



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,
T. Nagar, Chennai - 600017. Ph : 044- 2815 0045 / 8056178676
Email: sys@pegasus-arc.com / Url : www.pegasus-arc.com



பெகாசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்
(SARFAESI சட்டம் 2002, பிரிவு 3-ன் கீழ் பதிவு செய்யப்பட்டது)
புளட் எண்-1-C, 1வது தளம், H.M.H. பிளாசா, புதிய எண்-56 (O) 105,
G.N. செட்டி சாலை, தி.நகர், சென்னை-800 017 | போன் - 044 - 2815 0045 / 8056178676
Email: sys@pegasus-arc.com / 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 details are as follows:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagers	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.2,64,89,207.56 (Rupees Two Crore Sixty Four Lakh Eighty Nine Thousand Two Hundred and Seven and Fifty Six paisa only) as on 02.02.2026 along with interest at the contractual rate and costs, charges and expenses thereon w.e.f. 03.02.2026 till the date of payment and realization.
CERSAI ID:	200016291947
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.74,47,500/- (Rupees Seventy Seven Lakhs Four Ty Seven Thousand Five Hundred Only)
Earnest Money Deposit (EMD):	Rs.7,44,750/- (Rupees Seven Lakhs Forty Four Thousand Seven Hundred and Fifty Only)
Inspection of Properties:	12.02.2026
Contact Person and Phone No:	Mr. Shankar Balasubramanian 80561 78676, Mr. Vivek 98951 47088.
Last date for submission of Bid:	24.02.2026 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 25.02.2026 from 11.00 AM to 12.00 PM.
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 1461 Sq. Ft., 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 bonded on the property at Door No. 367/586, Perumal Koil street, Kottur, Chennai- 600085 of Kottur Village Mylapore- 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.67,75 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. Situated within the Sub-Registration District of Adyar and Registration District of Chennai South.

This publication is also a Fifteen 15 days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors and Mortgagers 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. <https://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.

Authorized Officer
Pegasus Assets Reconstruction Pvt. Ltd.
(In Its Capacity Trustee of Pegasus Group Thirty Nine Trust 1)
Place: Chennai
Date: 03.02.2026

மின் ஏல மூலம் விற்பனைக்கான பொது அறிவிப்பு

2002-ஆம் ஆண்டு கடன் டீ சொத்துக்களை ரொக்கமாகக் குதல் நிதி சொத்துக்களை சீரமைத்தல் மற்றும் கடன் டீ சொத்துக்களை உரிமை அமலாக்கக் சட்டம் அடிப்படையில் 2002 ஆம் ஆண்டு உரிமை அமலாக்க விதிகள் 8 மற்றும் 9-ன் கீழ் அசையா சொத்துக்கள் விற்பனை இதுண்டில் மீட்டர் மற்றும் பொதுமக்களுக்கு மற்றும் குறிப்பாக கடன்தாரர்கள், இணை கடன்தாரர்கள், ஜாமின்தாரர்கள் மற்றும் அடமானதாரர்கள் கீழே குறிப்பிடப்பட்டுள்ள ஈட்டு கடன் அளித்தவர்களுக்கு அடமான வைத்திருப்ப அசையா சொத்துக்களை SARFAESI சட்டம் 2002-ன் கீழ் 31.03.2021 தேதிப்பட்ட சொத்துரிமை நியமன ஒப்பந்தத்திற்கேற்ப (Assignment Agreement) RBL வங்கி லிமிடெட்-க்கு, கீழே குறிப்பிடப்பட்டுள்ள கடன்தாரர் செலுத்த வேண்டிய பொது நிதியை நோக்கி, கடன்தாரர்களுக்கு வழங்கப்பட்ட கடன் வசதிகள் அடிப்படையில் பத்திரங்கள் அனைத்தையும் "பெகாசஸ் குரூப் 39 டிரஸ்ட்-1-ன் டிரஸ்டியாக செயல்படும் M/s.பெகாசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்(பெகாசஸ்)-க்கு மாற்றப்பட்டுள்ளதில் படி "எனக்கு எப்படி உள்ளது", "என்ன உள்ளது" மற்றும் "அங்கு அப்படி அதே நிலையில்" விற்கப்பட்டுள்ளது என அறிவிக்கப்படுகிறது. SARFAESI சட்டம் மற்றும் விதிகளின்படி கீழே குறிப்பிடப்பட்டுள்ள ஈட்டு நிதி அசையா சொத்துக்களை பெகாசஸ்-ன் அங்கீகரிக்கப்பட்ட அதிகாரி 18.08.2023 அன்று அசல் சுவாதினம் செய்துள்ளார். விற்பனை விவரங்கள் கீழே குறிப்பிடப்பட்டுள்ள படி.

கடன்தாரர்கள் / இணை கடன்தாரர்கள், ஜாமின்தாரர்கள் மற்றும் அடமானதாரர்களின் பெயர்	M/s. கிராஃபிட்டி ஆர்கிடெக்ட்ஸ் பிரைவேட் லிமிடெட் மற்றும் (b) திரு. ஜெயராம் சர்மா, (c) திருமதி. வித்யா சர்மா,
விற்கப்படவுள்ள சொத்தின் மொத்த நிலுவை தொகை	02.02.2026 அன்று வரை ரூ.2,64,89,207.56 (ரூபாய் இரண்டு கோடியே அறுபத்து நான்கு லட்சத்து எண்பத்து ஒன்பதாயிரத்து இருநூற்று எழு மற்றும் மூன்று ஐம்பத்து ஆறு மட்டும்) அத்துடன் 03.02.2026 முதல் முழு தொகையும் வசூலாகும் தேதி வரை ஒப்பந்தத்தின் படி வட்டி, தொகைகள், கடன்களின் மற்றும் செலவுகளின் படி.
CERSAI ID:	200016291947
குறைந்த பட்ச விலைக்கு கீழ் ஈட்டு நிதி சொத்து விற்கப்படாது	ரூ.74,47,500/- (ரூபாய் எழுபத்து நான்கு லட்சத்து நான்கு ஏழாயிரத்து ஐந்து ரூபாய் மட்டும்)
முன் வைப்பு தொகை (EMD)	ரூ.7,44,750/- (ரூபாய் எழு லட்சத்து நான்கு நான்காயிரத்து எழுநூற்று ஐம்பது மட்டும்)
சொத்தினை பார்வையிடுதல்	12.02.2026
நட்பாட்டி கொள்ள வேண்டிய தரக்களின் பெயர் & தொலைபேசி எண்.	திரு.சங்கர் பாலசுப்ரமணியன் - 80561 78676, திரு.விவேக் - 98951 47088
விலைப்பள்ளி படிவம் சமர்ப்பிக்கக் கட்டடதி தேதி	24.02.2026 அன்று மாலை 4.00 மணி வரை
மின் ஏலம் நடைபெறும் தேதி & இடம்	25.02.2026 அன்று காலை 11.00 மணி முதல் நண்பகல் 12.00 மணி வரை (https://sarfaesi.auctiontiger.net) என்ற இணையதளம் மூலம் மின் ஏலம் / ஏலம்

