



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
(Registered Under Section 3 of the SARFAESI Act, 2002)
Flat No.4-C, First Floor, H.M.H. Plaza, New No.56 (O) 105, G.N.Chetty Road,
T. Nagar, Chennai - 600017, Ph : 8056178676, 9444277474, 9566266081
Email: sys@pegasus-arc.com / [Url : www.pegasus-arc.com](http://www.pegasus-arc.com)



பெகாஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்
(SARFAESI சட்டம் 2002, பிரிவு 3-ன் கீழ் பதிவு செய்யப்பட்டது)
பட்ரிட் எண்: 1-C, 1ஆது மாலை, H.M.H. பிளாஸ், பிடிஎன் எண்.56 (O)105,
G.N. ரோட், சாலை, தி.நகர், சென்னை-600 017 போன் : 9444277474, 9566266081
Email: 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), Co-Borrower(s), Guarantor(s) and Mortgageor(s) that the below described secured assets being immovable property mortgaged/ charged to the Secured Creditor, being M/s. Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd (RBL) vide Assignment Agreement dated 31.03.2021 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.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 18.08.2023 under the provisions of the SARFAESI Act and Rules thereunder.

The sale / auction details are as follows:

Name of the Borrower(s), Co-Borrower(s) , Guarantor(s) and Mortgageors	a) M/s. Graffiti Architects Private Limited, b) Mr.Jayaram Sarma c) Mrs.Vidya Sarma
Outstanding Dues for which the secured Assets are being sold:	Rs. 1,86,92,873.10 (Rupees One Crores Eighty Six Lakhs Ninety Two Thousand Eight Hundred and Seventy Three Ten paise only) as on 05.01.2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 06.01.2024 till the date of payment and realization.
CERSAI ID:	200016291947
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 1,02,15,000/- (Rupees One Crore Two Lakhs Fifteen Thousand Only)
Earnest Money Deposit (EMD):	Rs.10,21,500/- (Rupees Ten Lakhs Twenty One Thousand Five Hundred Only)
Inspection of Properties:	30.01.2024
Contact Person and Phone No:	Mr. Shankar Balasubramanian 8056178676, Mr. Vivek - 9895147088, Mr.P.M.Mohan - 9444277474, Mr. Rajesh - 9003193435.
Last date for submission of Bid:	13.02.2024 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 14.02.2024 from 10.00 A.M to 1.00 P.M.

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value : Not Available

Details of Secured Asset being Immovable Property which is being sold :
Mortgaged by: Mr. Jayaram Sharma: All that piece and parcel of the Flat Nos. 5 & 6 in 3rd Floor Measuring 604 & 857 Sq. Ft., respectively including common area in the scheme known as "Vijay Shanthi Apartments" together with 1461/44479th undivided share comprised in T.S.No.65 in Block No.16, (2 grounds 906 Sq.ft.), T.S.No.62 Block No. 16, (6796 Sq. ft.), in T.S.No. 68 in Block No.16 (3 Gounds & 765 Sq.ft.), measuring total measuring **8 grounds and 1272 sq.ft** and the land bounded on the property at Door No. 36/7/586, Perumal Koil street, Kottur, Chennai- 600085 of Kottur Village Mayapore-triplicane taluk **For T.S.No.65:** North by: T.S.No.62, South by: T.S.No.68 & 48/6 Part, East by: T.S.No.63 & 64, West by: T.S.No.61 & 66, **For T.S.No.68:** North by: T.S.No.65, South by: T.S.No.48/6 & 48/2, East by: T.S.No.48/3, West by: T.S.No.67/5 and 69. **For T.S.No.62:** North by: T.S.No.57 and 56/3, South by: T.S.No.63, East by: T.S.No.48/5, West by: T.S.No.60. And conveyed through construction agreement dated 18/6/1997 and sale deed registered as Document No.596/1999 dated 02/03/1999. Situated within the Sub-Registration District of Adyar and Registration District of Chennai South.

This publication is also a thirty (30) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors and Mortgageors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

1.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 <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support Nos.079-681 36805/68136837 Mob. : Mr. Ramprasad +919978591888 & 8000023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net before submitting any bid.

Place: Chennai
Date: 11.01.2024
Authorized Officer
Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus Group Thirty Nine Trust One)

மின் ஏல விற்பனைக்கான பொது அறிவிப்பு
2002-ஆம் ஆண்டு கடன் குட் ரொத்துக்களை ரொக்கமாகக் குதல் நிதி சொத்துக்களை சர்மைத்துல் மற்றும் கடன் குட் ரொத்துக்களை உரிமை அமலாக்கச் சட்டம் அதன் தொட்புடைய 2002 ஆம் ஆண்டு உரிமை அமலாக்க விதிகள் 8 மற்றும் 9-ன் கீழ் அசையா சொத்துக்கள் விற்பனை.

இதன் மூலம் பொதுவாக பொதுமக்களுக்கும் மற்றும் குறிப்பாக கடன்தாரர்கள், இணை கடன்தாரர்கள், ஐயுமின்தாரர்கள் மற்றும் அடமானதாரர்கள் கீழ் குறிப்பிட்டுள்ள ஈட்டு கடன் அளித்துவருகூ அடமான வைத்துள்ள அசையா சொத்துக்களை, SARFAESI சட்டம் 2002-ன் கீழ் 31.03.2021 தேதியிட்ட ரொத்துரிமை நிதியை ஒப்புநிதித்தேர்ப்பு (Assignment Agreement) RBL வங்கி லிமிடெட்-க்கு, கீழ் குறிப்பிட்டுள்ள கடன்தாரர் செலுத்து வேண்டிய மொத்த நிலுவை தொகை, கடன்தாரருக்கு வழங்கப்பட்ட கடன் வசதிகள் அடங்கிய பத்திரங்கள் அனைத்தையும் "பெகாஸ் குரூப் 39 டிரஸ்ட்-1-ன் டிரஸ்டியாக செயல்படு (M/s.பெகாஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட் (பெகாஸ்)-க்கு மாற்றப்பட்டுள்ளதில் படி "என்கு எம்புடி உள்எனோ", "என்ன உள்எனோ" மற்றும் "என்கு அப்படி அதே நிலுவை" விநிப்படவுள்ளது என அறிவிக்கப்படுகிறது. SARFAESI சட்டம் மற்றும் விதிகளின் படி கீழ் குறிப்பிட்டுள்ள ஈட்டுறுதி அசையா சொத்துக்களை பெகாஸ்-ன் அங்கீகரிக்கப்பட்ட அதிகாரி 18.08.2023 அன்று அசல் கவாதினம் செய்துள்ளார். ஏல விற்பனை விவரங்கள் கீழ் குறிப்பிட்டுள்ள படி.

