



PEGASUS

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)]

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) r/w 9(1) 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 2024 Trust 1** (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by HDFC Bank Ltd. ("HDFC Bank") 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 known and unknown liabilities on **31.03.2026**.

The Authorized Officer of HDFC Bank has taken possession of the below described secured assets being immovable property on **21.11.2023** 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 2024 Trust 1 (Pegasus)**.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s):	1) M/s. Dinesh Enterprises (Borrower) 2) Mr. Dinesh Kumar Agrawal (Guarantor) 3) Mrs. Jaishree Agrawal (Guarantor)
Outstanding Dues for which the secured assets are being sold:	Outstanding Dues for which the secured assets are being sold: Rs.3,30,52,123.40/- (Rupees Three Crore Thirty Lakhs Fifty Two Thousand One Hundred & Twenty-Three and Forty Paise Only) as on 31.10.2019 together with further interest, cost, charges and expenses thereon w.e.f. 01.11.2019 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Mr. Dinesh Kumar Agrawal All the piece & parcel of Industrial leasehold immovable property Plt No. E-4, Admeasuring 4230 sq. Ft, M.I.D.C., Gondia Industrial Area, Village Mundipar, outside limit of Gondia Municipal Council, Gondia Maharashtra, owned by Mr. Dinesh Agrawal North: Land of Plot No. E-5 South: Land of Plot No. E-3/2 East: Land of Cemetary West: Estate road Latitude & Longitude: 21.473099, 80.135399
CERSAI ID:	CERSAI Asset ID: 100002331612 CERSAI SI ID: 100002331612
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 76,15,000/- (Rupees Seventy-Six Lakhs and Fifteen Thousand Only)
Earnest Money Deposit (EMD):	Rs. 7,61,500/- (Rupees Seven Lakhs Sixty One 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 23/03/2026 from 11.30 A.M to 1.00 P.M
Contact Person and Phone No:	Mr. Shubhodeep Banerjee, Sr. Manager, Mob No.7710042736 Mr. Vishal Kapse 7875456757
Last date for submission of Bid:	30/03/2026 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (www.eauctions.co.in) on 31/03/2026 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.

AUTHORISED OFFICER

Place: Nagpur
Date: 15/03/2026

Pegasus Assets Reconstruction Pvt. Ltd.
Acting in its capacity as the Trustee of the Pegasus 2024 Trust 1