சொத்துக்களுக்கு எதிராக முன் வைக்கப்பட்டுள்ள ஏதேனும் உரிமை கோரல்கள் மற்றும் ஈட்டு கடன் அளித்தவர்களுக்கு தெரிந்த ஏதேனும் பிற நிதியுணைகள் மற்றும் மதிப்பு : கிடைக்கப்படுவதில்லை

விற்கப்படவுள்ள ஈட்டு நிதி சொத்தின் விவரங்கள்: திரு.ஜெயராமன் ஓர்மா அங்காரால் அடமான வைக்கப்பட்டுள்ள சொத்து, தென் சென்னை பதிவு மாவட்டம் மற்றும் அசையா துணை பதிவு மாவட்டத்திற்கு உட்பட்ட மாலாயாபுர் - திருவல்லிக்கேணி தாலுகா, கோட்டே கிராமத்தில் கதவு எண்.367/586, பெயரால் கோயில் தெரு, கோட்டே, சென்னை - 600 085 என்ற முகவரிப்பில் பிராக் எண்.16, டவுன் சர்வே எண்.65ல் உள்ள 2 கிரவுண்ட் மற்றும் 906 சதுர அடி, பிராக் எண். 16, டவுன் சர்வே எண்.62ல் உள்ள 6796 சதுர அடி, பிராக் எண். 16, டவுன் சர்வே எண்.68ல் உள்ள 3 கிரவுண்ட் மற்றும் 765 சதுர அடி, மொத்தம் சேர்த்து 8 கிரவுண்ட் மற்றும் 1272 சதுர அடி நிலத்தில் 1461/44479-வது பிரிக்கப்படாத பங்கு நிலத்தின் "விஜய் சாந்தி அபார்ட்மென்ட்ஸ்" என அறிவிக்கப்பட்ட நிலத்தில் 3வது தளத்தில் 1461 சதுர அடியில் கட்டப்பட்டுள்ள பொதுப்பகுதி உட்பட அடுக்குமாடி குடியிருப்புப் பள்ளாட் எண்கள் 5 மற்றும் 6. மேலும் அத்துடன் இணைந்த அனைத்து துண்டுகளும், பகுதிகளும் மற்றும் நிலத்திற்கான எல்லைகள் : டவுன் சர்வே எண்.65க்கான எல்லைகள் : வடக்கில் : டவுன் சர்வே எண்.62, தெற்கில் : டவுன் சர்வே எண்.68 & 48/6 பகுதி, 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.

மேலும் இந்த வெளியீடு மேற்குறிப்பட்ட கடன்தாரர்கள்/இணை கடன்தாரர்கள்/ஜாமின்தாரர்கள்/அடமானதாரர்களுக்கு இந்த அறிவிப்பு உரிமை அமலாக்கச் சட்டம், 2002 விதி 8 & 9-ன் கீழ் 15 நாட்கள் விற்பனை அறிவிப்பு கருதப்படும். எந்த விலைப்பள்ளிகளையும் சமர்ப்பிப்பதற்கு முன்பாக விற்பனை மற்றும் விரிவான விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு, ஈட்டு கடன் அளித்தவர்கள் <https://www.pegasus-arc.com/assets-to-auction.html> அல்லது <https://sarfaesi.auctiontiger.net> என்ற இணையதளத்தை பார்வையிடவும் அல்லது கேள்வி அளிப்பதற்கான M/s. E Procurement Technologies Ltd.-ன் Auction Tiger Bidder support எண்கள்: 079-68136805 / 68136837 திரு.ராமப்பிரசாத், கைபேசி எண்.: +91 99785 91888 & 80000 23297 மற்றும் மின்னஞ்சல்: ramprasad@auctiontiger.net, support@auctiontiger.net ஆகிய மின்னஞ்சல் மூலம் அளிப்பதற்கான விவரம்.

அங்கீகரிக்கப்பட்ட அதிகாரி
பெகாசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்
(பெகாசஸ் குரூப் 39 டிரஸ்ட்-1-ன் டிரஸ்ட்)
இடம் : சென்னை
நாள் : 03.02.2026

INDIAN OVERSEAS BANK REGIONAL OFFICE No.3, First Floor, 10th East Cross Street, Gandhi Nagar, Vellore-632006.

APPENDIX IV-a [See Proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 the Security Interest (Enforcement) Rules, 2002.

INDIAN OVERSEAS BANK, TIRUTTANI BRANCH

Station Road, MPS Salai, Tiruttani – 631209. Phone – 044-27880601. Email id:iob1405@iob.in. Branch code - 1405 IFSC Code IOBA0001405.

SL No 1: 1. Mrs. C Narasamma W/O Raghavaraju, Plot No.10, 20ft wide Road, Mahaveer Nagar, (Back side of J J Ravi Nagar & Nearby M.G.R Nagar), Tiruttani Town & Taluk, Tiruvallur District (Borrower/Guarantor) 2. Mr. C Raghavaraju, Plot No.10, 20ft wide Road, Mahaveer Nagar, (Back side of J J Ravi Nagar & Nearby M.G.R Nagar), Tiruttani Town & Taluk, Tiruvallur District (Borrower) 3. Mr. C Sainath, Plot No.10, 20ft wide Road, Mahaveer Nagar, (Back side of J J Ravi Nagar & Nearby M.G.R Nagar), Tiruttani Town & Taluk, Tiruvallur District (Borrower) (hereinafter referred as "borrowers / Guarantor/s).

Amount due to the bank as on 30.01.2026: Rs.4,88,084.56 ps(Rupees Four Lakhs Eighty Eight Thousand Eighty Four and Fifty Six Paise only) with further interest at contractual rates and rests along with costs, charges etc.

DESCRIPTION OF THE PROPERTY: All that part and parcel of land and building at plot no 10, S F no 267/12C, new SF No 267/12C2, existing layout road, Mahaveer Nagar(Near MGR Nagar), Tiruttani town & Taluk, Tiruvallur district. The property is bounded by North by plot no. 9, South by plot no 11, East by Unnamalai & Arjuna Naicker lands, West by Layout road. Measurements: East to West Northern side 29 sq ft, Southern side 32 sq ft, North to South Eastern side 30 sq ft, Southern side 30 sq ft. The total extent of the site is 915 sq ft.

