PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56,5th Floor Free Press House Nariman Point,
Mumbai -400021 Tel: -022-61884700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

[Appendix - IV-A]
[Refer proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to you being the Borrower(s) and Co-Borrower(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 Group Thirty-Nine Trust 2 ("Pegasus")**, having been assigned the financial asset pertaining to the below mentioned Borrower along with underlying security interest by RBL Bank Ltd vide Assignment Agreement dated **30/09/2021** 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 acting in its capacity as Trustee of **Pegasus Group Thirty-Nine Trust 2 (Pegasus)**, has taken possession of the below described secured assets being immovable property on 22/08/2023 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), Guarantor(s) and Mortgagor(s):	**a. Mr. Sanjay Dhanraj Nimkar** **b. Mrs. Madhuri Sanjay Nimakr**
Outstanding Dues for which the secured assets are being sold:	**Outstanding Dues for which the secured assets are being sold: Rs. 43,41,329.59/-** (Rupees Forty-Three Lakh Forty-One Thousand Three Hundred Twenty-Nine and Fifty-Nine Paise Only) as on 28/04/2021 together with further interest, costs, charges and expenses thereon w.e.f. 29/04/2021 till the date of payment and realization as per notice under section 13(2) of SARFAE SI Act. **[Rs. 1,03,84,000/-** (Rupees One Crore Three Lakh Eighty-Four Thousand Only) as on 05/08/2026 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 06/08/2026 till the date of payment and realization.]
Details of Secured Asset being Immovable Property which is being sold	**Mortgaged by: Mr. Sanjay Dhanraj Nimkar** Residential Property bearing Apartment No S-1, Corporation House No 921, on 2nd Floor, admeasuring built-up area 47.895 Sq.Mt in the building known as "Guruprasad Apartment" on the 21.5% undivided proportionate share and interest in all that piece and parcel of land in lease hold rights of land bearing N.I.T Plot No 117, Industrial Basti scheme of Nagpur Improvement Trust Reshmibag layout, Circle No 3, Division No 2, sheet no 312, city survey no 183, Corporation House No 921, ward no 13, within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation, Mauza Manewada, Reshimbag Road, Nagpur 440009.
CERSAI ID:	**CERSAI Asset ID: 200017818457 CERSAI SI ID: 400017857930**
Reserve Price below which the Secured Asset will not be sold (in Rs.):	**Rs. 28,93,000/-** (Rupees Twenty-Eight Lakh Ninety Three Thousand Only)
Earnest Money Deposit (EMD):	**Rs. 2,89,300/-** (Rupees Two Lakh Eighty Nine Thousand and Three 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 Intending Bidder shall do their own due diligence regarding latest dues.
Inspection of Properties:	**16/10/2026 between 11:30 pm to 12:30 pm**
Contact Person and Phone No:	**Mr. Shubhodeep Banerjee, Mob No.7710042736 & Mr. Viral Doshi Mob No. 9870893185**
Last date for submission of Bid:	**26/10/2026 till 04:00 p.m.**
Time and Venue of Bid Opening:	E-Auction/Bidding through website **(www.eauctions.co.in) on 28/10/2026 from 11.00 a.m. to 12.00 pm.**

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers / Co-Borrowers /Guarantors and Mortgagors under Rule 8(6) r/w 9(1) 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.eauctions.co.in** or contact service provider **LINKSTAR TECH SOLUTIONS PRIVATE LIMITED Bidder Support Nos: 9870099713, Email: admin@eauctions.co.in before submitting any bid.**

Shubhodeep Banerjee AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
Acting in its capacity as the Trustee of
Pegasus Group Thirty-Nine Trust 1

Place: Mumbai
Date: 01/10/2026