

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**55-56, 5th Floor Free Press House Nariman Point,  
Mumbai - 400021 Tel: -022-61884700**PEGASUS**Email: [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) URL: [www.pegasus-arc.com](http://www.pegasus-arc.com)**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 Rules 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), Mortgagor(s) and Guarantor(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 2024 Trust 1 (Pegasus)**, having been assigned the debts of the below mentioned Borrower along with underlying securities interest by HDFC Bank Ltd vide Assignment Agreement dated 30/06/2025 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 its known and unknown liabilities on 15/10/2026.

The Authorized Officer of HDFC Bank took physical possession of the below described secured assets pursuant to Section 14 order, under the provisions of the SARFAESI Act and Rules thereunder and handed over the same to the Authorized Officer of Pegasus on 26/09/2025

**THE DETAILS OF AUCTION ARE AS FOLLOWS:**

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| <b>Name of the Borrower(s), Mortgagor(s) &amp; Guarantor(s):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>1. M/s B. Himmatlal Agrawal (Partnership Firm)</b><br><b>2. Mr. Kishore Himmatlal Agrawal (Partner/Guarantor /Mortgagor Co-parcener of Himmatlal Babulal Agrawal (HUF))</b><br><b>3. Mr. Brijesh Himmatlal Agrawal (Partner/ Guarantor/ Mortgagor/Karta of Himmatlal Babulal Agrawal (HUF))</b><br><b>4. Mrs. Krishnadevi Khemuka (Partner/Guarantor/Mortgagor /Co-parcener of Himmatlal Babulal Agrawal (HUF))</b><br><b>5. Himmatlal Babulal Agrawal(HUF) through its Karta Mr. Brijesh Himmatlal Agrawal</b><br><b>6. Mrs. Bhagwatidevi Agrawal (Guarantor/Mortgagor)</b><br><b>7. Mrs. Shilpi Brijesh Agrawal (Co-parcener of Himmatlal Babulal Agrawal (HUF))</b><br><b>8. Mrs. Medha Kishore Agrawal (Co-parcener of Himmatlal Babulal Agrawal (HUF))</b><br><b>9. M/s Khemuka Industries (Guarantor/ Mortgagor)</b><br><b>10. BHLA Ventures Pvt Ltd (Mortgagor)</b><br><b>11. HLA Enterprises Pvt Ltd (Mortgagor)</b><br><b>12. BHLA Enterprises Pvt Ltd. (Guarantor/Mortgagor)</b><br><b>13. Sentor Chemicals Pvt Ltd. (Guarantor/Mortgagor)</b><br><b>14. Mr. Shivkumar Bishamberdayal Agrawal (Mortgagor)</b> |
| <b>Outstanding Dues for which the secured assets are being sold:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Rs. 37,85,00,612.84 (Rupees Thirty Seven Crores Eighty Five Lakhs Six Hundred Twelve and Paise Eighty Four Only)</b> as on 31/08/2017 plus interest at the contractual rate and cost, charges, and expenses (w.e.f. 01/09/2017) thereon till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act.)<br><b>Rs. 1,35,67,93,093.48 (Rupees One Thirty Five Crore Sixty Seven Lakhs Ninety Three Thousand Ninety Three and Forty Eight Paise Only)</b> as on 09/09/2026 plus interest at the contractual rate and costs, charges, and expenses thereon till the date of payment and realization.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Details of Secured Assets being Immovable Property which is being sold</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Property Mortgaged By: Mr. Shivkumar Bishamberdayal Agrawal</b><br>Plot no.5, NMC house no.2323, Near Naresh Kirana and general stores, Gopal Nagar, Kh no.120/6, 121/12, City survey no. 738, Sheet no 30, 19, Mauza - Parsodi, Ward no.74, Durga Devi mandir road, Nagpur - 440022 (1800 sq.ft.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Reserve Price below which the Secured Asset will not be sold(In Rs.):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Rs. 72,00,000/- (Rupees Seventy Two lakhs Only)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Earnest Money Deposit (EMD):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Rs. 7,20,000/- (Rupees Seven Lakh Twenty Thousand Only)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>(Note - The Prospective bidders should conduct independent due diligence on all aspects related to the scheduled property to its satisfaction, before submission of bid (s) )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Other Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | i) Complaint Case No 43/SC/2024 of before JMFC, Dadar<br>ii) Cn W P No 5641/2025, 5642/2025 and 5643 /2025 before High Court Bombay<br>iii) Second Appeal No 172/2025 filed by B Himmatlal Agrawal at High Court of Bombay at Nagpur Bench<br>iv) MA/102/2025 before DRT, Nagpur                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Inspection of Properties:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>28/09/2026 between 03.00 pm to 05.00 pm.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Contact Person and Phone No:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Mr. Paresh Karande - 9594313111</b><br><b>Mr. Rupesh Jadhav- 7666142470</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Last date for submission of Bid:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>12/10/2026 till 4.00 pm.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Time and Venue of Bid Opening:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>E-Auction/Bidding through website (<a href="http://www.eauctions.co.in">www.eauctions.co.in</a>) on 15/10/2026 from 11 00 am to 12 00 noon.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers/ Mortgagors/Guarantors under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002<br>For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <a href="http://www.pegasus-arc.com/assets-to-auction.html">http://www.pegasus-arc.com/assets-to-auction.html</a> or website <a href="http://www.eauctions.co.in">www.eauctions.co.in</a> or contact service provider LINKSTAR TECH SOLUTIONS PRIVATE LIMITED Bidder Support Nos: 9870099713, Email: <a href="mailto:admin@eauctions.co.in">admin@eauctions.co.in</a> before submitting any bid. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Place: NAGPUR</b><br><b>Date: 12/09/2026</b><br><b>Authorized Officer</b><br><b>Pegasus Assets Reconstruction Private Limited</b><br><b>(Trustee of Pegasus 2024 Trust 1)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