Possession type: Constructive Encumbrance on property: Nil Reserve price: Rs.11,29,100/- EMD: Rs.1,12,910/- Bid incremental amount : Rs.5000/-

SL No 2: 1. Mr. Singaraj Gurusami S/O Gurusami, Door No 84, MGR Nagar, Tiruttani, Thiruvallur, Tamilnadu -631 209 (Borrower/Mortgagor) 2. Mr R Vimal S/O Ravi, 23/5, Bajani Koil street, Puliur puram, Kodambakkam, Chennai - 600024. Other Address: No.11, Subramanya street, Tiruttani. -631209 (Personal Guarantee) (hereinafter referred as "borrower/s /Guarantor/s).

Amount due to the bank as on 06.01.2026: Rs.27,32,466.25 ps (Rupees Twenty Seven Lakhs Thirty Two Thousand Four Hundred Sixty Six and Twenty Five Paise only) with further interest at contractual rates and rests along with costs, charges etc.

DESCRIPTION OF THE PROPERTY: All that part and parcel of the land and building property at Door No.84, Plot No 34, New S F No 264/28, Old S F No 264/4, M G R Nagar, Tiruttani Taluk and Municipality, Thiruvallur District-631209. The property is in the name of Mr G Singaraj. Boundaries: North by vacant plot No 26, South by 20 feet wide road, East by vacant plot No 35, West by plot No 33. The total extent of the site is 1200 sq ft.

Possession type: Constructive Encumbrance on property: Nil Reserve price: Rs. 22,94,400/- EMD: Rs.2,29,440/- Bid incremental amount : Rs.5000/-

INDIAN OVERSEAS BANK, KODAIKKAL BRANCH

No 1-127A, Bazaar street, Kodaikkal, Tamilnadu – 631105. Branch code – 0782 IFSC Code IOBA0000782.

SL No 3: 1. Mr. K Arul S/O Kannan, Bajani Koil Street, Kondapuram, Ammaneri Post, R K Pet Taluk, Thiruvallur district-631303 (Borrower/Mortgagor) 2. Mr. K Palani, S/O Kistappa Reddy, Thangavel Reddy Street, Near Rice Mill, Mottur, Sholingur Post (Guarantor) (hereinafter referred as "borrower/s /Guarantor/s).

Amount due to the bank as on 30.01.2026: Rs. 5,99,809.75 ps* (Rupees Five Lakhs Ninety Nine Thousand Eight Hundred Nine and Seventy Five Paise only) with further interest at contractual rates and rests along with costs, charges etc.

DESCRIPTION OF THE PROPERTY: All that parcel and part of land and building at S F No 310/1A1, S F No 310/1A1, Bajani Koil street, Kondapuram, Ammaneri village panchayat, R K Pet Taluk, Thiruvallur district-631303. The property is in the name of Mr. K Arul. Total extent of the site is 1306.80 sq ft.

Possession type: Constructive Encumbrance on property: Nil Reserve price: Rs. 1,51,000/- EMD: Rs. 15,100/- Bid incremental amount : Rs.5000/-

SL No 4: 1. Mr. A Kirubakaran, S/o Aaron, Ayyaneri Village, Veeranathur Post, Pallipet Taluk (Borrower/Mortgagor) 2. Mr. S Krishnan, S/o Raman, Veeranathur Post, Pallipet Taluk (Guarantor) (Borrower/Mortgagor) (hereinafter referred as "borrower/s /Guarantor/s).

Amount due to the bank as on 30.01.2026: Rs. 5,99,809.75 ps* (Rupees Five Lakhs Ninety Nine Thousand Eight Hundred Nine and Seventy Five Paise only) with further interest at contractual rates and rests along with costs, charges etc.

DESCRIPTION OF THE PROPERTY: All that parcel and part of land and building at S F No 121/2, New S F No 121/67, existing lane leads to Ayyaneri colony road, Ayyaneri village panchayat, Veeranathur group, R K Pet Taluk, Thiruvallur district-631303. The property is in the name of Mr. A Kirubakaran. Total extent of the site is 989.00 sq ft.

Possession type: Constructive Encumbrance on property: Nil Reserve price: Rs. 1,76,000/- EMD: Rs.17,600/- Bid incremental amount : Rs.5000/-

SL No 5: 1. Mr. R.Lingal, S/o Raman, Bharathi Street, Veeranathur, Pallipet Taluk (Borrower & Mortgagor) 2. Mrs. Nagamam, W/o R. Lingal, Bharathi Street, Veeranathur, Pallipet Taluk (Borrower/Mortgagor) 3. Mr. S.Siva, S/o Sahadevan, Veeranathur, Pallipet Tk (Personal Guarantee only) (hereinafter referred as "borrower/s /Guarantor/s).

Amount due to the bank as on 04.01.2026: Rs. 4,00,182.84 ps* (Rupees Four Lakhs One Hundred Eighty Two and Eighty Four Paise only) with further interest at contractual rates and rests along with costs, charges etc.

DESCRIPTION OF THE PROPERTY: All that parcel and part of land and building at Door No 246,247/54, S F No 318/5, New S F No 318/38, Gandhi street(colony), Veeranathur village Panchayat, R K Pet Taluk, Thiruvallur district-631303. The property is in the name of Mrs. Nagamam. Total extent of the site is 1400 sq ft.

Possession type: Constructive Encumbrance on property: Nil Reserve price: Rs. 8,70,000/- EMD: Rs.87,000/- Bid incremental amount : Rs.5000/-

SL No 6: 1. M Murugan, S/O P Mani, No 57, School Street, Meesarakandapuram village, Sanurmallavaram Post, Pallipet Taluk, Thiruvallur district-631302. (Borrower & Mortgagor) (hereinafter referred as "borrower/s /Guarantor/s).

Amount due to the bank as on 28.01.2026: Rs. 15,01,963.74 ps* (Rupees Fifteen Lakhs One Thousand Nine Hundred Sixty Three and Seventy Four Paise only) with further interest at contractual rates and rests along with costs, charges etc.

DESCRIPTION OF THE PROPERTY: All that parcel and part of land and constructions therein situated at S F No 173/19A, Patta No 27, Meesarakandapuram, Village Panchayat & Post, R K Pet Taluk, Thiruvallur district-631302. Total extent of the site is 47.00 cents.