கடன்தாரர் / இணை கடன்தாரர்கள், ஐயுமின்தாரர்கள் மற்றும் அடமானதாரர்களின் பெயர்	(a) M/s. கிராஃபிட்டி ஆர்கிடெக்ட்ஸ் பிரைவேட் லிமிடெட் மற்றும் (b) திரு. ஜெயராம் சர்மா, (c) திருமதி. வித்யா சர்மா,
விற்கப்படவுள்ள சொத்தின் மொத்த நிலுவை தொகை	05.01.2024 அன்று வரை ரூ. 1,86,92,873.10 (ரூபாய் ஒரு கோடியே எண்பத்து ஆறு லட்சத்து நேயன் ஐந்துநூறு இரண்டாயிரத்து எண்ணூற்று எழுபத்து மூன்று மற்றும் சைபா பத்து மட்டும்) அத்துடன் 06.01.2024 முதல் முழு தொகையுள் வசூலாகு தெதி வரை ஒப்பந்தத்தின் படி வட்டி, தொகைகள், கட்டணங்கள் மற்றும் செசுவின்னங்கள்.
CERSAI ID:	200016291947
குறைந்த பட்ச விலை (ரூ.)	ரூ.1,02,15,000/- (ரூபாய் ஒரு கோடியே இரண்டு லட்சத்து பதினாறத்தாயிரம் மட்டும்)
முன் வைப்பு தொகை (EMD)	ரூ.10,21,500/- (ரூபாய் பத்து லட்சத்து இருபத்து ஐராயிரத்து ஐநூறு மட்டும்)
சொத்தினை பார்வையிடுதல்	30.01.2024
தொடர்பு கொள்ள வேண்டிய நபர்களின் பெயர் & தொலைபேசி எண்.	திரு.சங்கர் பாலசுப்ரமணியன் - 80561 78676, திரு.பி.ம. மோகன் - 98951 47088, திரு.பி.ம. மோகன் - 94442 77474, திரு.ராஜேஷ் - 90031 93435
விவசாயம்/எரி படிவம் சமர்ப்பிக்கும் கடைசி தேதி	13.02.2024 மாலை 04.00 மணி வரை
மின் ஏலம் நடைபெறும் தேதி & இடம்	14.02.2024 காலை 10.00 மணி முதல் பிற்பகல் 1.00 மணி வரை (https://sarfaesi.auctiontiger.net) என்ற இணையதளம் மூலம் மின்ஏலம் / ஏலம்

சொத்துக்களுக்கு ஏதிராக முன் வைக்கப்பட்டுள்ள ஏதேனும் உரிமை கோரல்கள் மற்றும் ஈட்டு கடன் அளித்துவருகூ தெரிந்த ஏதேனும் பிற நிலுவைகள் மற்றும் மதிப்பு : கிடைக்கப்பெறவில்லை

விற்கப்படவுள்ள ஈட்டுறுதி சொத்தின் விபரங்கள் : திரு.ஜெயராமன் ஷர்மா அவர்களாக அடமானம் வைக்கப்பட்டுள்ள சொத்து. தென் சென்னை பதிவு மாவட்டம் மற்றும் அடமானது துணை பதிவு மாவட்டத்திற்கு உட்பட்ட மெய்ளாப்பூர் - திருவள்ளிக்கோணி தாலுக்கா, கோட்டுக் கிராமத்தின் கதவு எண்.36/7/586, பெருமான் கோயில் தெரு, கோட்டு, சென்னை - 600 085 என்ற முகவரியில் பிளாக் எண். 16, டவுன் சர்வே எண்.65ல் உள்ள (2 கிரவுண்டு மற்றும் 906 சதுர அடி, பிளாக் எண். 16 டவுன் சர்வே எண்.68ல் உள்ள (3 கிரவுண்டு மற்றும் 765 சதுர அடி) மொத்தம் பிளாக் எண். 16 டவுன் சர்வே எண்.62ல் உள்ள (6796 சதுர அடி) மொத்தம் சேர்த்து 8 கிரவுண்டு மற்றும் 1272 சதுர அடி நிலத்தில் 1461/44478 பிரிக்கப்பட்டுள்ள பங்கு நிலத்துடன் "விஜய் சாந்தி அப்டார்ம்ஸ்" என அறியப்படும் திட்டத்தில் 3வது கட்டத்தில் முறையே 604 சதுர அடி மற்றும் 857 சதுர அடியில் கட்டப்பட்டுள்ள பொதுப்பகுதி உட்பட அடுக்குமாடிக் குடியிருப்பு ப்ளாட் எண்கள்.5 மற்றும் 6. மேலும் அதனுடன் இணைந்த துண்டுகளும், பகுதிகளும் மற்றும் நிலத்திற்கான எல்லைகள் : டவுன் சர்வே எண்.65,கடகா எல்லைகள் : வடக்கில் : டவுன் சர்வே எண்.62, தெற்கில் : டவுன் சர்வே எண்.68 & 48/6 (சுதிரி, கிழக்கில் : டவுன் சர்வே எண்.63 & 64, மேற்கில் : டவுன் சர்வே எண்.61 & 66. டவுன் சர்வே எண்.68க்கான எல்லைகள் : வடக்கில் : டவுன் சர்வே எண்.65, தெற்கில் : டவுன் சர்வே எண்.48/6 & 48/2, கிழக்கில் : டவுன் சர்வே எண்.48/3, மேற்கில் : டவுன் சர்வே எண்.67, 75 மற்றும் 69. டவுன் சர்வே எண்.62க்கான எல்லைகள் : வடக்கில் : டவுன் சர்வே எண்.57 மற்றும் 56/3, தெற்கில் : டவுன் சர்வே எண்.63, கிழக்கில் : டவுன் சர்வே எண்.48/5, மேற்கில் : டவுன் சர்வே எண்.60. 18.06.1997 தேதியிட்ட கட்டிட ஒப்புநிதித்தின் மூலமாக தெரிவிக்கப்பட்ட மற்றும் 02.03.1999 தேதியிட்ட விற்பனை பத்திர ஆவண எண்.596/1999.

