

PUBLIC NOTICE FOR E AUCTION

Sale of Immovable Property under the Securitization and Reconstruction and Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower / Guarantors / Mortgagee that the below described immovable property mortgaged / charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group XXXIX Trust One (Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities, interest by RBL Bank Limited vide Assignment Agreement dated 31/03/2021 under the provisions of SARFAESI Act, 2002.

The Physical possession of the below mentioned property is with security creditor under the provision of SARFAESI ACT and Rules thereto. In view of the aforesaid the below mentioned mortgaged property will be sold on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities for recovery of Rs. 1,77,25,842.60 (Rupees One Crore Seventy Seven Lakh Twenty Five Thousand Eight Hundred Forty Two and Sixty Paise Only) as on 24.04.2023 With further interest and charges thereon.,due to Pegasus Assets Reconstruction Pvt. Ltd., from M/s. AAGNA Global Solutions Private Limited, Mr.Vinoth.G, Mrs.G.Balasoundari and Ms.Balasari. (Loan Account No. 609000438615 & 809001814872). The Reserve Price will be for Property 1 (Lot I) Rs.43,00,000/- (Rupees Forty Three Lakhs Only) and will be for Property 2 (Lot II): Rs. 30,00,000/- (Rupees Thirty Lakhs only) and the Earnest money deposit (EMD) for property 1 (Lot I) : Rs.4,30,000/- (Rupees Four Lakhs Thirty Thousand Only) and property 2 (Lot II): Rs. 3,00,000/- (Rupees Three Lakhs Only)

Names of Borrower/Guarantors:	M/s. AAGNA Global Solutions Private Limited, Mr. Vinoth.G, Mrs. G Balasoundari & Ms. Balasari
Name of the Mortgagee	M/s. AAGNA Global Solutions Private Limited,
Reserve Price:	1. Property No.1 (Lot I): Rs.43,00,000/- (Rupees Forty Three lakhs Only) 2. Property No.2 (Lot II): Rs.30,00,000/- (Rupees Thirty Lakhs Only)
Earnest Money Deposit (10% of Reserve Price)	1. Property No.1 (Lot I): Rs. 4,30,000/- (Rupees Four Lakhs Thirty Thousand Only) 2. Property No. 2 (Lot II): Rs. 3,00,000/- (Rs. Three Lakhs Only)
Description of Movable Property	Nil
Inspection of Property	31.05.2023 11 am to 3 pm
Contact Person and Phone No	Mr. Shankar Balasubramanian 8056178676, Mr. Vivek - 9962229588 Mr. P.M.Mohan 9444277474, Mrs. Nandhini 9566266081
Date and Time of e-Auction	1. Property 1 (Lot I) 15.06.2023 11 AM to 1 PM 2. Property 2 (Lot II) 15.06.2023 11 AM to 1 PM
Last date for submission of Bid / Bid:	1. Property 1 (Lot I) 14.06.2023 before 05.00 PM 2. Property 2 (Lot II) 14.06.2023 before 05.00 PM

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

DESCRIPTION OF IMMOVABLE PROPERTY

Property No. 1 (Lot I) : All that piece and parcel of the Flat bearing No.A-5, Second Floor Thiruvengadam Ganapathy flats, measuring 1262 Sq.ft., together with an undivided share of land measuring 606 Sq.ft., out of the property bearing Sub Divided Plot No. 253/1 and 253/2 totally measuring 2898 Sq.ft., at No.16, Annamalai Street, Bharathipuram, Chrompet, Chennai -600 044 of Nemilicherry Village vide Sub Division Approval in Planning Permit No. 96/11/F2, PPL No.731/11/F2 dated 04.11.2011 issued by the Pallavaram Municipality comprised in S.No.173 to 180, T.S.No.48 and 20 of Nemilicherry Village, Alandur Taluk, Kancheepuram District and the lands bounded on the North By: Plot No. 254, South By: Annamalai Street, East By: Plot No. 252, West By: Nehru Street, Measuring: East to West on the Northern Side : 57.9 Feet, East to West on the Southern Side : 53.9 Feet, North to South on the Eastern Side : 54 Feet, North to South on the Western Side : 49.6 Feet. Situated with the Sub Registration District of Alandur and Registration District of Chennai South.

Property No. 2 (Lot II) : All that piece and parcel of the Flat bearing No. A-6, Second floor, Thiruvengadam Ganapathy Flats, measuring 863 Sq.ft., with amenities therein together with an undivided share of land measuring 423 Sq.ft., out of the property bearing Sub Divided Plot No. 253/1 and 253/2 totally measuring 2898 Sq.ft., at No.16, Annamalai Street, Bharathipuram, Chrompet, Chennai -600 044 of Nemilicherry Village vide Sub Division Approval in Planning Permit No. 96/11/F2, PPL No.731/11/F2 dated 04.11.2011 (Vide Planning permit PPA No. 853/12/F2, PPL No. 828/12/F2, and BL No. 743/12/F2 dated 31.08.2012) issued by the Pallavaram Municipality comprised in S.No.173 to 180, T.S.No.48 and 20 of Nemilicherry Village, Alandur Taluk, Kancheepuram District and the lands bounded on the North By: Plot No. 254, South By: Annamalai Street, East By: Plot No. 252, West By: Nehru Street, Measuring: East to West on the Northern Side : 57.9 Feet, East to West on the Southern Side : 53.9 Feet, North to South on the Eastern Side : 54 Feet, North to South on the Western Side : 49.6 Feet. Situated with the Sub Registration District of Alandur and Registration District of Chennai South.

