

**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 Mortgage (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 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 12.04.2024 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

<b>Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Mortgage (s):</b>	a) M/s. Laksha Hospital b) Mr. Senthil Kumar c) Mrs. Rekha
<b>Outstanding Dues for which the secured assets are being sold:</b>	Rs. 13,37,46,631.68/- (Rupees Thirteen crore thirty seven lakh forty six thousand six hundred thirty one Paise six eight only) as on 25/02/2026 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 26/02/2026 till the date of payment and realization.
<b>CERSAI ID:</b>	200017479590,200017479329, 200017479703,200013587531, 200013587696

Reserve Price below which the Secured Asset will not be sold (in Rs.):

- Lot I: Rs. 1,61,85,078/-  
(Rupees One crore Sixty One lakh Eighty Five thousand Seventy Eight Only)
- Lot II: Rs. 85,42,800/- (Rupees Eighty Five lakh Forty Two thousand Eight hundred only)
- Lot III: Rs. 1,05,88,050/-  
(Rupees One crore Five lakh Eighty Eight thousand Fifty Only)

**Earnest Money Deposit (EMD):**

- Lot I: Rs. 16,18,507/- (Rupees Sixteen lakh eighteen thousand five hundred seven only)
- Lot II: Rs. 8,54,280/-  
(Rupees Eight lakh Fifty Four thousand Two hundred Eighty only)
- Lot III: Rs. 10,58,805/-  
(Rupees Ten lakh Fifty Eight thousand Eight hundred and Five only)

Inspection of Properties: 04/03/2026

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

Last date for submission of Bid: 13/03/2026 till 4:00 pm

Time and Venue of Bid Opening: E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 16/03/2026 from Lot - I 10.00 am to 11.00 am Lot - II 11.00 am to 12.00 pm Lot - III 12.00 pm to 01.00 pm

Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value : NA

Details of Secured Asset being Immovable Property which is being sold : Mortgaged by: Mr. Senthil Kumar :

**Description of Property**  
**Lot I :** All that piece and parcel of the Residential flat bearing No. G-1, Ground Floor, measuring 1687 Sq.ft., including common area bearing No. G-1, Ground Floor, measuring 1687 Sq.ft., including common area together with the individual share of land with all the rights and privileges appertaining thereto, measuring an extent of 1200 Sq.ft., out of the property bearing plot no. 12 situated at a road leading from Dr. Rangachary Road, Abhiramapuram, Chennai 600018, comprised in O.S.No.1076, R.S.No.3629 C.C.No.1836 of Mylapore Village, Mylapore -Triplicane Taluk measuring 3412.5 Sq.ft together with 1/19th common share on the road running north to south to lead Dr. Rangachary Road, Chennai 600018, Mylapore Sub Registration District, Chennai Central Registration District and within the local limits of corporation of Chennai with following boundaries: North by: R.S.No. 3628 belonging to Mr.Veeraraghava Iyer's Family, South by: Layout Road leading to Dr.Rangachary Road East by: R.S.No.3267, West by: Plot Nos.10-A to 10-D, sold to Mrs.Padmaja and others. Measuring : East to West on the Northern Side: 50 Feet, East to West on the Southern Side : 55 Feet, North to South on the Eastern Side : 65 Feet, North to South on the Western Side: 65 Feet.

**Lot II :** Flat in 2nd floor (rearside) admeasuring 1120 Sq.ft., built up area with all common area together with 100 Sq.ft., UDS & undivided 321 Sq.ft., share in House and ground bearing Door No. 40 (New Door No.28) Dr. Ranga Road, Bheemampett, Mylapore, Chennai 600004, forming part of R.S.No.3591/2 (N) building in the Ground Floor, Firat Floor and Second Floor at rear side, together with 31.30% (1266 Sq.ft) undivided share in land measuring One Ground & 1644 Sq.ft., (One Ground & 1434 Sq.ft., Under actual Measurement) North by : Road (Dr.Ranga Road), South by: R.S.No.3591/2 (K), East by : Door No.39, West by : House bearing Door.No.41/1. Lying within the Sub-Registration District of Mylapore and Registration of Chennai Central.

**Lot III :** Flat on 3rd Floor admeasuring 1550 Sq.ft along with all amenities alongwith UDS of 581.25 Sq.ft., i.e., 1550/10800 share in 1 ground & 1650 Sq.ft., (4050 Sq.ft.) in Old No.39, New No.30, R.S.No.3591/2 N (D) Dr.Rangachary Road, Bheemampett, Mylapore, Chennai - 600 004. North by : Dr.Rangachary Road, South by : Property belongs to Paknjamall and Madana Gopal Colony Street, East by : Mr.Rangaraja Iyengar Plot, West by : Property belongs to kalpagamAmmal and Seetha in R.S.No. 3591/2N(C).

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

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support Nos.: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.  
 (In its capacity of Trustee of Pegasus Group  
 Thirty Nine Trust 1)

**மின் ஏல விற்பனைக்கான பொது அறிவிப்பு**

2002-ஆம் ஆண்டு கட்டிட்டு சொத்துக்களை ரொக்கமாகக் குத்த நிதி சொத்துக்களை சீரமைப்பதில் மற்றும் கட்டிட்டு சொத்து மீதான உரிமை அமலாக்கச் சட்டம் அதன் தொடர்புடைய 2002 ஆம் ஆண்டு உரிமை அமலாக்க விதிகள் 8 மற்றும் 9-ன் கீழ் அசையா சொத்துக்கள் விற்பனை.  
 இதன் மூலம் பொதுவாக பொதுமக்களுக்கும் மற்றும் குறிப்பாக கடன்தாரர்கள், இணை கடன்தாரர்கள், அடமானதாரர்கள் மற்றும் ஜாமீன்தாரர்கள், கீழே குறிப்பிட்டுள்ள ஈட்டு கடன் அளித்தவருக்கு அடமானம் வைத்துள்ள அசையா சொத்துக்களை, SARFAESI சட்டம் 2002-ன் கீழ் 31.03.2021 தேதியிட்ட சொத்துரிமை நிர்ணய ஒப்பந்தத்திற்கேற்ப (Assignment Agreement) RBL வங்கி லிமிடெட்-க்கு, கீழே குறிப்பிட்டுள்ள கடன்தாரர் செலுத்த வேண்டிய மொத்த நிலுவை தொகை, கடன்தாரருக்கு வழங்கப்பட்ட கடன் வசதிகள் அடிப்படையில் பத்திரங்கள் அனைத்தையும் M/S.பெகாசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்-ன் டிராப்டியாக செயல்படும் "பெகாசஸ் குரூப் 39 டிரஸ்ட்-1-க்கு (பெகாசஸ்) மாற்றப்பட்டுள்ளதில் "என்கு எப்படி உள்ளதோ", "என்ன உள்ளதோ" மற்றும் "அங்கு அப்படி அதே நிலையில்" விற்கப்படவுள்ளது என அறிவிக்கப்படுகிறது.  
 SARFAESI சட்டம் மற்றும் விதிகளின் படி கீழே குறிப்பிட்டுள்ள ஈட்டு நிதி அசையா சொத்துக்களை பெகாசஸ்-ன் அங்கீகரிக்கப்பட்ட அதிகாரி 12.04.2024 அன்று அசல் கவனம் செய்துள்ளார். ஏல விற்பனை விவரங்கள் கீழ் குறிப்பிட்டுள்ள படி.