Possession type: Constructive Encumbrance on property: Nil Reserve price: Rs. 23,76,800/- EMD: Rs. 2,37,680/- Bid incremental amount : Rs.5000/-

SL No 7: 1. Mr. S. Krishnan, S/O Sanjeevi, Tank Road, Veeranathur Colony, Veeranathur Village and Post, R K Pet Taluk, Thiruvallur District – 631 303. (Borrower/Mortgagor) 2. Mr. K. Balaraman, S/O S.Krishnan, 318/119, Veeranatham Village and Post, R.K. Pettai Union, R K Pet Taluk, Thiruvallur District – 631 303. (Guarantor) (hereinafter referred as "borrower/s /Guarantor/s).

Amount due to the bank as on 02.01.2026: Rs. 7,48,449.17 ps* (Rupees Seven Lakhs Forty Eight Thousand Four Hundred Forty Nine and Seventeen Paise only) with further interest at contractual rates and rests along with costs, charges etc.

DESCRIPTION OF THE PROPERTY: All that parcel and part of land and building at S F No 85/3, S F No 85/23, existing street(colony), Veeranathur village panchayat, R K Pet Taluk, Thiruvallur district-631303. The property is in the name of Mr. S Krishnan. Total extent of the site is 2117.00 sq ft.

Possession type: Constructive Encumbrance on property: Nil Reserve price: Rs. 4,74,000/- EMD: Rs. 47,400/- Bid incremental amount : Rs.5000/-

INDIAN OVERSEAS BANK, T V MARKET BRANCH

No 189, T H Road, Thiruvottiyur Market, Chennai, Tamilnadu – 600 019 Phone – 044-25733314 Email id:iob1253@iob.in

SL No 8: 1. Mr. C S Celin Babu S/O K Chellathankam, GSK Illam, Flat No.D, 1st Floor, Plot No.14 (part) and 15 (part), Asini nagar, Madhavaram Village, Ambattur Taluk, Chennai-51. (Borrowers/Mortgagors) (hereinafter referred as "borrower/s /Guarantor/s).

Amount due to the bank as on 17.01.2026: Rs.13,19,369.91 ps (Rupees Thirteen Lakhs Nineteen Thousand Three Hundred Sixty Nine and Ninety One Paise only) with further interest at contractual rates and rests along with costs, charges etc.

DESCRIPTION OF THE PROPERTY: All that part and parcel of land and residential flat in 1st Floor(North Side), Flat No.D, Plot No 14(part) & 15(part), Assisi Nagar West Garden street, Madhavaram, Chennai-600051 in R S No 426/4C of Madhavaram village, Madhavaram taluk, Chennai district measuring 600 sq ft Undivided Share and Plinth Area of 650 sq ft. Boundaries: North by Plot No.16, South by Sunil Kumar's land, East by 20 feet Road, West by Kuppasamy Naicker's Garden. The flat is in the name of Mr. C S Celin Babu Singh.

Possession type: Constructive Encumbrance on property: Nil Reserve price: Rs. 23,75,000/- EMD: Rs. 2,37,500/- Bid incremental amount : Rs.5000/-

INDIAN OVERSEAS BANK, VELLORE MAIN BRANCH

No. 59, Bangalore Road, Vellore-632004, Tamil Nadu Phone – 0416-2220836 Email id: iob0103@iob.in

SL No 9: 1 Mr. B Narayanan S/O Balaraman, No 607, Bhagath Singh Street, Opp NTF, K N road, Gandhi Nagar, Vellore-632006 (Borrower/Mortgagor), 2. Mrs. N Saraswathy W/O B Narayanan, No 607, Bhagath Singh Street, Opp NTF, K N road, Gandhi Nagar, Vellore-632006 (Co Borrower) (hereinafter referred as "borrower/s /Guarantor/s).

Amount due to the bank as on 30.01.2026: Rs. 44,27,059.81 (Rupees Forty Four Lakhs Twenty Seven Thousand Fifty Nine and Eighty One Paise only) with further interest at contractual rates and rests along with costs, charges etc.

DESCRIPTION OF THE PROPERTY: Residential apartment bearing No 1203, 12th floor, Height H2 with Super built up area of 875 sq ft and having an Undivided Share of land area of 293.50 sq ft out of 191772.90 sq ft in the S F Nos 33/1, 33/3, 32/7, 33/7, 33/2, 30/1, 35/2, 30/2, 32/6, 31, 32/5, 32/1, 32/3, 32/4, 34/2, 33/5, 33/6, 34/1, 93/1A & 34/3, Arun Excello Temple Green, Arun Excello Temple Green Road, Mathur Village, Sriperumbudur Taluk, Kanchipuram District.

Possession type: Constructive Encumbrance on property: Nil Reserve price: Rs. 24,00,000/- EMD: Rs. 2,40,000/- Bid incremental amount : Rs.5000/-

Date and time of e-auction: 20.02.2026 between 11:00 A.M. to 3:00 PM with auto extension of 10 minutes each till sale is completed at the platform of https://baanknet.com/ . Last Date and time for EMD remittance and Submission of Online tender date is 19.02.2026 till 5.00 pm for all the above nos. For detailed terms and conditions of the sale, please refer to the service providers link https://baanknet.com/ or bank's website www.iob.in https://www.iob.in/TenderDetails.aspx?Tendertype=E_Auction;

Place: Vellore, Date: 31.01.2026 Authorised Officer, Indian Overseas Bank

राजस्थान घोड़े प्राधिकरण Rajasthan Horse Development Authority. निकायित कार्यों के लिए कंप / राज्य सरकार के जम्मायिकी विभागों द्वारा पजीकृत एवं अनुमोदी संवेद्यकों से निर्मित प्रयत्न में ई-वेबसाइट प्रक्रिया हेतु ऑनलाइन निकायित आम्बित की जाती है।

संयुक्त बैंक Indian Bank KORATTUR BRANCH No.14, 31st Street, T.N.H.S. Colony, Periyar Nagar, Korattur, Chennai - 600 989, Telephone: 044 - 2687 0121. email: korattur@indianbank.in

POSSESSION NOTICE (for immovable property)

Whereas the undersigned being the Authorized Officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) of the Act read with rule 8 and 9 of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated 06.11.2025 calling upon the Borrowers: (1) Mr. Nandhu K S, (Borrower), S/O Kuruvath Sasidharan, (2) Anu Mohan, (Co-borrower), W/o Nandhu K S, Address of Mortgage Property for both: 1. Flat No.T-1, Front Side, Third Floor, Old No.13, New No.184/B, Chakra Panchajanyam Apartment, Bakthavachalam Street, Vijayalakshimpuram, Ambattur Taluk, Oragadam Village, Chennai, Tamilnadu - 600 053, 2. Flat No.S-2, Second Floor, Old No.13, New No.184/B, Chakra Panchajanyam Apartment, Bakthavachalam Street, Vijayalakshimpuram, Ambattur Taluk, Oragadam Village, Chennai, Tamilnadu - 600 053, Correspondence Address for both: Flat No.F1, 1st Floor, Supreme Housing Royal Town, Chettipunniam, PO - Kanchipuram, Tamilnadu - 603 204, Permanent Address: Kurubath House, Anthikad, Thrissur (Kerala) - 680 641 with our Korattur branch to repay the amount mentioned in the notice Rs.1,49,92,149/- (Rupees One crore forty nine lakhs ninety two thousand one hundred and forty nine only) within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 and 9 of the said rules on this 31st day of January 2026.