மேலும் இந்த வெளியீடு மேற்குறிப்பிட்ட கடன்தாரர்/இணை கடன்தாரர்/ ஐயுமின்தாரர்களுக்கு இந்த அறிவிப்பு உரிமை அமலாக்கச் சட்டம், 2002 விதி 8 & 9-ன் கீழ் 30 நாட்கள் விற்பனை அறிவிப்பாக கருதப்படும். எந்த விலையுள்ளவையும் சமர்ப்பிப்பதற்கு முன்பாக விற்பனை பற்றிய விவரமான விதிமுறைகள் மற்றும் நிர்ணயங்களுக்கு, ஈட்டு கடன் அளித்தவரின் <http://www.pegasus-arc.com/assets-to-auction.html> அல்லது <https://sarfaesi.auctiontiger.net> என்ற இணையதளத்தாக பார்வையிடவும் அல்லது செவை அளிப்பவரை M/s. E Procurement Technologies Ltd. -ன் Auction Tiger Bidder Support எண்கள்: 079-68136805/68136837 திருநாவுப்பேட்டை, வைப்பி எண்.: +91 99785 91888 & 80000 23297 மற்றும் மின்எண்: ramprasad@auctiontiger.net, support@auctiontiger.net ஆகிய மின்னஞ்சல்கள் தொடர்பு கொள்ளவும்.

இடம் : சென்னை
நாள் : 11.01.2024
பெகாஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்
(புரஸ்ஸு பெகாஸில் குரூப் 39 டிரஸ்ட் 1)

**GOVERNMENT OF INDIA
DEPARTMENT OF SPACE
CMG, SDSC - SHAR SRIHARIKOTA - 524124**

Brief E-TENDER NOTICE : CORRIGENDUM-B
No:SHAR-CMG-CIVIL-MAINT-E-PT-19(B)23-24 Dt:11.01.2024

Kindly refer to E-PublicTender-19/23-24 dt 30.11.23 "AMC for Civil & PH works at SMPC Unit-1" (TIC-23-27, Est. cost ₹ 93.71 Lakhs); "Repairs of 18 nos of toilets PH works & fencing works @ Guest House Complex, SDSC SHAR" (TIC-23-27, Est. cost ₹ 33.68 Lakhs); Sale period extended up to 29.01.2024. Interested tenderers may visit www.isro.gov.in or www.tenderwizard.com/ISRO for details.

Sd/- GROUP HEAD, CMG/SDSC SHAR

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
(Registered Under Section 3 of SARFAESI Act, 2002)
Flat No.1-C, First Floor, H.M.H Plaza, New No.56 (O) 105, G.N.Chetty Road, E Nagar, Chennai - 600027. Ph : 89398785, 84427244, 89398785
Email: syn@pegasus-arc.com / [Url : www.pegasus-arc.com](http://url : 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), Co-Borrower(s), Guarantor(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, being M/s. Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd (RBL), vide Assignment Agreement dated 31.03.2021 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.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 18.08.2023 under the provisions of the SARFAESI Act and Rules thereunder.

The sale / auction details are as follows:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagors	a) M/s. Graffiti Architects Private Limited, b) Mr. Jayaram Sarma c) Mrs. Vidya Sarma
Outstanding Dues for which the secured assets are being sold:	Rs. 1,86,92,873.10 (Rupees One Crores Eighty Six Lakhs Ninety Two Thousand Eight Hundred and Seventy Three Ten paise only) as on 05.01.2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 06.01.2024 till the date of payment and realization.
CERSAI ID:	200016291947
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 1,02,15,000/- (Rupees One Crore Two Lakhs Fifteen Thousand Only)
Earnest Money Deposit (EMD):	Rs.10,21,500/- (Rupees Ten Lakhs Twenty One Thousand Five Hundred Only)
Inspection of Properties:	30.01.2024
Contact Person and Phone No:	Mr. Shankar Balasubramanian 8056178676, Mr. Vivek - 9895147088, Mr.P.M.Mohan - 9444277474, Mr. Rajesh - 9003193435.
Last date for submission of Bid:	13.02.2024 Till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 14.02.2024 from 10.00 A.M to 1.00 P.M.