The Interested Bidders can participate either separately for Lot I and Lot II or participate jointly together for Lot I and Lot II.

This publication is also a Fifteen days' notice to the aforementioned borrowers/ guarantors under Rule 8 & 9 of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support: 079 - 68136805 / 68136837, Mr.Ramprasad- Mo.: +91 9978591888 & 8000023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net

Authorised officer

Date: 22.05.2023 Pegasus Assets Reconstruction Private Limited Place: Chennai

மின் ஏலத்திற்கான பொது அறிவிப்பு

2002-ஆம் ஆண்டு கடன்ட் கொடுத்துக்களை ரொக் கமார்க்குத் திதி சொத்துக்களை சீரமைத்து மற்றும் கடன்ட் கொடுத்து மீளான உரிமை அமலாக்கச் சட்டம் அதன் தொடர்புடைய 2002 ஆம் ஆண்டு உரிமை அமலாக்கச் விதி 8 & 9-ன் கீழ் அசையா சொத்துக்கள் விற்பனை.

இதன் மூலம் பொதுமக்கள் பொதுமக்களுக்கும் மற்றும் குறிப்பாக கடன்தாரர் / ஜாமீன்தாரர்கள் / அடமானதாரர்களுக்கும், கீழே குறிப்பிடப்பட்டுள்ள அடமானம் வைத்துள்ள அசையா சொத்துக்களை, ஈட்டு கடன் அளித்ததாரர், SARFAESI சட்டம் 2002-ன் கீழ் 31.03.2021 தேதியிட 2002-ஆம் ஆண்டு உரிமை அமலாக்கச் சட்டம் (Assignment Agreement) RBL மேய்க் லிமிடெட்-க்கு, கீழே குறிப்பிடப்பட்டுள்ள கடன்தாரர் செலுத்த வேண்டிய மொத்த நிதியை தொகை கடன்தாரருக்கு வழங்கப்பட்ட கடன் வசதிகள் அனைத்தையும் "கொகாஸ் குரூப்-XXXIX டிரஸ்ட்-1-ன் டிரஸ்டியாக செயல்படுதல் M/செகாசஸ் அசெட் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்-க்கு மாற்றப்பட்டுள்ளது என அறிவிக்கப்படுகிறது.

SARFAESI சட்டம் மற்றும் விதிகளின் படி கீழே குறிப்பிடப்பட்டுள்ள அடமான சொத்துக்களை ஈட்டுக்கடன் கடன்ளித்தவரின் அசல் கவாதின் செய்யுள்ளார். மேற்குறிப்பிடப்பட்டுள்ளதே தொடர்ந்து கடன்தாரரான M/s. ஆக்னா குரூப்பில் சொல்யூஷன்ஸ் பிரைவேட் லிமிடெட், திரு.வினோத் G. திருமதி. செகாலசெந்திரி மற்றும் Ms.பாலாபுரீ (கடன் கன்சென்ட்ரேஷன். 609000438615 & 809001814872) ஆகியோர் கொகாஸ் அசெட் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்-க்கு 24.04.2023 அன்று வரை செலுத்த வேண்டிய நிதியை தொகையான ரூ.1,77,25,842.60 (ரூபாய் ஒரு கோடியே எழுபத்து ஏழு லட்சத்து இருபத்து ஐந்தாயிரத்து எண்ணூற்று நற்பத்து இரண்டு மற்றும் பைசா அறுபது மட்டும்) மற்றும் பின் வட்டி மற்றும் தொகைகள், கடன்னைகள் மற்றும் செலவுகள் ஆகியவற்றை வசூல் செய்வதற்காக கீழே குறிப்பிடப்பட்டுள்ள அடமான சொத்து "எங்கு எப்படி உள்ளதோ", "என்ன உள்ளதோ" மற்றும் "அங்கு அப்படி அந்த நிலையில்", அதுவுடன் அனைத்தும் தெரிந்த மற்றும் தெரியப்படாத பொறுப்புகளுடன் விற்பனை செய்யப்பட உள்ளது. குறைந்தபட்ச விலை சொத்து-1 (லாட்-I) ரூ.43,00,000/- (ரூபாய் நாற்பத்து மூன்று லட்சம் மட்டும்) மற்றும் சொத்து-2 (லாட்-II) ரூ.30,00,000/- (ரூபாய் முப்பது லட்சம் மட்டும்) மற்றும் முன்வைப்பு தொகை (EMD) சொத்து-1 (லாட்-I) ரூ.4,30,000/- (ரூபாய் நான்கு லட்சத்து முப்பதாயிரம் மட்டும்), சொத்து-2 (லாட்-II) ரூ.3,00,000/- (ரூபாய் மூன்று லட்சம் மட்டும்)