The Borrower/Mortgagor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Indian Bank for an amount of Rs.1,53,02,008/- (Rupees One crore fifty three lakhs two thousand and eight only) as on 31.01.2026 together with further interest, cost, other charges and expenses thereon.

"We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities"

DESCRIPTION OF THE IMMOVABLE PROPERTY

The specific details of the assets in which security interest is created are enumerated hereunder:

Mortgaged Assets - 1. All that piece and parcel of property being Residential Flat No.T-1 in the Third Floor of Chakra Panchajanyam Apartment, having super built up area of 1107 Sq. ft. (including common areas) along with car parking, together with 411 Sq. ft. UDS in 2432 Sq. ft., bearing Old No.13, New No.184/B, Bakthavachalam Street, Vijayalakshimpuram, Ambattur, Chennai - 600 053, comprised in Paimash No.123444, correlated to S. No.184/B and presently correlated to T.S. No.101 in Block No.53 of Ward A of Oragadam Village, Ambattur Taluk, Chennai District, lying within the Sub-Registration District of Ambattur and Registration District of North Chennai. 2. All that piece and parcel of property being Residential Flat No. S2 in the Second Floor of Chakra Panchajanyam Apartment, having a super built up area measuring 1017 Sq. ft. (including common areas) along with car parking together with 400 Sq. ft. UDS in 2432 Sq. ft., bearing Old No.13, New No.184/B, Bakthavachalam Street, Vijayalakshimpuram, Ambattur, Chennai - 600 053, comprised in Paimash No.123444, correlated to S. No.184/B and presently correlated to T.S. No.101 in Block No.53 of Ward A of Oragadam Village, Ambattur Taluk, Chennai District, lying within the Sub-Registration District of Ambattur and Registration District of North Chennai. Full Boundary of the Apartment Chakra Panchajanyam where property is situated - North : Land and building belonging to Mr. P. D.K. Shanker Narayanan, South : Land and building belonging to Mr. P. Madhav Rao, East : 30 feet wide Road known as Bakthavachalam Street, West : Land and building belonging to Dr. Narendaran. Date : 31.01.2026 Place : Chennai Authorised Officer, Indian Bank.

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, T. Nagar, Chennai - 600017, Ph: 044-2815 0045 / 8056178676 Email: ssys@pegasus-arc.com / 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 Rule 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 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 "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 19.03.2025 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Sale / Auction are as follows:

Table with 2 columns: Name of the Borrower(s), Co-Borrower(s), Guarantor(s), Mortgagor(s) and Outstanding Dues for which the secured assets are being sold. Includes details for M/s.Luftozan Logistics Private limited, Mr.Arun Ganesaraman, Mr.T.V.Vetivelan, Mr.K.Shreeprathy.

Outstanding Dues for which the secured assets are being sold: Rs.74,47,500/- (Rupees Seven Lakhs Forty Seven Thousand Five Hundred Only)

CERSAI ID: 200027150291

Reserve Price below which the Secured Asset will not be sold (in Rs.): Rs.4,03,02,000/- (Rupees Four Crore Three Lakhs Two Thousand Only)

Earnest Money Deposit (EMD): Rs.40,30,200/- (Rupees Forty Lakhs Thirty Thousand Two Hundred Only)

Inspection of Properties: 13/02/2026

Contact Person and Phone No: Mr.Shankar Balasubramanian - 8056178676, Mr.Vivek - 9895147088.

Last date for submission of Bid: 23/02/2026 till 4:00 pm

Time and Venue of Bid Opening: E-Auction/Bidding through website (https://sarfaesi.auctiontignet.net) on 24/02/2026 from 11.00 AM to 12.00 PM.

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value: As per notice stuck on the property by Municipal Corporation there is property due, total outstanding amount of Rs. 1.21,359/- for the year of 2023-24 and 2024-2025 on the property which has to be borne by the prospective purchaser.

Details of Secured Asset being Immovable Property which is being sold: Mortgaged by Mr. Arun Ganesaraman: All that piece and parcel of the property bearing Door No. 76/6, Villivakkam Road, Kalpalayam, Madhavaram Village, Ambattur Taluk, Thiruvallur District comprised in S.No.147/17(D,1), Madhavaram Town Survey field Register Extract in RPT No. 1106/2008, Ward D, Block No. 7, T.S.No. 68 measuring 8700 Sq.ft., together with the building thereon with amenities and the land bounded on the North by property belongs to Mr. Elumalai, South by: Property belongs to Mr. Murthy, East by: Villivakkam Road, West by: Property belongs to Mr. Jayachandran. Measuring: East to west on the Northern Side: 145 feet, East to west on the southern side: 145 feet, North to south on the Eastern Side 60 feet, North to south on the western side: 60feet. Situated with the sub registration District of Madhavaram and Registration District of Chennai North.

This publication is also 15 days notice to the aforementioned Borrowers / Co-Borrowers / Guarantors / Mortgagors under 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. https://www.pegasus-arc.com/assets-to-auction.html or https://sarfaesi.auctiontignet.net and M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support Nos.-079-681 36805/ 68136837 Mob. : Mr.Ramprasad +91 99785 91888 & 8000023297, Email: ramprasad@auctiontignet.net & support@auctiontignet.net before submitting any bid.

Authorized Officer Pegasus Assets Reconstruction Pvt. Ltd. (In its Capacity Trustee of Pegasus Group Thirty Nine Trust 1) Place: Chennai Date: 03.02.2026

MAHATRANSCO INVITATION FOR BID (IFB) (LOCAL COMPETITIVE BIDDING) SRM e-Tender No. T-2609/MSETCL/CO/Projects/Pre-Tender (RFx No. 6000001484) (1st Call) MSETCL invites offers by SRM e-tendering in TWO bid system (Techno-Commercial Bid and Price Bid) from the eligible registered bidders for the following work as detailed below.