<b>கடன்தாரர் / இணை கடன்தாரர்கள் / அடமானதாரர் மற்றும் ஜாமீன்தாரர்கள் பெயர்</b>	a) M/s.லக்ஷா ஹாஸ்பிடல் b) திரு.செந்தில் குமார் c) திருமதி.ரேகா
<b>விற்கப்படவுள்ள சொத்தின் மொத்த நிலுவை தொகை</b>	25.02.2026 அன்று வரை ரூ.13,37,46,631.68 (ரூபாய் பதினாறு கோடியே முப்பத்து ஏழு இலட்சத்து நூற்றுத்து ஆயிரத்து அறுநூற்று முப்பத்து ஒன்று மற்றும் பைசா அறுபத்து எட்டு மட்டும்) மேலும் 26.02.2026 முதல் முழு தொகையும் வசூலாகும் தேதி வரை ஒப்பந்தத்தின் படி வட்டி, தொகைகள், கட்டணங்கள் மற்றும் செலவீனங்கள்.

CERSAI ID: 200017479590,200017479329, 200017479703,200013587531, 200013587696

**குறைந்த பட்ச விலைக்கு கீழ் ஈட்டு நிதி சொத்து விற்கப்படாது**

- லாட் I: ரூ.1,61,85,078/- (ரூபாய் ஒரு கோடியே அறுபத்து ஒரு இலட்சத்து எண்பத்து ஐந்தாயிரத்து எழுபத்து எட்டு மட்டும்)
- லாட் II: ரூ.85,42,800/- (ரூபாய் எண்பத்து ஐந்து இலட்சத்து நூற்றுத்து இரண்டாயிரத்து எண்ணூற்று மட்டும்)
- லாட் III: ரூ.1,05,88,050/- (ரூபாய் ஒரு கோடியே ஐந்து இலட்சத்து எண்பத்து எட்டாயிரத்து ஐம்பது மட்டும்)

**முன் வைப்பு தொகை (EMD)**

- லாட் I: ரூ. 16,18,507/- (ரூபாய் பதினாறு இலட்சத்து பதினெட்டாயிரத்து ஐதூற்று ஏழு மட்டும்)
- லாட் II: ரூ. 8,54,280/- (ரூபாய் எட்டு இலட்சத்து ஐம்பத்து நான்காயிரத்து இருநூற்று எண்பது மட்டும்)
- லாட் III: ரூ. 10,58,805/- (ரூபாய் பத்து இலட்சத்து ஐம்பத்து எட்டாயிரத்து எண்ணூற்று ஐந்து மட்டும்)

சொத்தினை பார்வையிடுதல் 04/03/2026

தொடர்பு கொள்ள வேண்டிய நபர்களின் பெயர் & தொலைபேசி எண். திரு.சாங்கர் பாலசுப்ரமணியன் - 8056178676, திரு.விவேக் - 9895147088

விலைபுள்ளி படிவம் சமர்ப்பிக்க கடைசி தேதி 13.03.2026 மாலை 04.00 மணி வரை

16.03.2026  
 லாட் - I : காலை 10.00 மணி முதல் காலை 11.00 மணி வரை  
 லாட் - II : காலை 11.00 மணி முதல் காலை 12.00 மணி வரை  
 லாட் - III : நண்பகல் 12.00 மணி முதல் பிற்பகல் 01.00 மணி வரை  
<https://sarfaesi.auctiontiger.net> என்ற இணையதளம் மூலம் மின்ஏலம் / ஏலம்

மின் ஏலம் நடைபெறும் தேதி & இடம் : 16.03.2026  
 நண்பகல் 12.00 மணி வரை  
 லாட் - III : நண்பகல் 12.00 மணி முதல் பிற்பகல் 01.00 மணி வரை  
<https://sarfaesi.auctiontiger.net> என்ற இணையதளம் மூலம் மின்ஏலம் / ஏலம்

சொத்துக்களுக்கு எதிராக முன் வைக்கப்பட்டுள்ள ஏதனும் உரிமை கோரல்கள் மற்றும் ஈட்டு கடன் அளித்தவருக்கு தெரிந்த ஏதனும் பிற நிலுவைகள் மற்றும் மதிப்பு பொருத்தாது.

விற்கப்படவுள்ள ஈட்டு நிதி சொத்தின் விவரங்கள்: திரு.செந்தில் குமார் அவர்களால் அடமானம் வைக்கப்பட்டுள்ளது :

**சொத்தின் விவரங்கள்**  
**லாட் - I :** மத்திய சென்னை பதிவு மாவட்டம் மற்றும் மயிலாப்பூர் துணைப்பதிவு மாவட்டம், சென்னை மாநகராட்சி வரம்பிற்குட்பட்ட மயிலாப்பூர் - திருவல்லிக்கேணி தாலுக்கா, மயிலாப்பூர் கிராமத்தின் பழைய சர்வே எண்.1076, மறு சர்வே எண்.3629, C.C. எண். 1836-ன் படி டாக்டர் ரங்காச்சாரி சாலைவழியிலிருந்து மனை எண்.12-க்கு செல்லும் சாலை, அபிராமபுரம், சென்னை - 600 018 என்ற முகவரியில் மொத்தமுள்ள 3412.5 சதுர அடி நிலத்தில் 1200 சதுர அடி தான் பங்கு பிடித்துள்ள தராதனத்தில் 1687 சதுர அடியில் கட்டப்பட்டுள்ள அடுக்குமாடி குடியிருப்பு ப்ளாட் எண்.G1, அதுமட்டுமே டாக்டர் ரங்காச்சாரி சாலை, சென்னை - 600 018-க்கு வடக்கு தெற்காக செல்லும் சாலைவழி 1/19 பொது பங்குகள் உட்பட. மேலும் அதுமட்டுமே இணைந்த துண்டுகளும் பகுதிகளும் மற்றும் நிலத்தின் எல்லைகள்: வடக்கில்: திரு.விராசக ஜார் குடும்பத்திற்கு சொந்தமான மறு சர்வே எண்.3628, தெற்கில்: டாக்டர் ரங்காச்சாரி சாலைக்கு செல்லும் மனைப்பிளவு சாலை, கிழக்கில்: மறுசர்வே எண்.3267, மேற்கில்: திருமதி.பத்மஜா மற்றும் பிள்ளைக்கு விற்கப்பட்ட மனை எண்.கள்: 10-A முதல் 10-D வரை. அளவுகள்: கிழக்கு மேற்காக வடக்கு பகுதியில்: 50 அடி, கிழக்கு மேற்காக தெற்கு பகுதியில்: 55 அடி, வடக்கு தெற்காக வடக்கு பகுதியில்: 65 அடி, வடக்கு தெற்காக மேற்கு பகுதியில்: 65 அடி.

