PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

PEGASUS

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 **28.10.2026.**

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.15,08,092.42** (Rupees Fifteen Lakh Eight Thousand NinetyTwo and Fourty Two Paise Only) **as on 05.10.2026** plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. **06.10.2026** till the date of payment and realization
Details of Secured Asset being Immovable Property which is beingsold	**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. **Asset ID: 200066875352; CERSAI SI.ID: 400065924255; LAN: 31559420000692;**
Other Information	**Note:** Prospective Buyers should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction before submitting Bid(s).
Reserve Price below which the Secured Asset will not be sold (in Rs.):	**Rs.8,45,000/- (Rupees Eight Lakh Forty Five Thousand Only)**
Earnest Money Deposit (EMD):	**Rs.84,500/- (Rupees Eighty Four Thousand Five 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 13.10.2026 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:	**27.10.2026 till 04:00 P.M.**
Time and Venue of Bid Opening:	E-Auction/ Bidding through website **(www.auctionbazaar.com)** on **28/10/2026 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 and 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.

Sd/- Auth...