"Establishment of 132/22kV GIS at Wagholi Dist. Pune along with Transmission lines on turnkey basis under Pune Zone, MSETCL, Maharashtra."

Interested bidders may obtain further information available on the website https://srm.tender.mahatransco.in

The date of downloading of Bid documents available on the website is from 30.01.2026.

Sd/ Chief Engineer (Projects), MSETCL

Appendix IV, POSSESSION NOTICE [RULE 8(1)] (For immovable property)

Whereas the undersigned being the Authorized Officer of Union Bank of India, Nanganallur Branch-1, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 20-11-2025 calling upon the borrowers Mr. Kunal Nilesh Shah to repay the amount mentioned in the notice being Rs.6,19,46,156.41 (Rupees Six Crore Nineteen Lakhs Forty Six Thousand One Hundred Fifty Six and Forty one paisa only) As on 20-11-2025 within 60 days from the date of the receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorized Officer of the said Branch, has taken possession of the property described herein below in exercise of powers conferred on him under sub section (4) of Section 13 of Act read with Rule 8 of the Security Interest Enforcement Act rule 2002, on this 31st January 2026.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Union Bank of India for an amount of being Rs.6,19,46,156.41 (Rupees Six Crore Nineteen Lakhs Forty Six Thousand One Hundred Fifty six and Forty one paisa only) As on 20-11-2025 and interest plus other charges thereon.

The borrower's attention is invited to provisions of sub section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY:

ITEM NO: 1 All that piece and parcel of a commercial Flat Bearing Apartment No 3, situated in the entire 3rd floor premise of the apartment building having Super Built Up area of 4200 Sq ft including common area such as Parking space, staircase, open terrace , sump, overhead tank, all common service lines, etc together with undivided 1/6th share i.e 700.08 sq ft of undivided share of land out of total extent of 4200.50 sq ft of the total land bearing old Door No.31-L, New Door No.5, Situated at Sattanna Naicken Street, Choolai, Chennai-600 112, comprised in C.C.No.285,506 and 442.0 S.Nos. 1214,1211,1206 and 1207, R.S Nos 1319/76 and 1319/77 as per patta R.S.No 1319/65 in Block No 35 of Vepery village , Purasawalkam Taluk, Chennai District within the registration District of Chennai-Central and sub registration District of Periamet And being bounded on the (Boundaries for the entire land) North by : 30 Feet Wide Road, South by : Estate Compound wall of Mr K Rama Rao, East by : Property in the occupation of M/s Stanes Motors Pvt Ltd, West by : Land marked as S and Private property, Admeasuring, East to West on the Northern side : 32 feet and 6 inches, East to West on the Southern Side: 32 feet and 6 inches, North to South on the Eastern side: 129 feet and 6 inches, North to South on the western side: 129 feet and 6 inches, ITEM NO: 2, All that piece and parcel of a commercial Flat Bearing Apartment no 4, situated in the entire 4th floor premise of the apartment building having Super Built Up area of 4200 Sq ft including common area such as Parking space, staircase, open terrace , sump, overhead tank, all common service lines, etc together with undivided 1/6th share i.e 700.08 sq ft of undivided share of land out of total extent of 4200.50 sq ft of the total land bearing old Door No.31-L, New Door no.5, Situated at Sattanna Naicken Street, Choolai, Chennai-600 112, comprised in C.C.No.285,506 and 442.0 S.Nos. 1214,1211,1206 and 1207, R.S Nos 1319/76 and 1319/77 as per patta R.S.No 1319/65 in Block No 35 of Vepery village , Purasawalkam Taluk, Chennai District within the registration District of Chennai-Central and sub registration District of Periamet And being bounded on the (Boundaries for the entire land) North by : 30 Feet Wide Road, South by : Estate Compound wall of Mr K Rama Rao, East by : Property in the occupation of M/s Stanes Motors Pvt Ltd, West by : Land marked as S and Private property, Admeasuring, East to West on the Northern side : 32 feet and 6 inches, East to West on the Southern Side: 32 feet and 6 inches, North to South on the Eastern side: 129 feet and 6 inches, North to South on the western side: 129 feet and 6 inches.

Date : 31.01.2026. Place : Nanganallur, Chennai Authorised Officer, UNION BANK OF INDIA

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, T. Nagar, Chennai - 600017, Ph: 044-2815 0045 / 8056178676 Email: ssys@pegasus-arc.com / 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 "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 details are as follows:

Table with 2 columns: Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagors and Outstanding Dues for which the secured assets are being sold. Includes details for M/s. Graffiti Architects Private Limited, Mr.Jayaraj Sharma, Mrs.Vidya Sarma.

Outstanding Dues for which the secured assets are being sold: Rs.2,64,89,207.56 (Rupees Two Crore Sixty Four Lakh Eighty Nine Thousand Two Hundred and Seven and Fifty Six paisa only)

Whether connected to any political party: Yes

No

If Yes, please provide the name of the political party and the connection:

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website <https://.auctiontiger.net> and shall abide by them.

Name & Signature

ANNEXURE-III
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 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 Authorised Officer 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: _____

Account: M/s Graffiti Architects Private Limited

Trust: Pegasus Group Thirty Nine Trust One

PROPERTY DESCRIPTION

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 Mylapore- triplicane taluk Situated within the Sub-Registration District of Adyar and Registration District of Chennai South.

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 25/02/2026 for the mortgaged properties mentioned in the e-auction sale notice ("Schedule Property") from **11:00 am to 12:00 noon**. In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
2. Sale of Schedule Property will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property/ Sale shall be sole responsibility of the prospective bidder.
3. The Schedule Property is being sold with all the existing and future encumbrances whether known or unknown to Pegasus. The Authorized Officer / Pegasus shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Schedule Property of / by any authority known or unknown.
4. Further, the prospective bidder shall bear all statutory dues payable to government, taxes, and rates and outgoing, both existing and future, relating to the Schedule Property.
5. Pegasus is not responsible for any claims / charges / encumbrances of whatsoever manner on the Schedule Property, of / by any authority known or unknown.
6. **Due Diligence:** The prospective bidder should conduct independent due diligence on all aspects relating to the Schedule Property to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Schedule Property and satisfy itself about the present status of the Schedule Property before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / Pegasus in this regard on a later date.

7. The successful bidder shall be deemed to purchase the Schedule Property with full knowledge of the following encumbrances on / issues related to the Schedule Property:

NOTE: Prospective Buyers should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction. Before submitting bid(s).

8. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit" / "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.
9. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately 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 (21). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised officer. (Pegasus at its discretion may extend the 15 days' time and in any case it will not exceed three months.)
10. Failure to remit the amount as required under clause (9) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application, and the schedule property shall be resold, and the defaulting purchaser shall forfeit to Pegasus all claim to the Schedule Property or to any part of the sum for which it may be subsequently sold.
11. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.
12. In case of non-acceptance of the offer of prospective bidder by Pegasus, the amount of EMD paid along with the application will be refunded without any interest within 7 (seven) working days.
13. The particulars specified in the description of the Schedule Property have been stated to the best of information of Pegasus, and Pegasus will not be responsible for any error, mis-statement or omission.
14. Bids shall be submitted through Offline/Application to our below mentioned address: Pegasus Assets Reconstruction Pvt. Ltd. No.1C, First Floor, New No.56(Old) 105H.M.H Plaza, G.N.Chetty Road T.Nagar, Chennai -600017. Bids should be submitted on or before **24/02/2026** till 04.00 p.m. Email address: vivek@pegasus-arc.com, alongwith the copy of Pan card, Aadhar card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company/ partnership authorization letter (as the case maybe) needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice binder and terms & conditions thereby accepting the contents.
15. The sale is subject to confirmation from Pegasus. If the borrowers/co-borrowers/mortgagor pay the amount due to the Pegasus in full before the date of e-auction, no auction/sale will be conducted.
16. **The reserve price of the auction property is as follows: Rs. 74,47,500/- (Rupees Seventy four lakh forty seven thousand five hundred Only)**

- 17. The Earnest Money Deposit of the auction property is as follows: - Rs. 7,44,750/- (Rupees Seven lakh forty four thousand seven hundred fifty Only)**
18. Last date for submission of bid is 24/02/2026 before 04:00 pm and the Auction is scheduled on 25/02/2026 from 11.00 am to 12.00 noon. In case bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).
19. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of **Rs. 50,000/- (Rupees Fifty Thousand Only)**.
20. In case the bidder is a sole bidder, the bidder shall increase their bid by the minimum incremental amount specified (one increment) over the reserve price for the auction to be considered valid and for them to be declared as the highest bidder.
- 21. Prospective 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/RTGS drawn in favor of Pegasus Group Thirty Nine Trust One, payable at Mumbai or EMD can also be paid by way of RTGS/ NEFT / Fund Transfer to the credit of A/c no. no.409819116154 A/c. Name: - Pegasus Group Thirty Nine Trust One, Bank name: RBL Bank Limited, Branch: Nariman Point Branch, IFSC Code: _RATN0000155.**
22. In the event of the said sale in favor of the bidder is not being confirmed by the Authorized Officer or if the sale is set aside by an order of a court/Tribunal/for any other reason whatsoever then in that event the bidder shall be entitled to only receive back his/ her Ernest Money Deposit (EMD) or purchase money as the case maybe but without interest and the bidder shall not be entitled to payment of his cost charges and expenses incidental to the said sale including investigation of title or any other cost incurred by him/her.
23. Deposition of EMD confirms the participation in the E-auction and will be non-refundable in the event of withdrawal/denial to participate in the E-auction.
24. Pegasus reserves the right to reject any offer of purchase without assigning any reason.
25. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone / cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/ Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.
26. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Schedule Property.

27. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.
28. The acceptance of a bid is subject to fulfillment of following forms, documents and authorizations.
- Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016.
 - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number.
 - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity).
 - Duly filled, signed, and stamped Bid form and Terms & conditions (to be signed & stamped on each page).
 - Other necessary statutory and govt. compliances, if any.
29. It should be noted that at any stage of the sale process, Pegasus may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ Pegasus, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.
30. The prospective bidder needs to submit the source / proof of funds.
31. Sales shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Shankar Balasubramanian - 8056178676, Mr. Vivek Arayakat - 9895147088

32. This publication is also notice to the aforementioned borrowers/co-borrowers under Rule 8 & 9 of The Security Interest (Enforcement) Rules, 2002.

The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. For the detailed terms and condition of the sale please refer to the link provided on Pegasus's website i.e. "www.pegasus-arc.com" and you may contact Mr. Shankar Balasubramanian - 8056178676, Mr. Vivek Arayakat - 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 situations, 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: 03.02.2026

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

DECLARATION

Re: Source of funds

Property Item No.

I/we hereby declare that the funds remitted by us for the bid in the e-auction held on **25/02/2026** in the matter of _____ are from genuine personal/business sources.

I/we hereby further declare that the said funds do not originate from any unlawful source and are in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.

I hereby agree to indemnify **Pegasus Assets Reconstruction Pvt. Ltd.** with respect to any loss or damage (including third party claims or litigation costs) that **Pegasus Assets Reconstruction Pvt. Ltd. or its Directors/officers** may suffer or incur by reason of this declaration or any part thereof being false, incorrect or misleading.

Yours truly,

Affidavit cum Declaration

Property for which bid submitted (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):

Mortgagor of the Property ("Jayaram Sarma"):

Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"): **M/s. Graffiti Architects Private Limited /Mr. Jayaram Sarma /Mrs. Vidya Sarma**

I/We, _____, R/o _____, have submitted bid for the Property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of _____ ("Pegasus").

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

1. I/We understand that the following persons are ineligible to participate in the auction of the Property (Ref. Section 29A of IBC):
 - (1) if such person, or any other person acting jointly or in concert with such person –
 - (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
 - (c) at the time of submission of the bid for the Property, has an account, or an account of any of the Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid:

Provided that the person shall be eligible to submit the bid if such person makes payment of all overdue amounts with interest thereon and charges relating to non- performing asset accounts before submission of the bid:

Provided further that nothing in this clause shall apply to a bidder where such bidder is a financial entity and is not a related party to the Mortgagor.

Explanation I.- For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid.

Explanation II.— For the purposes of this clause, where a bidder has an account, or an account of any Mortgagor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset and such account was acquired pursuant to a prior resolution plan approved under Insolvency & Bankruptcy Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under IBC;

- (d) has been convicted for any offence punishable with imprisonment –
 - (i) for two years or more under any Act specified under the Twelfth Schedule of IBC; or
 - (ii) for seven years or more under any law for the time being in force:
Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

Provided further that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*.

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;
- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent

transaction has taken place prior to the acquisition of Mortgagor by the bidder as a resolution applicant pursuant to a resolution plan approved under IBC or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

- (h) has executed a guarantee in favour of a creditor in respect of a Mortgagor against which an application for insolvency resolution made by such creditor has been admitted under IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- (i) is] subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- (j) has a connected person not eligible under clauses (a) to (i).