**லாட் - II :** மத்திய சென்னை பதிவு மாவட்டம் மற்றும் மயிலாப்பூர் துணை பதிவு மாவட்டத்திற்குட்பட்ட கதவ் எண்.40 (புதிய கதவ் எண்.28) டாக்டர் ரங்கா சாலை, பின்னண்பேட்டை, மயிலாப்பூர், சென்னை - 600 004 என்ற முகவரியில் மறு சர்வே எண். 3591/2 (N)-ன்படி மொத்தமுள்ள 1 கிரவுண்ட் மற்றும் 1644 சதுர அடி (அங்குள்ள அளவிடப்பட 1 கிரவுண்ட் மற்றும் 1434 சதுர அடி) நிலத்தில் 31.30% (1266 சதுர அடி) பிரிக்கப்பட்ட பங்கு நிலம் மற்றும் அங்குள்ள தரை தளம், முதல் தளம் மற்றும் பின்பகுதியில் உள்ள 2வது தளம் கொண்டு, கட்டடம் மற்றும் அனைத்து பொது ஏரியாக்களின் 100 சதுர அடி UDS மற்றும் நிலம் மற்றும் குடியிருப்பு பங்கான 321 சதுர அடி பிரிக்கப்பட்ட பங்கு நிலத்துடன் 2வது தளத்தில் (பின்புறம்) 1120 சதுர அடி பிஸ்ட்-பிளவு கொண்டு பட்டா. நிலத்தின் எல்லைகள்: வடக்கில்: சாலை (டாக்டர் ரங்கா சாலை), தெற்கில்: மறு சர்வே எண்.3591/2(K), கிழக்கில்: கதவ் எண்.39, மேற்கில்: கதவ் எண்.41/1ல் உள்ள வீடு.

**லாட் - III :** பழைய எண்.39, புதிய எண்.30, டாக்டர் ரங்காச்சாரி சாலை, பின்னண்பேட்டை, மயிலாப்பூர், சென்னை - 600 004 என்ற முகவரியில் மறு சர்வே எண்.3591/2, N (D) ன் படி 1 கிரவுண்ட் மற்றும் 1650 சதுர அடி (4050 சதுர அடி) நிலத்தில் 1550/10800 பங்கான அதாவது 581.25 சதுர அடி பிரிக்கப்பட்ட பங்கு நிலத்தில் 3வது தளத்தில் உள்ள 1550 சதுர அடி கொண்டு பட்டா அதுமட்டுமே இணைந்த துண்டுகளும் பகுதிகளும் வடக்கில்: டாக்டர் ரங்காச்சாரி சாலை, தெற்கில்: பங்கஜிமான் அடங்குக்கு உட்படுத்தான சொத்து மற்றும் மனைகொப்பம் காணலி தெரு, கிழக்கில்: திரு.ரங்காரா ஜாமீன்தாரர் அவர்களின் மனை, மேற்கில்: கல்பகம் அம்மான் மற்றும் சீதா ஆகியோர்களுக்கு சொந்தமான மறு சர்வே எண்.3591/2N (C) ல் உள்ள சொத்து.

மேலும் இந்த வெளியீடு மேற்குறிப்பிட்ட கடன்தாரர்/இணை கடன்தாரர் / அடமானதாரர் மற்றும் ஜாமீன்தாரர்களுக்கு இந்த அறிவிப்பு உரிமை அமலாக்கச் சட்டம், 2002 விதி 8 & 9-ன் கீழ் விற்பனை அறிவிப்பாக சமர்ப்பிப்பது.  
 எந்த விலை நிர்ணயமும் சமர்ப்பிப்பதற்கு முன்பாக விற்பனை புற்றிய விநியான விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு, ஈட்டு கடன் அளித்தவரின் <http://www.pegasus-arc.com/assets-to-auction.html> அல்லது <https://sarfaesi.auctiontiger.net> என்ற இணையதளத்தை பார்வையிடவும் அல்லது பேசுவை அளிப்பவரான M/s. E Procurement Technologies Ltd. -ன் Auction Tiger Bidder support எண்கள்: 079-68136805 / 68136837 திரு.ராமபிரசாத், கைபேசி எண்.: +91 99785 91888 & 80000 23297 மற்றும் மின்னஞ்சல்: ramprasad@auctiontiger.net & support@auctiontiger.net ஆகிய மின்னஞ்சலில் தொடர்பு கொள்ளவும்.

அங்கீகரிக்கப்பட்ட அதிகாரி  
 பெகாசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்  
 (டிராப்டியாக செயல்படும் பெகாசஸ் குரூப் முப்பத்து ஒன்பது டிரஸ்ட் 1)

இடம் : சென்னை  
 நாள் : 26.02.2026



**ANDHRA PRADESH POWER GENERATION CORPORATION LIMITED**  
VIDYUT SODHA, VIJAYAWADA-520004

**ABBREVIATED FORM**  
**TENDER NO.610002215**

APGENCO invites tender for "Up keeping of Training Institute Buildings, Roads, Drains etc. in the premises of Training Institute Complex, Assistance in Operation & Maintenance of Simulator and Up keeping of Simulator Building and its equipment and Assistance in Testing & Up keeping of Oil Testing Lab and Energy meter lab at Training Institute / APGENCO, for a period of Two (02) years i.e. from 01.04.2026 to 31.03.2028."

ECV Rs.1,57,53,507/-

Schedule Available Date & Time : from 13:00 Hrs onwards on 25.02.2026. Bid Submission Closing Date & Time : Upto 12:00 Hrs on 12.03.2026. POB Opening Date & Time : 15:00 Hrs on 12.03.2026. APGENCO invites Competitive Bids (in two Parts) on APGENCO E-Procurement platform from Eligible Bidders. For details, visit [www.apgenco.gov.in](https://www.apgenco.gov.in) (or) <https://tender.apgenco.gov.in/irj/portal>

DIPR No.4868PPCL/ADVT/1/2021-22, Dt: 26/02/2026

**SOUTHERN RAILWAY**  
Madurai Division  
**TENDER NOTICE NO. U-TRD-OT-25-26-KV dated 23.02.2026**

Senior Divisional Electrical Engineer / Traction Distribution, Southern Railway, Madurai - 625016 invites E-Tenders from reputed contractors for the under mentioned works.