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value : Not Available

Details of Secured Asset being Immovable Property which is being sold
Mortgaged by: Mr. Jayaram Sharma: All that piece and parcel of the Flat Nos. 5 & 6 in 3rd Floor Measuring 604 & 857 Sq. Ft., respectively including common area in the scheme known as "Vijay Shanthi Apartments" together with 1461/44479th undivided share comprised in T.S.No.65 in Block No.16, (2 grounds 906 Sq.ft.), T.S.No.62 Block No. 16, (6796 Sq. ft.), in T.S.No.68 in Block No.16 (3 Grounds & 765 Sq.ft.), measuring total measuring 8 grounds and 1272 sq.ft and the land bounded on the property at Door No. 36/7/586, Perumal Koll Street, Kottur, Chennai- 600085 of Kottur Village & Melapallicane taluk For T.S.No.65: North by: T.S.No.62, South by: T.S.No.68 & 4/8 Part, East by: T.S.No.63 & 4/4, West by: T.S.No.61 & 66, For T.S.No.68: North by: T.S.No.65, South by: T.S.No.48/1 & 4/2, East by: T.S.No.48/3, West by: T.S.No.67, 75 and 69, For T.S.No.62: North by: T.S.No.57 and 56/3, South by: T.S.No.63, East by: T.S.No.48/5, West by: T.S.No.60, And conveyed through construction agreement dated 18/6/1997 and sale deed registered as Document No.596/1999 dated 02/03/1999. Situated within the Sub-Registration District of Adyar and Registration District of Chennai South.

This publication is also a thirty (30) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors and Mortgagors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

1. 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 <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support No.:079-68136805/68136837 Mob.: Mr. Ramprasad +919978591888 & 8000023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net before submitting any bid.

Authorized Officer
Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus Group Thirty Nine Trust One)

Place: Chennai
Date: 11.01.2024

KVR Karur Vysya Bank
ASSET RECOVERY BRANCH: 2nd Floor, No.1, Padmavathi Road, Gopalapuram, Chennai-600 086, Ph: 044 - 2853 931/33 Mob: 89398 99789

NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) 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 property mortgaged / charged to the Secured Creditor, The Karur Vysya Bank Ltd., the Constructive Possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Following Branches, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 23.02.2024, for recovery of dues including interest and cost to the Karur Vysya Bank Ltd. Secured Creditor.

S.No.1: (Chennai Valasaravakkam Branch) Borrower / Morgagor: Mr. T.K.Faiza Nazreen, W/o Mr. M.Mohamed Rizwan, Old No.31, New No.15, 1-1, Alpine Enclave Apts, Club Board, Chetpet, Chennai-600 031; Amount Outstanding: ₹ 57,73,154/- (Rupees Fifty Seven Lakhs Seventy Three Thousands One Hundred and Fifty Four Only) with further interest, costs, other charges and expenses thereon from 06.01.2024.

DESCRIPTION OF IMMOVABLE PROPERTY: Schedule-1: All that piece and parcel of House Site bearing Plot No.95 measuring to an extent of 2400 Sq.ft of land at "Sri Rajeswari Nagar" layout comprised in Old Survey No.53, bearing Patta No.1229 as per Patta New Survey No.53/2, situated at No.22, Thyalur-A Village, Thirupurur Panchayat Union, Thirupurur Taluk, Chengalpattu District. Bounded on the North by: 25 Feet Wide Road, South by: Plot No.58, East by: Plot No.94, West by: Plot No.96, Measuring: East to West on the Northern Side: 40 Feet, East to West on the Southern Side: 40 Feet, North to South on the Eastern Side: 60 Feet, North to South on the Western Side: 60 Feet. And within the limits of Chengalpattu Registration District and Thirupurur Sub Registration District.

Schedule-II: Undivided Share of land to the extent of 432 Sq.ft of land in the above mentioned Schedule-I property together with Flat No.S-1, with Super Building area 1195 Sq.ft in Second Floor of the premises and covered car parking including common amenities and common area, Sri Rajeswari Nagar, Thyalur Village, Thirupurur Taluk, Kancheepuram District standing in the name of Mrs.Faiza Nazreen.

RESERVE PRICE ₹ 49,00,000/- EMD ₹ 4,90,000/-

S.No.2: (Chennai Teynampet Branch) Borrower/Mortgagor: 1. Mr.KatariSanjai, S/o.Katari Venkata Rangas Rao, 1468 Harmony Apartments, AG Block, 2nd Street, 7th Main Road, Shanthi Colony, Anna Nagar, Chennai 600 040, Also at 1/99, 4th Street, 8 Main Road, Shanthi Colony, Anna Nagar, Chennai 600 040, Guarantor: 2.Ms.Gourabathini Hema, W/o.Moulaniah, 15/6, Puram Prakasham Street, Royapuram, Chennai 600014; Amount Outstanding: ₹ 32,36,419.69 [Rupees Thirty Two Lakhs Thirty Six Thousand Four Hundred and Nineteen and Paise Thirty Nine Only] with further interest, costs, other charges and expenses thereon.

DESCRIPTION OF IMMOVABLE PROPERTY: Schedule-I: All that piece and parcel of land measuring 416 sq.ft undivided share of 4891 Sq.ft bearing Plot No.63, property situated at "Thiruvalluvar Street" comprised in S.No. 1/1, vide Patta No.500, as per patta new Survey No.1272/4 of Kathirvedu Village, Madhavaram Taluk, Chennai District within the Registration District of North Chennai and Sub Registration District of Ambattur is bounded on the: North by: Plot owned by Murugan. South by: Plot owned by V.J.Rathinam. East by: Nagappa Tannery Compound Wall and West by: Thiruvalluvar Street. Measuring: East to West on the Northern Side 135 Feet, Southern Side - 133 Feet, North to South on the Eastern Side - 40 feet, Western side - 33 feet. In all measuring an extent of 4891 Sq.ft.

Schedule -II: 416 Sq.ft undivided share of 4891 sq.ft bearing Plot No.63, Thiruvalluvar Street, Flat No.G-1, Ground Floor, "B" Block, Flat measuring 732 sq.ft., (including common area), with all amenities and with all common right, title and interest in common area Kathirvedu Village, Madhavaram Taluk, Chennai District standing in the name of Mr.Katari Sanjai.

RESERVE PRICE ₹ 32,00,000/- EMD ₹ 3,20,000/-

BID MULTIPLIER ₹ 50,000/- For Each Property
Inspection of the Asset: All working Days From 12.01.2024 to 22.02.2024 between 10.00 am and 5.00 p.m.

