



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 **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/ Martgagor) b) Mr. Akash Niranjan Meshram (Co-Borrower/ Martgagor) 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.22,60,187.16 (Rupees Twenty Two Lakhs Sixty Thousand One Hundred Eighty Seven and Sixteen 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 beingsold	Mortgaged by: Mr. Suraj Niranjan Meshram & Mr. AkashNiranjan 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.
Loan Account No.	47559420002098
CERSAI Charge	CERSAI SI ID: 400073361077; Asset ID: 200074785309;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.12,96,000/- (Rupees Twelve Lakh Ninety Six Thousand Only)
Earnest Money Deposit (EMD):	Rs.1,29,600/- (Rupees One Lakh Twenty Nine Thousand Six 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 AM to 01.30 PM.
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 02.00 P.M. to 03.00 PM.

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/ arjitt@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