Sl. No	Tender No & Name of the Work	Approx. Tender Value in (₹)	Bid Security in (₹)	Completion Period
1	U-TRD-OT-25-26-KV-1: MDU Division - Replacement of Corroded and Damaged Electrical Traction bonds with GI bonds	5,30,51,291.70	4,15,300	12 Months
2	U-TRD-OT-25-26-KV-2: Madurai Division Provision of Auxiliary Transformer and associated TRD arrangements for interlocking of LC Gates in MDU-MNM-VPT and KKDI-MNM sections	31,94,573.05	63,900	6 months
3	U-TRD-OT-25-26-KV-3: Madurai Division Provision of Auxiliary Transformer and associated TRD arrangements for interlocking of LC Gates in MNM-RMM section.	39,51,749.79	79,000	6 months
4	U-TRD-OT-25-26-KV-4: Madurai Division Provision of Auxiliary Transformer and associated TRD arrangements for interlocking of LC Gates in VPT-TSI-BJM section.	32,94,739.33	65,900	6 months
5	U-TRD-OT-25-26-KV-5: Madurai Division Provision of Auxiliary Transformer and associated TRD arrangements for interlocking of LC Gates in TSI-ASD (6 LCs), VPT-SCT (1 LC) and TEN-TCN (1 LC) sections	25,15,239.73	50,300	6 months
6	U-TRD-OT-25-26-KV-6: Madurai Division Provision of Auxiliary Transformer and associated TRD arrangements for interlocking of LC Gates in SMD-ASD section.	48,72,691.76	97,500	6 months

Cost of tender form Sl.No. 1 to 6: ₹0

\*Eligibility criteria is applicable for these tenders.  
Tender Closing Date & Time: 17.03.2026 at 15:00 hours  
For details, interested persons may kindly log on to the website: <https://www.irps.gov.in/> For eligibility criteria, other details, terms and conditions, the tenders are advised to refer to the documents uploaded.  
All Addendum / Compendium / Time extension / Clarifications, etc., will be uploaded in the website only and will not be published separately in Newspapers. Bidders should regularly visit website to keep themselves updated.  
Divisional Railway Manager (Traction Distribution)  
Southern Railway, Madurai - 625016

**ASSET RECOVERY BRANCH**  
New No.21 and 22, Angadi Street, Venkatesapuram Colony, Anayaram, Chennai-600023 Mob: 89398 69789

**NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction 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 9(1) 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., following branches the Physical possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 17.03.2026 for recovery of dues including interest and cost to the Karur Vysya Bank Ltd., Secured Creditor.

**S.No.1: (Branch: Chennai-Egmore) Borrower: Mr.K.Sagayaraaj,** S/o.Mr.Kupparaj, No.22/77, Perambalu Street, Old Washermenpet, Chennai-600 021; Amount Outstanding: ₹ 65,54,894.17 (Rupees Sixty Five Lakhs Fifty Four Thousand Eight Hundred and Ninety Four and Paise Seventeen only) with further interest and costs thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY:** Schedule-I: Item No.1: All that Piece and Parcel of Land Situated at Plot No.B1 (Northern Portion of Plot No.B) measuring an extent of 1972 Sq.ft., in "Thamarai Nagar", 3rd Street, Comprised in Survey No.494/2 of No.16, Thirumullavoyal Village, Avadi Taluk, Thiruvallur District bounded on the North By: 20 Feet Wide Road, South By: Plot No.B2 (Southern Portion of the Plot No.B retained by Mr.R.K.Veltrivela), East By: 10 Feet Wide Passage belongs to Plot No.B2, West By: Land in Survey No.494/1 And Measuring East to West on the Northern Side: 38 Feet 6 Inches; East to West on the Southern Side: 37 Feet 4 Inches; North to South on the Eastern Side: 52 Feet 0 Inches; North to South on the Western Side: 51 Feet 11.5 Inches.

**Item No.2:** All that Piece and Parcel of Land Situated at Plot No.B2 (Southern Portion of Plot No.B), Measuring an extent of 2393 Sq.ft., in "Thamarai Nagar", 3rd Street, Comprised in Survey No.494/2 of No.16, Thirumullavoyal Village, Avadi Taluk, Thiruvallur District bounded on the North By: Plot No.B1; South By: Plots in Survey No.495; East By: Plot No.A belongs to Mr.Oyamalal; West By: Land in Survey No.494/1, And Measuring East to West on the Northern Side: 47 Feet 4 Inches; East to West on the Southern Side: 46 Feet 6 Inches; North to South on the Eastern Side: 38 Feet 0 Inches; North to South on the Western Side: 38 Feet 0 Inches, Passage 10 feet wide and 52 feet length.

**Item Nos.1 and 2:** Totally measuring 4275 Sq.ft. or thereabouts and situate within the limits of Avadi Corporation and Within the Registration Sub - District of Ambattur and Registration District of Chennai North, Planning Permit No.347/16/F2 & 348/16/F2 dated 06.09.2016 and Building Approval File Nos.403/16/F2 and 411/16/F2 dated 02.08.2016

**Schedule-II:** 367 Sq.ft., Undivided Share of Land in the above mentioned Schedule - I property with a flat constructed thereon along with super built up area of 725 Sq.ft., (including Common area) in First Floor, Flat No.F3 in the building known as "Thamarai Vanam" Apartment at "Thamarai Nagar", 3rd Street, Thirumullavoyal Village, Avadi Taluk, Thiruvallur District.

**RESERVE PRICE ₹ 32,00,000/- EMD ₹ 3,20,000/- Bid Multiplier ₹ 25,000/-**

**S.No.2: (Branch: Chennai Nungambakkam) Borrower/Mortgagor: Mr.S.Ganesh Kumar,** S/o.Mr.Sekar, No.81, Dharmasathi Street, Srirangam Colony, Thirumullavoyal, Thiruvallur, Chennai-600 062. Also at: M/s. Yesor Decor, No.2, Gopu Naidu Street, Thiruvarkadu Road, Ayappakkam, Chennai-600 077. Amount Outstanding: ₹ 48,78,097.17 (Rupees Forty Nine Lakhs Seventy Eight Thousand and Ninety Seven and Paise Seventeen only) with further interest and costs thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY:** Schedule-I (Whole Property) Item No.1: All that piece and parcel of property situated at bearing Old Door No.164, New Door No.118, Mohan Avenue, Madambakkam Village, Sriperumbudur Taluk, Kancheepuram District, comprised in Old Survey Nos.63/2, 63/3A, 63/3B & 63/4 bearing Patta No.4281, as per Patta Survey No.63/11, bearing Plot No.13 (Northern Side), Mohan Avenue Layout (Vide Layout Approval No. DTPC No.110/2004 & Sub Division No.110/2004) and measuring to an extent of 1229 sq.ft., and bounded on the North By: Plot No.14, South By: Plot No.13 (Southern Side), East By: 23 Feet Road, West By: Plot No.7, Measuring: North to South on the Eastern Side: 20 Feet, North to South on the Western Side: 20 Feet, East to West on the Northern Side: 62 Feet 6 Inches, East to West on the Southern Side: 62 Feet 4 Inches, in all measuring 1229 Sq.Ft. or thereabouts.