Last date and time for submitting online Tender & Application Forms: 22.02.2024, Time: 5.00 p.m.

DATE AND TIME OF E-AUCTION
The E-Auction will take place through portal www.matexauctions.com on 23.02.2024 between 3:00 p.m. and 4:00 p.m. with unlimited extensions of 10 minutes each till sale is concluded.

Nodal Bank Account Name: The Karur Vysya Bank Ltd., Central Office Bid Collection, A/c No.110135100000973, IFSC Code: KVBL0001101, EMD for the Account of S.No.1. Mrs.T.K.FaizaNazreen, S.No.2. Mr.KatariSanjai

Contact Person & Ph.No: Chief Manager - 89398 99789, 99426 06507, 77085 35548 Gen Ph Nos. 044 - 2835 9331/33 - Mail: arcbanknail@kvbm.com

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/Secured Creditor's website i.e. www.kvb.co.in/Property Under Auction also at the web portal <https://www.matexauctions.com> of the service provider, M/s. MateX Net Pvt. Ltd.

Statutory 30 days' Notice under Rule 8(6) of the SARFAESI Act, 2002. The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction on 23.02.2024, failing which the schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 10.01.2024
Place : Chennai
Authorized Officer
The Karur Vysya Bank Ltd

बैंक ऑफ इंडिया Bank of India
"STAR HOUSE", Fourth Floor, No. 30, Errabalu Street, Chennai - 600 001. Ph:6677459/469/462/508. E-mail: AssetRecovery.Chennai@bankofindia.co.in

CHENNAI ASSET RECOVERY DEPARTMENT

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWERS/GUARANTORS
SALE NOTICE UNDER SARFAESI ACT 2002 (hereafter referred to as Act) re SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereafter referred to as Rules) Pursuant to the Notice issued U/S 13(2) of the above Act, the POSSESSION of the below mentioned properties were taken on behalf of the Bank of India, by the Authorised officer of the Bank. Whereas the Authorised officer of the Bank has decided to sell the property described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IT IS BASIS", and "WHATEVER THERE IS BASIS", under rules 8 & 9 of the said Act, through public auction.

S.No.1: BORROWER'S NAME & ADDRESS:
Mr. Kumar K (Borrower) S/o. Mr. Krishnan, Address - 1 No.161-B, 5th Street, Puthu Nagar, Balaji Garden, Redhills, Chennai - 600 052.
Address - 2 : Flat No.G2, Lakshmi Flats, Pozhichalur, Alandur Taluk, Chennai - 600 074
Mr. Venkateswarulu (Guarantor), No.104/C, 9th Street, P W D Quarters, Ayanavaram, Chennai - 600 023.

BRANCH NAME : MOUNT ROAD BRANCH

Amount Due : Rs.9,28,795.00 (Rupees Nine Lakhs Twenty Eight Thousand Seven Hundred Ninety Five) plus interest @ 11.25 % from 31.03.2008 at monthly rests together with costs, charges, etc.
Present Outstanding Amount: Rs.15,16,919.00 (Rupees Fifteen Lakhs Sixteen Thousand Nine Hundred Nineteen) (Contractual dues up to the date of notice)

RESERVE PRICE ₹ 8,50,000/- EMD ₹ 85,000/- BID INCREMENT ₹ 1,00,000/-

S.No.2: BORROWER'S NAME & ADDRESS:
M/s. Sunder Steel Traders, No.54, Rasappa Chetty Street, Chennai - 600 003.
Mr. Sunder K S, S/o K T Shanmugam (Borrower), Old No.30, New No.8, Nyniappan Maistry Street, Park Town, Chennai - 600 003.
Mrs. Kalavathi S, W/o. K S Sunder (Guarantor), O.No.30, N.No.7, Nyniappan Maistry Street, Park Town, Chennai - 600 003.

BRANCH NAME : SOWCARPET BRANCH

Amount Due : Rs.1,93,12,471.00 (Rupees One Crore Ninety Three Lakhs Twelve Thousand Four Hundred Seventy One) (contractual dues up to the date of notice) @11.35% p.a. from 17.05.2023 at monthly rests together with costs, charges, etc.
Present Outstanding Amount: Rs.2,01,17,902.00 (Rupees Two Crore One Lakh Seventeen Thousand Nine Hundred Two) (Contractual dues up to the date of notice)

DESCRIPTION OF THE IMMOVABLE PROPERTY: SCHEDULE OF PROPERTY : All that piece and parcel of the Land with Flat measuring 520 Sq.ft., with UDS of 298 Sq.ft., out of the total extent of land measuring 2617 Sq.ft at Flat No.G-2, Ground Floor at Plot No.4, Pozhichalur Village, as per Sale Deed Old Nos. 98,86, Tambaram Taluk, Kancheepuram District, (present postal address of No.2, Bismi Street, Ramannath Nagar, Pozhichallur, Chennai-600 074) Comprised in Survey No.175/1 and 175/2 as per Patta No.3208 and New Survey No.175/2A1, 175/2A2 and within the Registration Sub-District of Pammal and Registration District of Chennai South, Property belonging to Mr. K.Kumar. Boundaries: North by: Plot Nos. 1, 2 and 3, South by: Plot No.5, East by: Land in Survey No.174, West by: 20 Feet Road.

