



## 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 **11.06.2026**.

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 Authorized 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) <b>Bhushan Yashwant Raut</b> b) <b>Geeta Bhushan Raut</b>
Outstanding Dues for which the secured assets are being sold:	<b>Rs.2,92,071.74</b> (Rupees Two Lakh Ninety Two Thousand Seventy One and Seventy Four Paise Only) as of <b>07/12/2023</b> together with further interest, cost, charges and expenses thereon w.e.f. <b>08/12/2023</b> till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. <b>(Rs.5,75,298.74</b> (Rupees Five Lakh Seventy Five Thousand Two Hundred Ninety Eight and Seventy Four Paise Only) outstanding as of <b>06/05/2026</b> together with further interest, cost, charges and expenses thereon w.e.f. <b>07/05/2026</b> till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	<b>Mortgaged by: Bhushan Yashwant Raut:</b> 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. <b>Bounded by: East by:</b> Public Road, <b>West by:</b> House of Mr. Sadaram Tekam, <b>North by:</b> Public Road and <b>South by:</b> House of Mr. Nandlal Raut. <b>CERSAI SI.ID:400056527026;</b> <b>Asset ID: 200056884320;</b> <b>LAN: 47559430000731;</b>
Reserve Price below which the Secured Asset will not be sold (in Rs.):	<b>Rs.2,97,000/-</b> (Rupees Two Lakh Ninety Seven Thousand Only)
Earnest Money Deposit (EMD):	<b>Rs.29,700/-</b> (Rupees Twenty Nine 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	<b>Not Known</b>
Inspection of Properties:	<b>On 02.06.2026 from 11.30 A.M. to 03.00 P.M.</b>
Contact Person and Phone No:	<b>Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690</b>
Last date for submission of Bid:	<b>10.06.2026 till 04:00 P.M.</b>
Time and Venue of Bid Opening:	<b>E-Auction/ Bidding through website (<a href="http://www.auctionbazaar.com">www.auctionbazaar.com</a>) on 11.06.2026 from 11.00 A.M. to 12.00 Noon</b>

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](http://www.auctionbazaar.com)) or contact service provider E-Auction Support; **Contact Number: 8370969696 & 7997043999. Email id: [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com) / [support@auctionbazaar.com](mailto:support@auctionbazaar.com)** before submitting any bid.

Place: Nagpur  
Date: 21.05.2026

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