



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 4 (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 28/03/2023 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 10/03/2026.

The Authorized Officer of Jana Bank has taken possession of the below described secured assets being immovable property on 13/09/2023 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorised officer acting in its capacity as Trustee of Pegasus 2023 Trust 4 ("Pegasus").

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s) and Mortgagor(s):	a) Mr. Pritesh Shrungrushi Wade (Borrower) b) Mrs. Shevantabai Shrungrushi Wade (Co-Borrower) c) Ms. Dikhsa Homdeo Shende (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Rs.30,75,470.40 (Rupees Thirty Lakhs Seventy Five Thousand Four Hundred Seventy Only and Forty Paise Only) as on 08/01/2023 together with further interest, cost, charges and expenses thereon w.e.f. 09/01/2023 till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. Dt. 13/01/2023 (Rs.43,73,936.40 (Rupees Forty Three Lakhs Seventy Three Thousand Nine Hundred Thirty Six and Paise Forty Only) outstanding as of 16/02/2026 together with further interest, cost, charges and expenses thereon w.e.f. 17/02/2026 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold	Property Owned and Mortgaged by: Mr. Pritesh Shrungrushi Wade All that R.C.C. super structure comprising Apartment No.103, on First Floor, covering super built up area of 83.612 Sq.mtrs., along with parking area of 2.00 Sq.mtrs., in the building known & styled as "Aatreya Regency", along with the undivided 03.268% share and interest in all that piece and parcel of land bearing Plot of land admeasuring 1353.225 Sq.mtrs., being part of portion of Khasra No.1/1/A, situated at Mouza Wanadongri, P.H. No.46, Near Mahanubhav Ashram, Wanadongri, Tehsil Hingna & District Nagpur. Bounded by: East by: Khasra No.1/2, West by: Open Land, North by: Khasra No.2 and South by: Road. CERSAI SI.ID: 400088072541; Asset ID: 200090103185; LAN:47559420001247;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.14,85,000/- (Rupees Fourteen Lakh Eighty Five Thousand Only)
Earnest Money Deposit (EMD):	Rs.1,48,500/- (Rupees One Lakh Forty Eight 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 23.02.2026 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690 Mr. Nilesh More - Sr. Manager - Mob. No.9004722468
Last date for submission of Bid:	09.03.2026 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.foreclosureindia.com) (https://bankauctions.in) on 10.03.2026 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 Rule 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.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 / arjit@bankauctions.in. before submitting any bid.

Place: Nagpur
Date: 18.02.2026

Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,
Acting in its capacity as the Trustee of the Pegasus 2023 Trust 4