**Item No.2:** All that piece and parcel of property situated at bearing Old Door No.164, New Door No.118, Mohan Avenue, Madambakkam Village, Sriperumbudur Taluk, Kancheepuram District, comprised in Old Survey Nos.63/2, 63/3A, 63/3B & 63/4 bearing Patta No.4281, as per Patta Survey No.63/11, bearing Plot No.13 (Northern Side), Mohan Avenue Layout (Vide Layout Approval No. DTPC No.110/2004 & Sub Division No.110/2004) and measuring to an extent of 1226 Sq.Ft., and bounded on the North By: Plot No.13 (Northern Side), South By: Plot No.12, East By: 23 feet Road, West By: Plot No.7, Measuring: North to South on the Eastern Side: 20 Feet, North to South on the Western Side: 20 Feet, East to West on the Northern Side: 62 Feet 4 inches, East to West on the Southern Side: 64 Feet 3 inches, in all measuring 1266 sq.ft., or thereabouts. This property is lying with the Registration Sub District of Guduvanchery and the Registration District of Chennai South.

**Schedule-II:** Undivided share of land to the extent of 284 Sq.Ft. out of above mentioned Schedule-I Property together with Flat identified as Plot No.13 (Northern Side), Flat No.S1 with a construction area of 695 Sq.Ft., in the Second Floor of the premises with covered Car Parking including Badma Empire Apartments, Old Door No.164, New Door No.118, Mohan Avenue Layout, Madambakkam Village, Sriperumbudur Taluk, Kancheepuram District. This property is lying with the Registration Sub District of Guduvanchery and the Registration District of Chennai South. Geo.Co-Ordinates-12.853895,80.050138

**RESERVE PRICE ₹ 25,00,000/- EMD ₹ 2,50,000/- Bid Multiplier ₹ 25,000/-**

Inspection of the Assets: All working Days From 27.02.2026 to 16.03.2026 between 11.00 a.m. and 5.00 p.m.  
Last date and time for submitting online Tender & Application Forms: 16.03.2026, Time: 5.00 p.m.

**DATE AND TIME OF E-AUCTION**

The E-Auction will take place through portal <https://www.mateaux.com> on 17.03.2026 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: KVB0001101, EMD for the Account of Sl.No.1: Mr.K.Sagayaraaj & Sl.No.2: Mr.S.Ganesh Kumar

Contact Person & Ph.No: Assistant General Manager - 89398 69789, 77085 35548 e-Mail: [arcbnennai@kvbl.com](mailto:arcbnennai@kvbl.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](http://www.kvb.co.in/Property Under Auction) also at the web portal <https://assets.mateaux.com> or call the service provider, M/s. Mateux Pvt. Ltd.

Statutory 15 days' Notice under Rule 9(1) of the SARFAESI Act, 2002. The borrower(s) and guarantor(s) are hereby notified to pay the dues as mentioned above along with to date interest and ancillary expenses before the date of e-Auction on 17.03.2026, failing which the schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 24.02.2026  
Place: Chennai

Authorised Officer  
The Karur Vysya Bank Ltd

**SOUTHERN RAILWAY**  
(SIGNAL & TELECOMMUNICATION WORKSHOP), PODANUR

**TENDER NOTICE No. SGW-S-203-CW-635616-26 dated 24.02.2026**

For and on behalf of the president of India, The Chief Workshop Manager, Signal and Telecommunication Workshop, Podanur, Coimbatore - 641023, invites E-Tender for the following works as per Notice Inviting Tender (NIT) in the portal [www.irps.gov.in](http://www.irps.gov.in) Tenderers/Contractors intending to apply for the tender needs to get enrolled in the portal [www.irps.gov.in](http://www.irps.gov.in) and only online tenders will be accepted. The Bid Security deposit should be made through online payment gateway or through available modes as mentioned in Tender document.

Sl. No	Name of work	Manufacture and supply of Counter Weight-I to Drg.No.CWM 05925/AI-1 for EOLB.G. (Qty-1146) at FAB Shop, S&TWS, Podanur
1	Approximate cost of the work	Rs.35,15,928.00/- including GST @ 18%
2	Earnest money to be deposited	Rs.70,300/-
3	Completion period of work	30 Days
4	Date and time of closing of tender	15.00 Hrs of 18.03.2026
5	Website particulars	<a href="http://www.irps.gov.in">www.irps.gov.in</a>

For further details, visit office of the Chief Workshop Manager, Signal and Telecommunication workshop, Podanur, Coimbatore - 641023.  
Dy.CSTE/S&T/PJT For Chief Workshop Manager S&T Workshop, Podanur

**DEBTS RECOVERY TRIBUNAL III, CHENNAI**  
6th Floor, Additional Office Building, Shastri Bhawan, Haddows Road, Nungambakkam, Chennai 600 006  
DRC No. 114/2025

**BANK OF BARODA, VELAPPANCHAVADI BRANCH** Certificate Holder  
Vs  
**M/s. JOJO & ANOTHER** Certificate Debtors

**DEMAND NOTICE**

Notice under Sections 25 to 28 of the Recovery of Debts and Bankruptcy Act, 1993 (as amended from time to time) and Rule 2 of Second Schedule to the Income Tax Act, 1961

To:  
1) M/s. JOJO, Rep by its Proprietor, No.49/50, EA Chambers, Whites Road, Chennai-600012.  
2) Mr.C.V.Vikram Surya Varma, S/o. Veerakumar, No.7/2, Kalingarayan 2nd Lane Opp Cemetery Road, Washermenpet, Chennai-600 021.