*Explanation*⁵[I]. — For the purposes of this clause, the expression "connected person" means—

- (i) any person who is the promoter or in the management or control of the Mortgagor; or
- (ii) any person who shall be the promoter or in management or control of the business of the Mortgagor during the implementation of the resolution plan / submission of bid; or
- (iii) the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii):

Provided that nothing in clause (iii) of *Explanation* I shall apply to a bidder where such bidder is a financial entity and is not a related party of any of the Mortgagor:

Provided further that the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid;

Explanation II— For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely:

- (a) a schedule d bank;

- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;
- (c) any investment vehicle, registered foreign in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India ;
- (f) such categories of persons as may be notified by the Central Government.

2. I/We _____ are not disqualified from submitting bid for the above mentioned property being sold by way of public e-auction by Pegasus Assets Reconstruction Private Limited acting in its capacity as trustee of _____.
3. That no insolvency under the IBC is contemplated or pending against me/us before any of the NCLT/NCLAT or any other court.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-3 of this affidavit to be true and correct.

Deponent

To,

Pegasus Assets Reconstruction Private Limited

55-56, 5th Floor, Free Press House,

Nariman Point,

Mumbai – 400 020

Sub: Consent for KYC Verification

Dear Sir,

I / we had bid for the property put on sale by you under SARFAESI Act. At the time of bidding / purchase, I / we had submitted my / our KYC documents.

I / We understand that as per the applicable laws you are required to do KYC Verification.

1. In view of the above, for entering into any transaction:

a) I voluntarily opt to share my KYC Identifier details with Pegasus Assets Reconstruction Private Limited (“Pegasus”) as part of the customer due diligence (“CDD”) procedure, and provide my explicit consent to Pegasus to download the necessary information from the Central KYC Records Registry; OR

b) I voluntarily opt for Aadhaar based KYC due diligence, or e-KYC or offline verification, and submit to Pegasus, my Aadhaar number, Virtual ID, e-Aadhaar, XML, Masked Aadhaar, Aadhaar details, demographic information, identity information, Aadhaar registered mobile number, face authentication details and/or biometric information; OR

c) I voluntarily opt to provide my consent and furnish my Officially Valid Document (“OVD”), more specifically, my passport, driving licence, proof of possession of Aadhaar number, the Voter's Identity Card issued by the Election Commission of India, job card issued by NREGA duly signed by an officer of the State Government and letter issued by the National Population Register containing details of name and address; and where the OVD furnished by me does not have the updated address, the documents or the equivalent e-documents shall be OVDs for a limited purpose: (i) utility bill not older than two months; or (ii) property or municipal tax receipt; or (iii) applicable pension or family pension payment orders issued by government or public sector undertaking (PSU); (iv) letter of allotment of accommodation issued by government, regulatory bodies, PSUs, scheduled commercial banks financial institutions and listed companies or leave and licence agreements with such employers allotting official accommodation.

2. I am informed by Pegasus and understand that:

a) submission of Aadhaar is not mandatory, and there are alternative options for KYC due diligence and establishing identity including by way of physical KYC with OVD other than Aadhaar and all these options were given to me;

b) where the Permanent Account Number (PAN) is obtained, Pegasus shall verify the PAN using the verification facility of the Income Tax Department;

c) where details of Goods and Services Tax (GST) are available, Pegasus shall verify the GST number using the search/verification facility of the Central Board of Indirect Taxes;

d) for e-KYC/authentication/online verification, Pegasus will share Aadhaar number with Central Identities Data Repository (CIDR) UIDAI, and CIDR/UIDAI will share with Pegasus, authentication data, Aadhaar data, demographic details, registered mobile number, identity information, which shall be used for the informed purposes mentioned in point no. 3 below.

3. I authorise and give my consent to Pegasus (and its service providers), for following informed purposes:

a) periodically updating of the information submitted to ensure that documents, data or information collected under the CDD process is kept up-to-date and relevant by undertaking reviews of existing records at periodicity prescribed by the Reserve Bank of India (RBI);

b) KYC and periodic KYC process as per the Prevention of Money Laundering Act, 2002, and rules there under and RBI guidelines, or for establishing my identity, carrying out my identification, online verification or e-KYC or yes/no authentication, demographic or other authentication/verification/identification as may be permitted as per applicable law, for all relationship of/through Pegasus, existing and future;

c) collecting, sharing, storing, preserving information, maintaining records and using the information and authentication/verification/identification records: (i) for the informed purposes above; (ii) as well as for regulatory and legal reporting and filings; and/or (iii) where required under applicable law;

d) producing records and logs of the consent, information or of authentication, identification, verification etc., for evidentiary purposes including before a court of law, any authority or in arbitration.

4. I / We understand that the Aadhaar number will not be stored/ shared except as per law and regulations. I / We will not hold Pegasus or its officials responsible in the event this document submitted by me / us is not found to be in order or in case of any incorrect information provided by me / us.

5. In case of offline KYC, I hereby confirm that I have downloaded the e-Aadhaar myself using the OTP received on my Aadhaar registered mobile number.

The above consent and purpose of collecting Information has been explained to me in my local language.

Name: _____

Signature: _____

Date: _____

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

(Applicable to Pvt Ltd. Company/Public Ltd. Company/Foreign Ltd. Company/OBC)

1. Name of Company: _____

2. Registered Number: _____

3. Registered Address: _____

The Company as stated above hereby confirms and declares that on the below date:

(Please tick the correct box)

The following **natural person(s)** (listed in Table below) exercise control or ultimately have a controlling ownership interest in the Company i.e., having ownership/entitlement of **more than 10%** of shares/capital/profits or controlling through voting rights, agreement, arrangement, etc.

Or

There are **no natural person(s)** who exercise control or ultimately have a controlling ownership interest in the Company as stated above, therefore details of natural person(s) holding the position of directors/senior management in the Company are given in the Table.

(*If you have ticked any of the above, please complete Table below before signing the declaration)

Sr No.	Full Name of Beneficial owner/controlling natural person(s)	Date of Birth	Nationality	Address	Type of KYC Documents		Controlling ownership Interest (%)
					Identity	Address	

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The Company is listed on _____ (Name of the Stock Exchange) or is a majority owned subsidiary of _____ (Name of the listed Company) listed on (Name of the Stock Exchange).

The Company undertakes that the facts stated above are true and correct.

The Company undertakes and agrees that it will notify **Pegasus** without delay or any changes to the controlling shareholders, person exercising control or having controlling ownership interest in the Company, as declared in **the table above**.

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

(to be signed by the official authorised to sign the Board Resolution)

Full name of the authorised official: _____

Designation/Position: _____

Date: _____