RESERVE PRICE ₹ 4,37,00,000/- EMD ₹ 43,70,000/- BID INCREMENT ₹ 1,00,000/-

DATE & TIME OF E-AUCTION 29.01.2024 between 11.00 AM to 5.00 PM (with unlimited extensions of 10 minutes duration each)

Last date for submission of online EMD: 28.01.2024 up to 05.00 P.M. Inspection Date & Time of the Property: 24.01.2024 Time: 11.00 am to 05.00 pm

Terms & Conditions: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002. The e-auction will be conducted "AS IS WHAT IS AND WHATEVER THERE IS" through online bid service provider <https://www.matexauctions.com/auctionhome/bidpln.asp>. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid) immediately to the bank on the same day or not later than next working day the sale. The balance of the purchase price shall be paid on or before the fifteenth day of confirmation of sale, failing which Bank shall have the absolute and exclusive right to forfeit the same. Upon forfeiture of the amount deposited by the defaulting bidder, the defaulting bidder neither have a claim on the property nor on any part of the sum for which may it be subsequently sold. The Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. The decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all bidders. The successful bidder to remit the TDS@1% as applicable u/s 194 1-A>Please refer https://ibapi.in/Sale_Info_Home.aspx

SALE NOTICE TO BORROWERS/GUARANTORS: Dear Sir/Madam, The Authorised Officer, in exercise of the powers conferred under Section 13(4), took possession of the secured assets, more particularly described in the schedule mentioned above and a sale notice was issued in SI.No.1: Ref. No. C20/BOI/ARD/SN/2023-24/CA/034 DATE: 11.01.2024, SI.No.2: Ref. No. C20/BOI/ARD/SN/2023-24/CA/035 DATE: 11.01.2024.

Date : 11.01.2024, Place : Chennai Authorised Officer, Bank of India

केनरा बैंक Canara Bank
A Government of India Undertaking
Asset Recovery Management Branch, 770A, 1st Floor, Spencer Towers II Building, Anna Salai, Chennai-600 002. Tel.No.2849 6339, 2849 6900. E-Mail: cb2361@canarabank.com Website: www.canarabank.com

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the symbolic / constructive possession of which has been taken by the Authorised Officer of the following branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned herein below. For recovery of the amount mentioned in each of the borrower to the dues to the Asset Recovery Management Branch, Chennai of the Canara Bank from the following Borrowers.

SI.No. 1 : Branch: ARM Branch. Name and Address of the Borrower/ Guarantor/ Mortgagor
M/s. Pateel Overseas, No.31/14, 1st Floor, Karpura Mudali Street, Periamet, Chennai- 600 003. Also at: No.3, Patinoi Sardar Jung Street, Periamet, Chennai-600 003. Mr.F.Basha Khan, S/o Fazulach Khan, No.242-37/2, F3, VS Residency, Perambur High Road, Perambur Barracks, Chennai - 600 012. Also at, No.20D, Angalamman Koll Street, Chocai, Chennai- 600 112.

Total liabilities as on 31.12.2023 : Rs.1,95,75,778.25/- with further interest and other incidental charges thereto incurred by the Bank.

Description of Property Property No.1: (In the name of Mr.F.Basha Khan by virtue of title deed bearing its Document No.2153/2016 dated 19.08.2016) All that piece and parcel of land and building situated in Dindigul District, Dindigul Joint-I Sub Registrar Office, Dindigul Taluk, Seelapadi Village, the land measuring 50 ½ cents in S.No.755/4A/4 were divided into plots. A) S.No.755/4A/4, the Plot No.12 Part (Southern side of Plot No.12) measuring 1612 Sq.ft. Boundaries: North: Plot No.12 part (eastern side of Plot No.12) measuring 1749 sq.ft purchased by Varadharaj, Sathyalakshmi, South: Land in S.No.758, East : Plot No.11, West : Plot No.13, Extent of Land : East-West on the northern side 52ft, East-West on the southern side 52ft, North-South on the eastern side 31ft, North-South on the western side 31ft. B)S.F.No.755/4A/4, Plot No.12 part (North western side of plot No.12) measuring 320 sq.ft. Boundaries: North : East-West 20ft road, South : Plot in Item No.1, East : Plot No.12 part (Eastern side of plot no.12) measuring 1749 sq.ft purchased by Varadharaj, Sathyalakshmi, West : Plot No.13, Extent of Land : East-West on the northern side 8ft, East-West on the southern side 8ft, North-South on the eastern side 40ft, North-South on the western side 40ft, Total Extent of land in A & B is 1932.00 sq.ft and building measuring 1450 sq.ft. The property lies within the jurisdiction of office of Dindigul Joint-I Sub-Registrar Office.

Reserve Price: Rs.26,37,000/- EMD Price : Rs.2,63,700/- Bid Increase Amount : Rs.1,00,000/-

Property No.2: (In the name of Mr.F.Basha Khan by virtue of title deed bearing its Document No.3929/2016 dated 24.08.2016) All that piece and parcel of land situated in Dindigul District, Nagalainackanpatti Sub Registrar office, Dindigul Taluk, Pillaiyannatham Village, the land measuring 75 ½ cents in S.No.295/7, New S.No.295/7A were divided into plots under the name and style as K.S.A Nagar. A. S.No.295/7A, the Plot No.17E measuring 2139 sq.ft. Boundaries: North: Plot No.17D, South: Plot No.17F, East: South-North 20ft Road, West: Land belongs to Periasamy & others. Extent of Land: East-West on the northern side 70ft, East-West on the southern side 54ft, North-South on the eastern side 42ft, North-South on the western side 27ft. B. S.No.295/7A, the Plot No.17F measuring 1126.125 sq.ft. Boundaries: North: Plot No.17E, South: Plot No.17G, East: South-North 20ft Road, West: Land belongs to Periasamy & others. Extent of Land: East-West on the northern side 54ft, East-West on the southern side 45ft, North-South on the eastern side 25ft, North-South on the western side 20-1/2ft. C. S.No.295/7A, the Plot No.17 G measuring 1046.75 sq.ft. Boundaries: North : Plot No.17F, South: Plot No.17H, East: South-North 20ft Road, West: Land belongs to Periasamy & others. Extent of Land: East-West on the northern side 45ft, East-West on the southern side 34ft, North-South on the eastern side 25ft, North-South on the western side 28ft, D. S.No.295/7A, the Plot No.17 H measuring 755 ½ sq.ft. Boundaries: North: Plot No.17 G, South: Plot No.17 I, East: South-North 20ft Road West : Land belongs to Periasamy & others. Extent of Land: East-West on the northern side 34ft, East-West on the southern side 23ft, North-South on the eastern side 26ft, North-South on the western side 27ft. E. S.No.295/7A, the Plot No.17 I measuring 597.375 sq.ft. Boundaries: North: Plot No.57, South: Plot No.17H, East: South-North 20ft Road, West: Land belongs to Periasamy & others. Extent of Land: East-West on the northern side 23ft, East-West on the southern side 6-1/2ft, North-South on the eastern side 40ft, North-South on the western side 41ft. The total Extent of Land from A to E is 5664 ½ sq.ft. The property lies within the jurisdiction of office of Dindigul Nagalainackanpatti Sub-Registrar Office.