In view of the Recovery Certificate DRC No. 114/2025 issued on 04/09/2025 by the Hon'ble Presiding Officer, Debts Recovery Tribunal-3 Chennai, under Sub Sections 7 and 22 of Section 19 of the Recovery of Debts and Bankruptcy Act, 1993 (as amended from time to time) in terms of Order dated 21/03/2025 in OA No.191/2022, specifying that an amount of Rs.38,60,084/- (Rupees Thirty Eight Lakhs Sixty Thousand Eighty Four Only) out of which sum of Rs.21,21,230.15p/- together with Compound interest @ 8.10 % per annum with monthly rests along with 2% penal interest (Simple) from date of 30/05/2022 till the date of realization & sum of Rs.3,83,086.67p/- together with Compound interest @ 7.65 % per annum with monthly rests along with 2% penal interest (Simple) from date of 30/05/2022 till the date of realization & sum of Rs.6,52,210.01p/- together with Compound interest @ 7.90 % per annum with monthly rests along with 2% penal interest (Simple) from date of 30/05/2022 till the date of realization & sum of Rs.1,03,557.82p/- together with Compound interest @ 8.10 % per annum with monthly rests along with 2% penal interest (Simple) from date of 30/05/2022 till the date of realization along with costs, is due/recoverable from you in terms of the DRC.

2. You are hereby called upon to deposit the above sum within 15 days of the receipt of this notice to the Certificate Holder Bank, failing which the recovery shall be made as per the extant rules.

3. The Certificate Debtor No. 1 and 2 service of Demand Notice returned unexecuted.

4. Therefore the Tribunal ordered for paper publication of Demand Notice in one issue of English & Tamil Edition, for service to be completed by way of substituted service. The next date of hearing is fixed on 26.03.2026 at 11.30 A.M. for your appearance.

Given under my hand and seal of this Tribunal on this 11th day of February 2026.  
(S.ASIKUMAR)  
RECOVERY OFFICER

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
(Registered Under Section 3 of SARFAESI Act, 2002)  
Flat No.1C, First Floor, HMT Plot No.116, C.V. Chetty Road, T Nagar, Chennai - 600017, Ph: 044-2816 0845 / 8968178616  
Email: [sas@pegasus-arc.com](mailto:sas@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 Securitisation 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 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 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 12.04.2024 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

**Name of the Borrower(s)/ Co-Borrower(s) Guarantor(s) / Mortgagor (s):**  
a) M/s. Lakshya Hospital  
b) Mr. Senthil Kumar  
c) Mrs. Rekha

**Rs. 13,37,46,631.68/-** (Rupees Thirteen crore thirty seven lakh forty six thousand six hundred thirty one Paise six eight only) as on 25/02/2026 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 26/02/2026 till the date of payment and realization.

**CERSAI ID:**  
200017479590, 200017479329, 200017479703, 200013587531, 200013587696

**Reserve Price below which the Secured Asset will not be sold (in Rs.):**  
**Lot I: Rs.1,61,85,078/-** (Rupees One crore Sixty One lakh Eighty Five thousand Seventy Eight Only)  
**Lot II: Rs. 85,42,800/-** (Rupees Eighty Five lakh Forty Two thousand Eight hundred Only)  
**Lot III: Rs. 1,05,88,050/-** (Rupees One crore Five lakh Eighty Eight thousand Fifty Only)  
**Earnest Money Deposit (EMD):**  
**Lot I: Rs. 16,18,507/-** (Rupees Sixteen lakh eighteen thousand five hundred seven only)  
**Lot II: Rs. 8,54,280/-** (Rupees Eight lakh Fifty Four thousand Two hundred Eighty only)  
**Lot III: Rs. 10,58,805/-** (Rupees Ten lakh Fifty Eight thousand Eight hundred and Five only)

**Inspection of Properties:** 04/03/2026  
**Contact Person and Phone No:** Mr. Shankar Balasubramanian 8056178676, Mr. Vivek 9895417088.  
**Last date for submission of Bid:** 13/03/2026 till 4:00 pm

**E-Auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 16/03/2026 from:**  
**Lot - I:** 10.00 am to 11.00 am  
**Lot - II:** 11.00 am to 12.00 pm  
**Lot - III:** 12.00 pm to 01.00 pm

**Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value : NA**

**Details of Secured Asset being Immovable Property which is being sold / Mortgaged by: Mr. Senthil Kumar**

**Description of Property**

**Lot I:** All that piece and parcel of the Residential flat bearing No. G-1, Ground Floor, measuring 1687 Sq.ft., including common area together with the individual share of land with all the rights and privileges appertaining thereto, measuring an extent of 1200 Sq.ft., out of the property bearing plot no. 12 situated at a road leading from R. Rangachary Road, Abhiramapuram, Chennai 600018, comprised in O.S.No.1076, R.S.No.3629 C.No.1836 of Mylapore Village, Mylapore -Triplicane Taluk measuring 34.2 C.Sq.ft together with 1/19th common share on the road running north to south to lead Dr. Rangachary Road, Chennai 600018, Mylapore Sub Registration District, Chennai Central Registration District and within the local limits of corporation of Chennai with following boundaries: North by: R.S.No. 3628 belonging to Mr.Veeraraghava Iyer's Family, South by: Layout Road leading to Dr.Rangachary Road East by: R.S.No.3267, West by: Plot Nos.10-A to 10-D, sold to Mrs.Padmajaa and others, Measuring: East to West on the Northern Side: 50 Feet, East to West on the Southern Side: 55 Feet, North to South on the Eastern Side: 65 Feet, North to South on the Western Side: 65 Feet.

**Lot II:** Flat in 2nd floor (rearside) measuring 1120 Sq.ft., built up area with all common area together with 100 Sq.ft., UDS & undivided 321 Sq.ft., share in House and ground bearing Door No. 40 (New Door No.28) Dr. Ranga Road, Bheemannaipet, Mylapore, Chennai 600004, forming part of R.S.No.3591/2 (N) building in the Ground Floor, First Floor and second floor at rear side, together with 31.30% (1268 Sq.ft.) undivided share in land measuring One Groun & 1944 Sq.ft. (One Groun & 1434 Sq.ft., Under actual Measurement) North by: Road (Dr.Ranga Road), South by: R.S.No.3591/2 (K), East by: Door No.39, West by: House bearing Door No.41/1, Lying within the Sub-Registration District of Mylapore and Registration of Chennai Central.

**Lot III:** Flat on 3rd floor measuring 1550 Sq.ft along with all amenities alongwith UDS of 581.25 Sq.ft., i.e. 1550/1080 share in ground & 1650 Sq.ft., (4050 Sq.ft.) in Old No.39, New No.30, R.S.No.3591/2 N (D) by: Dr.Rangachary Road, Bheemannaipet, Mylapore, Chennai - 600 004. North by: Dr.Rangachary Road, South by: Property belongs to Pakrajamma and Madana Gopal Colony Street, East by: Mr.Rangaraja Iyengar Plot, West by: Property belongs to kalpagam Ammal and Seetha in R.S.No. 3591/2(N/C).

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

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or <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](mailto:ramprasad@auctiontiger.net) & [support@auctiontiger.net](mailto:support@auctiontiger.net) before submitting any bid.

