

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-40021.
Regd. Office: 507, Datamal House, Jammalal 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) and 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 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 its known and unknown dues on **02.06.2026**.

The Authorized Officer of **Jana Bank** had taken over the physical possession of the below described secured assets being immovable property on **28.01.2025** under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorized officer of the **Pegasus**.

The sale/ auction is The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s) and Mortgagor(s):	Mr. Subhash Tukaram Kshirsagar, Mrs. Bharti Subhash Kshirsagar
Outstanding Dues for which the secured assets are being sold:	Rs.3,74,403.34 (Rupees Three Lakh Seventy Four Thousands Four Hundred Three and Thirty Four Paise Only) as of 13/12/2023 as per notice under section 13(2) SARFAESI Act. Rs.6,75,409.34 (Rupees Six Lakh Seventy Five Thousand Four Hundred Nine and Thirty Four Paise Only) as of 06/05/2026 together with further interest, cost, charges and expenses thereon w.e.f. 07/05/2026 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Subhash Tukaram Kshirsagar All that piece and parcel of House No.69/5, Shivaji Nagar, Ward No.1, Vangani admeasuring area 39.87 sq.mt., situated at Revenue Village & Gram Panchayat Vangani, Tal. Ambemath & Dist. Thane-421503, and within jurisdiction of SRO Ulhasnagar-2. Bounded by: Towards East: House of Shri Umavane, Towards West: Shri Sonawale, Towards North: Open Space of Shri Hari Kambari, Towards South: House of Shri Mahesh Kshirsaga.
CERSAI ID:	Asset ID: 200061153016; Security Interest ID: 400006539002; LAN No.30999630000573;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.5,23,000/- (Rupees Five Lakhs Twenty Three Thousand Only)
Earnest Money Deposit (EMD):	Rs.52,300/- (Rupees Fifty Two Thousand 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
Inspection of Properties:	21.05.2026 between 11.00 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:	01.06.2026 till 04.00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.foreclosureindia.com, https://bankauctions.in) on 02.06.2026 from 11.00 A.M. to 12.00 P.M.

This publication is also **Fifteen (15) days' notice** to the aforementioned Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and Mortgagor(s) under Rule 8 & 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/ Nitesh@bankauctions.in.** before submitting any bid.

Place: Thane **Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,**
Date: 08.05.2026 **Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10**

केनरा बैंक Canara Bank
 सिंडिकेट Syndicate
ARM BRANCH MUMBAI
 Canara Bank Building, 4th Floor, Adi Marzban Path, Ballard Estate, Mumbai – 400 001
Email: cb2360@canarabank.com **TEL. - 8655948019/54, WEB:** www.canarabank.com

SALE NOTICE

E-Auction Sale Notice For Sale Of Immovable Properties The Securitisation And Reconstruction Of Financial Assets and Enforcement Of Security Interest Act, 2002 Read With Rules 8(6) & 9 of The Security Interest (Enforcement) Rules 2002.

NOTICE is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below Described immovable properties mortgaged / charged to the Secured Creditor, the **Possession** of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on **below Mentioned** in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before below Mentioned in Table, by way of deposited in E-Wallet of M/s. PSB Alliance Private Limited (**Baanknet**) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan. Details of EMD and other documents to be submitted to service provider on or before below Mentioned in Table. Date of inspection of properties is below Mentioned in Table with prior appointment with Authorized Officer.

Sr. No.	Name of Borrower(s) / Guarantor(s) / Mortgagor(s)	Outstanding	Details of Security/ies (Status of Possession)	Reserve Price (R.P.) Earnest Money Deposit (EMD)
1.	M/s. Padmavati Enterprise Represented By Proprietor/Borrower/ Guarantor - Mr. Darshan B Chudgar (Proprietor), Shyam R Kabadkar & Shweta Shyam Kabadkar (Guarantor & Mortgagor)	Rs. 4,44,04,127.23/- (Rupees Four Crores Forty Four Lakhs Four Thousand One Hundred Twenty Seven and Paisea Twenty Three Only) as on 07.05.2026 plus further Interest and cost from 08.05.2026	Residential Flat No A/201 & A/202, 2 nd Floor, A-wing, area admeasuring 1011 sq ft and 680 sq ft built up area in building known as "Charkop Deep Co Op HSG SOC LTD" situated at sector 8, Plot No. 14, RSC - 25, Charkop, Kandivali West, Mumbai, Maharashtra - 400067. Bounded as below: North: By MHADA Layout, South: By Boraspada Road, East: By Ruby Tower, West: By Residential Building. CERSAI Security Interest ID- 400072817919, CERSAI Asset ID- 200074207867, Name of Title Holder: Sh Shyam R Kabadkar & Sh Shweta Shyam Kabadkar (Physical Possession)	Rs. 2,31,32,000/- Rs. 23,13,200/-
2.	Mr. Nileshkumar Dhirubhai Patel	Rs. 4,26,36,613.78 (Rupees Four Core Twenty Six Lakhs Thirty Six Thousand Six Hundred Thirteen and paisea Seventy Eight only as on 07.05.2026 plus further Interest and cost from 08.05.2026)	Flat No. 201, 2 nd Floor, Bliss Kasa Tower, CTS No. 1434, Final Plot No. 482 of Lower Parei Division, Bhawani Shankar Road, Dadar(West), Mumbai - 400028, CERSAI ID - 400072191544 (	