Reserve Price: Rs.16,02,000/- EMD Price : Rs.1,60,200/- Bid Increase Amount : Rs.1,00,000/-

SI.No. 2 : Branch: ARM Branch. Name and Address of the Borrower/ Guarantor/ Mortgagor
1.M/s. MNZ Leather Exports, Rep. by its Proprietor Mr. Mohammed Noorzaman, No.38, Periantha Maistry Street, Periamet, Chennai - 600 003. 2. Mr. Mohammed Noorzaman, S/o Mr. Mohammed Khurshid Zaman, No. 5/16-3rd Lane, Naval Hospital Road, Periamet, Chennai - 600 003

Total liabilities as on 31.12.2023 : Rs.3,18,95,470.61/- with further interest and other incidental charges thereto incurred by the Bank.

Description of Property Property No.1: All that piece and parcel of land situated in Dindigul District, Dindigul Taluk, Pallapatti Village, Rajiv Gandhi Nagar, S.No. 579/1, Plot No.17 measuring 2880 Sq.ft and Plot No.18 measuring 2400 Sq.ft. Boundaries: Plot No: 17: North: East - West 30 ft common pathway, South: Plot No. 22, East: Plot No.18, West : Land in S.No. 586, Extent of Land: East - West on both sides 48 ft. South - North on both sides 60 ft. Totaling 2880 sq.ft. Boundaries: Plot No: 18: North: East - West 30 ft common pathway in S.No.581/7, South : Plot No. 21 belongs to Rajia Begam, East : Plot No. 19 belongs to Piyaree John, West: Plot No. 17 belongs to Rajia Begam, Extent of Land: East - West on both sides 40 ft. South - North on both sides 60 ft. Totaling 2400 Sq.ft. The property lies within the jurisdiction of Office of Dindigul Joint II Sub Registrar Office.

Reserve Price: Rs.15,84,000/- EMD Price : Rs.1,58,400/- Bid Increase Amount : Rs.1,00,000/-

Property No. 2: All that piece and parcel of vacant site situated in Dindigul Re.District, Nagalainackanpatti Sub Registrar Office, Dindigul Taluk, Pillaiyannatham Village at S.No: 141/6 and 141/8, the land measuring 82 Cents. Boundaries: S.No: 141/6, the land measuring 42 cents: North: Land belongs to Perumal Gounder & Others, South: East - West common cart pathway, East: Property belonging to Nagoor Meera, West: Property belonging to Durairaj Naidu. Boundaries: S.No: 141/8, the land measuring 40 cents: North: East - West common cart pathway, South: Land belongs to Sankaralingam Pillai, East: Property in S.No. 141/9, West: Property belonging to Nagoor Meera.

Reserve Price: Rs.26,03,000/- EMD Price : Rs.2,60,300/- Bid Increase Amount : Rs.1,00,000/-

Date and Time of e-Auction 19.02.2024 at 10.30 AM to 11.30 AM
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

Date and Time of Inspection of Property 09.02.2024 between 11.00 am to 4.00 pm

Last Date of Submission of EMD : EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Asset Recovery Management Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, Asset Recovery Management Branch, A/c No: 209272434 IFSC Code: CNRB0002361 on or before 16.02.2024 till 5.00 PM.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Canara Bank Asset Recovery Management Branch, Chennai (Ph. No. 044-28496900 / 28496339) E-mail: cb2361@canarabank.com during office hours on any working day. Portal of E-Auction: <https://indianbanksecurities.com>.

Date : 10.01.2024
Place : Chennai
Authorized Officer
Canara Bank

Karnataka Bank Ltd
Your Family Bank. Across India.

ASSET RECOVERY MANAGEMENT BRANCH
No.324, Ground Floor, Thambu Chetty Street, Chennai - 600001

Phone : 044-23463509 (Gen)
E-Mail : chennai.armor@ktbk.com; Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES (MEGA E - AUCTION - 05.02.2024)

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

Notice is here by given to public in general and in particular to 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 Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on below mentioned dates will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 05.02.2024 for recovery of below mentioned dues plus interest and costs due to the Karnataka Bank Ltd., below Branches from the following Borrowers / Guarantors/Mortgagors:

1. Chennai-Ayanavaram Branch
Name & address of Borrower/s / Guarantor/ Mortgagors : 1) M/s.R.K Construction, Represented by its Proprietor - Mr.Muralirajan S., D.No.2A, Pilikinton Road, Ayanavaram; Chennai-600023. Also at : No.1A, Kadappa Road, Ramalinga Nagar, Lakshimpuram, EB Office, Puthagaram, Kolathur, Chennai-600099. 2) Mr.Muralirajan S, S/o. Mr.Satchidanandam S. Mrs.Latha Muralirajan S, W/o.Mr.Muralirajan S Both (2) & (3) addressed at : Door No.23/11, 7th Avenue, Western Apartment, Welcome Colony, Annanagar, Chennai-600101. Also (2) & (3) addressed at : No.1A, Kadappa Road, Ramalinga Nagar, Lakshimpuram, EB, Office, Puthagaram, Kolathur, Chennai-600099.