Authorized Officer  
Pegasus Assets Reconstruction Pvt. Ltd.  
(In its capacity of Trustee of Pegasus Group Thirty Nine Trust 1)

Place: Chennai  
Date: 26.02.2026

**MAHAVITARAN**  
SHORT TENDER NOTICE

Tenders are invited for Procurement of Electrical Safety shoes (Insulation upto 22 KV) through e-tendering process with an Estimated Cost of Rs. 604.37 Lakhs against MSEDCL advertised Tender on website vide No. MMD/T-HTM2-08/0226 due for submission on dtd. 11.03.2026.

For details please visit website: <https://etender.mahadis.com>.  
in/eatApp/  
HO PR-59/26 Chief Engineer (MMD)

**MAHAVITARAN**  
SHORT TENDER NOTICE

Tenders are invited for Procurement of LT Rubber soft hand gloves (for Voltage upto 1,000V) through e-tendering process with an Estimated Cost of Rs. 604.37 Lakhs against MSEDCL advertised Tender on website vide No. MMD/T-HTM2-07/0226 due for submission on dtd. 11.03.2026.

For details please visit website: <https://etender.mahadis.com>.  
in/eatApp/  
HO PR-58/26 Chief Engineer (MMD)

**RBL BANK LTD** Administrative Office: 1st Lane, Shahpuri, Kolhapur-416001.  
Branch Office:- III Floor, Prestige Tower, 99 & 100, Residency Road, Bangalore-560025.

**SECURITISATION NOTICE UNDER S. 13(2) OF SARFAESI ACT, 2002.**

We, RBL Bank Limited the secured creditor of Applicant & Co-Applicant mentioned in column no.2 below inform you that your account has been classified as Non-performing Account on our accounts pursuant to your defaults in making payment/repayment of principal and interest. An amount is now due and payable by you together with further interest thereon to RBL Bank Ltd. In spite of our repeated demands you have not paid the amount(s) outstanding in your account(s) and you have not discharged your liabilities. We, therefore, issued notice under section 13(2) of Chapter III of the securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 demanding payment of the above mentioned amounts together with further interest applicable at the contracted rates, costs, charges, other monies to discharge your liabilities in full within 60 days from the date of the notice.

Sl. No	Name of Borrower	Loan Amount & Loan Account No.	Description of the property mortgaged	NPA Date & Amount O/s
1	Mr. Aravind, S/o. Thiyaarajan RIAL G006, 1 Floor Royal Red Wood, VII Phase, VI "E" Main Road, Behind Ridge Gardens, J.P. Nagar, Bangalore-560078. Also At: Shasta Solution LLP, Working As Project Manager, #9 Anugraha, Rajahadri Layout, 1st Main Road, VII Phase, Kogaluru Road, J.P. Nagar, Bangalore-560076. Also At: Plot-146, Dono-5, 5th Cross Street, Chandran Nagar, Cherope, Alandur, Kancheepuram Tamil Nadu-630044. (Borrower & Mortgagor) .....Address: Loan Account No. Rs.31,31,000/- Loan Account No. 809002831915	Schedule of Property: Details of the asset charged to the Bank: All that piece and parcel of land measuring an extent of 1376 Sq.ft. with building thereon bearing Door No.6, 5th Cross Street, Chandran Nagar, Chrompet, Chennai-600 044, comprised in Old Survey No.388, Patta No.1824, as per Patta Survey No.388/27 part, New Patta No.2165, as per Patta New Survey No.388/27A2 situated at Thirunemalai Village, formerly Thambaram Taluk, now Pallavaram Taluk, formerly in Kancheepuram District, now Chengalpattu District, and the land being bounded on the North by: Existing Road, South by: Survey No.388/26, East by: Survey No.388/28 & 16 Feet Road, West by: Survey No.388/27 part. Situated within the Sub-Registration District of Pammal and Registration District of Chennai South.	NPA Date: 31.01.2026 Total amount of Rs.30,43,308.20/- Outstanding due as on:17.02.2026 Demand Notice Date: 18.02.2026	

Now the authorized officer of RBL Bank Ltd. do hereby publish the contents of the above demand notice as provided under the Rules for discharge your liabilities in full, failing which, we shall, without any further reference, be constrained to enforce the following security created by you in our favour by exercising any or all the rights given under the said Act. Please note that this publication is made without prejudice to such rights and remedies as are available to RBL Bank against the borrower and the guarantors of the said financial under law. You are further requested to note that as per section13(13) of the said Act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of above secured asset, without our prior written consent.

Place: Bangalore, Date: 27-02-2026  
Sd/- Authorised Officer, RBL BANK LTD.

**Indian Bank**  
ALLAHABAD

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

APPENDIX IV-A (See Proviso to rule 8(6))

**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 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s) and Guarantor(s) that the schedule mentioned immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officers of respective branches of Indian Bank, the Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis for recovery of amount due specified for each of the accounts thereto, which is due to payable to the secured creditor, with further interest, costs, other charges and expenses thereon.

**INDIAN BANK, MEPZ BRANCH : Admin Block, SEZ-MEPZ, Kadaperi, Tambaram, Chennai - 600 045.**  
Telephone : 044-2262 1010/2020, email : [mepz@indianbank.bank.in](mailto:mepz@indianbank.bank.in)

**1. NAME AND ADDRESS OF THE BORROWERS/GUARANTORS/MORTGAGORS :** (1) Mr. Aswin, (Borrower/Mortgagor), S/o Mr. Viswanathan, No.31/2, Ezhil Nagar, 6th Street, Surapet, Alternate Address 1 : No.F2, First Floor, T. Thangai Main Illam, Plot No.37, R S Nagar, Jalladiannipattai, Chennai - 600 100, Alternate Address 2 : No.135A, Second Floor, Kalliamman Koil Third Street, Karapakkam, Chennai - 600 097, (2) Mrs. S. Paramaswari, (Co-borrower), W/o Mr. Aswin, No.3/2D, Ezhil Nagar, 6th Street, Surapet, Alternate Address 1 : No.F2, First Floor, T. Thangai Main Illam, Plot No.37, R S Nagar, Jalladiannipattai, Chennai - 600 100, Alternate Address 2 : No.135A, Second Floor, Kalliamman Koil Third Street, Karapakkam, Chennai - 600 097.

**AMOUNT DUE TO THE BANK AS ON 21.02.2026 : Rs.62,19,405/- (Rupees Sixty two lakhs nineteen thousand four hundred and five only)** with further interest, costs, other charges and expenses thereon from 22.02.2026.

