Eighty 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:	04.08.2026 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	10.08.2026 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.auctionbazaar.com) on 11.08.2026 from 11.00 A.M. to 12.00 Noon

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers/ Co-Borrowers/ Guarantors and Mortgagors under Rule 8 & 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 (www.auctionbazaar.com) or contact service provider E-Auction Support; Contact Number: 8370969696 & 7997043999. Email id: contact@auctionbazaar.com / support@auctionbazaar.com. before submitting any bid.

Place: Nagpur
Date: 20.07.2026

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