Balance Outstanding : M/s.R.K.Constructions Rs. 727,210.70 as on 07.01.2024, under A/c No. 1597000600003501 along with further interest from 01.08.2019 and Mr.Muralirajan S Rs. 46,57,109.00 as on 07.01.2024, under A/c No. 1597001600024801 along with further interest from 11.02.2019, Grand Total: Rs. 53,84,319.70 (Rupees Fifty Three Lakh Eighty Four Thousand Three Hundred Nineteen and Paise Seventy Only) plus costs.

Description of the property : (Residential Land & Building): All that piece and parcel of Land measuring 6540 sq.ft., with Building constructed bearing Door No: D.No.4/18, in Survey No.404/11, (As per Patta, sub divided Survey No.404/11A2) Mela Pillaiyalar Koll Street, Karunguzhi Panchayat, Madhavaram Taluk, Kanchipuram District, Tamilnadu, belongs to Mr

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) which will be held on **14.02.2024** from **10.00 AM To 1.00 PM with** unlimited extensions of 5 minutes duration each.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual should also upload proper acceptable mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> contact details of online portal is as under: -
M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support Nos.:079-681 36805/68136837 Mob.: Mr. Ramprasad +919978591888 & 8000023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information available with M/s Pegasus Assets Reconstruction Private Limited in its capacity as Trusty of **Pegasus Group Thirty Nine Trust One (Pegasus ARC)** and Pegasus ARC will not be responsible for any error, misstatement or omission or Shortfall of the immovable asset or procuring permission etc.,
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details (Details of bidder form is annexed herewith as (Annexure-I), Declaration by bidders as (Annexure-II) and Undertaking (Annexure III). In addition to the above, copy of Pan card, Aadhar card, Address proof etc., (in case of the company, copy of board resolution passed by board of directors of company) also needs to be submitted by the bidder.
7. **The Reserve Price of the auction Property Rs. 1,02,15,000/- (Rupees One Crore Two Lakhs Fifteen Thousands Only) and The Earnest Money Deposit (EMD) is Property Rs. 10,21,500/- (Rupees Ten Lakhs Twenty One Thousand and Five Hundred Only)**
8. **Last date for submission of bid along with EMD is 13.02.2024 before 4.00 PM and the date and time of Auction is on 14.02.2024 from 10:00 AM To 1.00 PM**
9. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of "Pegasus Group XXXIX Trust One" payable at Mumbai or EMD by RTGS/ NEFT/Fund Transfer to the credit of A/c no.409819116154 A/c name: - Pegasus Group XXXIX Trust One, Bank Name: RBL Bank Limited, Nariman Point Branch, IFSC Code: RATN0000155.**
10. The bid price to be submitted shall not be below the reserve price and bidders shall improve their further offers in multiples of Rs. 25 thousand.

11. The successful bidder shall have to pay 25% of the bid/purchase amount (including EMD already paid), immediately that is on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (9). The balance amount of the purchase amount/ bid price shall to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
12. In default of payment by the successful bidder within the said period, the sale will automatically stand revoked, and the entire amount deposited by the successful bidder together with the EMD shall be automatically forfeited without any notice. Further, the property shall be resold and all claims of the defaulting successful bidder to the assets (or) to any part of the sum for which it may be subsequently sold shall stand forfeited. It is Explicitly stated that once the sale certificate is issued by the Authorized Officer, the Authorized Officer shall not be held responsible for security and safe-keeping of the Secured Assets.
13. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
14. The sale is subject to confirmation by Pegasus ARC. If the borrower/guarantor/Mortgagor/(s)/ pay the amount due to Pegasus ARC in full before date of sale, no sale will be conducted.
15. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority like property taxes, society dues etc., besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
16. No claim of whatsoever nature regarding the property put for sale like property taxes, society dues charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the bid.
17. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
18. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
19. The Secured Assets are being sold strictly on "As is where is" "As is what is" and "Whatever there is" basis with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditors in respect of the above financial facilities including interest thereon as against the Schedule Property). Further, all liabilities, dues of authorities and departments like property taxes, society dues etc statutory or otherwise, any other dues, if any, in respect of the Secured Assets by reason of the sale of the Secured Assets, shall be the sole responsibility of and to the account of the Purchaser.

20. EMD deposited by the bidder will not carry any interest.

21. In the event the said sale in favor of the successful bidder not being confirmed by Authorized Officer (or) otherwise on account of the default of the successful bidder (or) if the sale is set aside by an order of Court/Tribunal (or) in the event of any stay order of the Court/ Tribunal, then the successful bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) OR Purchase money deposited as the case may be but without any interest and the successful bidder shall not be entitled to payment of his cost, charges and/ expenses incidental to the said sale and (or) investigation of title (or) any other costs incurred by him/her/them.

22. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002, the conditions mentioned above and the conditions mentioned in the public notice dated 11.01.2024 and published on 12.01.2024.

23. Further enquiries may be clarified with the Authorized Officer, Mr. Shankar Balasubramanian (Mobile 8056178676), and Mr. Vivek 9895147088,

Special Instructions:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Chennai
Date: 11.01.2024

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Nine Trust One)

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

11

/ /

Name & Signature

ANNEXURE-I/
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____ / ____ / ____

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature: _____

Name: _____

Address: _____

eMail ID: _____

ANNEXURE-III

Affidavit cum Declaration

I, _____ S/o _____ R/o _____ do hereby solemnly swear and affirm :

1. That I am not undischarged insolvent;
2. That I am not a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
3. That none of my account or account of any corporate entity under my management or control is classified as Non-Performing Asset in accordance with guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force;
4. That I have not been convicted for any offence punishable under any law for the time being in force;
5. That I am not disqualified to act as a director under the Companies Act, 2013;
6. That I am not related/associated with _____ or with its directors in any manner whatsoever.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-6 of this affidavit to be true and correct.

Deponent