**SHORT DESCRIPTION OF THE PROPERTY :** All that piece and parcel of property being Flat No.F2, First Floor, T. Thangai Main Illam, situated at Plot No.37, R S Nagar, Jalladiannipattai, Chennai - 600 100, comprised in Survey No.236/1A, Patta No.979 as per Patta Survey No.236/143 of Jalladiannipattai Village, Tambaram Taluk, Kancheepuram District, measuring an extent of 883 Sq. ft. built up area (including common area) together with 401 Sq. ft. undivided share of land out of total extent of 2100 Sq. ft. **Prior Encumbrances on property : Nil. TYPE OF POSSESSION : Symbolic**

**RESERVE PRICE : Rs.42.00 Lakhs** Bid increment : Rs.10,000/- **PROPERTY ID NO. : IDIB7655239465** **EMD : Rs.4.20 Lakhs**

**INDIAN BANK, CLOCK TOWER BRANCH : No.29, West Cott Road, Royapettah, Chennai - 600 014.**  
Telephone : 044-28516661, 28411274, email : [clocktower@indianbank.bank.in](mailto:clocktower@indianbank.bank.in)

**1. NAME AND ADDRESS OF THE BORROWERS/GUARANTORS/MORTGAGORS :** (1) Mr. Madhavan, (Borrower/Mortgagor), S/o Malayandi, 29/16, 1st Floor, Melnadukarai, Thiruvethi Amman Koil Street, Anna Nagar, Chennai - 600 040. (2) Mrs. M. Petchiammal, (Co-borrower), W/o Madhavan, No.7/6, Old Trunk Road, Pokkuravathu Nagar, Near Sumangali Mahal, Sattur - 626 203.

**AMOUNT DUE TO THE BANK AS ON 21.02.2026 : Rs.60,88,743/- (Rupees Sixty lakhs eighty eight thousand seven hundred and forty three only)** with further interest, costs, other charges and expenses thereon from 22.01.2026.

**SHORT DESCRIPTION OF THE PROPERTY :** All that piece and parcel of vacant house site, bearing Plot No.15, measuring an extent of 2,640 Square feet, comprised in Survey Nos.144/1B and 144/2, Old Patta No.7930, New Patta No.8320 as per Patta Survey No.144/2A5, in the layout named "Krishna Nagar" situated at Varadharajapuram Village, Sriperumbudur Taluk now Kundrathur Taluk, Kancheepuram District. Within the Registration District of South Chennai and Sub-Registration District of Padappal, 489 Square feet undivided share of land (out of Schedule 'A' mentioned property) Residential Flat, bearing Flat No.E, in the Second Floor, having plinth area of 1,117 Square feet (including common space) R.C.C. terraced building including all its amenities, flat named as 'Swathika Flats' and one covered car parking. **Prior Encumbrances on property : Nil. TYPE OF POSSESSION : Symbolic**

**RESERVE PRICE : Rs.32.00 Lakhs** Bid increment : Rs.10,000/- **PROPERTY ID NO. : IDIB7566206269** **EMD : Rs.3.20 Lakhs**

**INDIAN BANK, SAIDAPET BRANCH : No.1, Abdul Razack Street, Saidapet, Chennai - 600 015.**  
Telephone : 044-24356792, email :

**Account: M/s Laksha Hospital**  
**Trust: Pegasus Group Thirty Nine Trust One**

**PROPERTY DESCRIPTION**

**Lot I**

All that piece and parcel of the Residential flat bearing No. G-1, Ground Floor, measuring 1687 Sq.ft., including common area together with the individual share of land with all the rights and privileges appertaining thereto, measuring an extent of 1200 Sq.ft., out of the property bearing plot no. 12 situated at a road leading from Dr. Rangachary Road, Abhiramapuram, Chennai 600018, comprised in O.S.No.1076, R.S.No.3629 C.C.No.1836 of Mylapore Village, Mylapore - Triplicane Taluk measuring 3412.5 Sq.ft together with 1/19<sup>th</sup> common share on the road running north to south to lead Dr. Rangachary road, Chennai 600018, Mylapore Sub Registration District, Chennai Central Registration district

**Lot II**

Flat in 2 nd floor (rearside) admeasuring 1120 Sq.ft., built up area with all common area together with 100 Sq.ft., UDS & undivided 321 Sq.ft., share in House and ground bearing Door No. 40 (New Door No.28) Dr. Ranga Road, Bheemannahpet, Mylapore, Chennai 600004, forming part of R.S. No. 3591/2 (N) building in the ground floor, Frist Floor and Second Floor at rear side, together with 31.30% (1266 Sq.ft) undivided share in land measuring One Ground & 1644 Sq.ft., (One Ground & 1434 Sq.ft., Under actual Measurement)

**Lot III**

Lot III: Flat on 3 rd Floor admeasuring 1550 Sq.ft along with all amenities alongwith UDS of 581.25 Sq.ft., ie., 1550/10800 share in 1 ground & 1650 Sq.ft., (4050 Sq.ft.,) in Old No.39, New No. 30, R.S.No.3591/2 N (D) Dr.Rangachary Road, Bheemanampet, Mylapore, Chennai 600004.

**Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 16/03/2026 for the mortgaged properties mentioned in Lot I, II, & III of the e-auction sale notice ("Schedule Property") as per below. 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).

Lot - I	10.00 am to 11.00 am
Lot - II	11.00 am to 12.00 pm
Lot - III	12.00 pm to 01.00 pm

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 **13/03/2026** till 04.00 p.m. Email address: [vivek@pegasus-arc.com](mailto:vivek@pegasus-arc.com), alongwith the copy of Pan card, Aadharcard, 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:**

SL	Property Item	Reserve Price	Reserve Price in Rupees
1	Lot - I	Rs.1,61,85,078	Rupees One crore sixty one lakh eighty five thousand seventy eight Only
2	Lot - II	Rs.85,42,800	Rupees Eighty five lakh forty two thousand eight hundred only
3	Lot - III	Rs.1,05,88,050	Rupees One crore five lakh eighty eight thousand fifty Ony

The bidder can submit bids for individual lots separately or together.

**17. The Earnest Money Deposit of the auction property is as follows:**

SL	Property Item	The Earnest Money Deposit	EMD (The Earnest Money Deposit ) in Rupees
1	Lot - I	Rs.16,18,507	Rupees Sixteen lakh eighteen thousand five hundred seven only
2	Lot - II	Rs.8,54,280	Rupees eight lakh fifty four thousand two hundred and eighty only.
3	Lot - III	Rs.10,58,805	Rupees Ten lakh fifty eight thousand eight hundred and five Only

18. Last date for submission of bid is 13/03/2026 before 04:00 pm and the Auction is scheduled on 16/03/2026 from 11.00 am to 12.00 noon for Lot I, 12,00 Pm to 1.00 Pm for Lot II and 1.00 Pm to 2.00 Pm for Lot III. 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. 1,00,000/- (Rupees OneLakh 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 Earnest 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](http://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](http://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: 26.02.2026**

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