கடன்தாரர் / ஜாமீன்தாரர்களின் பெயர்	M/s. ஆக்னா குரூப்பில் சொல்யூஷன்ஸ் பிரைவேட் லிமிடெட், திரு.வினோத், G திருமதி.செகாலசெந்திரி மற்றும் Ms.பாலாபுரீ
அடமானதாரரின் பெயர்	M/s. ஆக்னா குரூப்பில் சொல்யூஷன்ஸ் பிரைவேட் லிமிடெட்
குறைந்த பட்ச விலை	1.சொத்து 1 (லாட் I) : ரூ.43,00,000/- (ரூபாய் நாற்பத்து மூன்று லட்சம் மட்டும்) 2. சொத்து 2 (லாட் II): ரூ.30,00,000/- (ரூபாய் முப்பது லட்சம் மட்டும்)
முன் வைப்பு தொகை (குறைந்த பட்ச விலையில் 10%)	1.சொத்து 1 (லாட் I) : ரூ.4,30,000/- (ரூபாய் நான்கு லட்சத்து முப்பதாயிரம் மட்டும்) 2. சொத்து 2 (லாட் II): ரூ.3,00,000/- (ரூபாய் மூன்று லட்சம் மட்டும்)
அசையா சொத்துக்களின் விவரங்கள்	இல்லை
சொத்தினை பார்வையிடுதல்	31.05.2023 காலை 11.00 மணி முதல் மாலை 3.00 மணி வரை
தொடர்பு கொள்ள வேண்டிய நபரின் பெயர் & தொலைபேசி எண்.	திரு.சங்கர் பாலசுப்பிரமணியன் - 8056178676, திரு.விவேக் - 9962229588 திரு. P.M.செகாஸ் - 9444277474, திருமதி.நந்தினி - 9566266081
மின் ஏலம் நடைபெறும் தேதி & நேரம்	1. சொத்து 1 (லாட் I) 15.06.2023 காலை 11.00 முதல் பிற்பகல் 1.00 வரை 2. சொத்து 2 (லாட் II) 15.06.2023 காலை 11.00 முதல் பிற்பகல் 1.00 வரை
விலைபுள்ளிகளை சமர்ப்பிக்க கடைசி தேதி	1. சொத்து 1 (லாட் I) 14.06.2023 காலை 11.00 முதல் பிற்பகல் 1.00 வரை 2. சொத்து 2 (லாட் II) 14.06.2023 காலை 11.00 முதல் பிற்பகல் 1.00 வரை

சொத்துக்களுக்கு எதிராக முன் வைக்கப்பட்டுள்ள ஏதேனும் உரிமை கோரல்கள் மற்றும் ஈட்டு கடன் அளித்தவருக்கு தெரிந்த ஏதேனும் பிற நிதியவைகள் மற்றும் மதிப்பு : தெரியவில்லை

அசையா சொத்துக்களின் விவரங்கள்

சொத்து - 1 (லாட் I) : தென் சென்னை பதிவு மாபட்டம் மற்றும் ஆலத்தூர் துணைப்பதிவு மாபட்டத்திற்குட்பட்ட காக்குப்பிரம் மாபட்டம், ஆலத்தூர் தாலுகா, தென்மேற்கு சேரி கிராமத்தில் எண். 16, அண்ணாமலை தெரு, பாரதிபுரம், குரோம்பேட்டை, சென்னை-600044 என்ற முகவரியில் பல்வகை நகராட்சியால் அளிக்கப்பட்ட 04.11.2011 தேதியிட்ட உப பிரதி திட்ட அனுமதி எண். 96 /11/F2, PPL எண். 731/11/F2 மற்றும் சர்வே எண் 173 முதல் 180 வரைக்கும் உள் சர்வே எண் 48 மற்றும் 20-ன் படி மனை எண் 253/1 மற்றும் 253/2-ன் படி மொத்தம் உள்ள 2898 சதுர அடி நிலத்தில் 606 சதுர அடி பிரிக்கப்படாத பங்கு நிலத்துடன் "திருவேங்கடம் கணபதி ஃபளாட்ஸ்" என்ற அடுக்குமாடி குடியிருப்பில் 2வது தளத்தில் 1262 சதுர அடி கட்டப்பட்டுள்ள ப்ளாட் எண்: A5, மேலும் அதனுடன் இணைந்த துண்டுகள் பகுதிகளும் மற்றும் எல்லைகள் : வடக்கில் : மனை எண். 254, தெற்கில் : அண்ணாமலை தெரு, கிழக்கில்: மனை எண். 252, மேற்கில் : நேரு தெரு மற்றும் அளவுகள் : கிழக்கு மேற்காக வடக்கு பகுதியில் : 57.9 அடி, கிழக்கு மேற்காக தெற்கு பகுதியில் : 53.9 அடி, வடக்கு தெற்கு கிழக்குப் பகுதியில் : 54 அடி, வடக்கு தெற்காக மேற்கு பகுதியில் : 49.6 அடி.

சொத்து - 2 (லாட் II) : காக்குப்பிரம் மாபட்டம், ஆலத்தூர் தாலுகா, தென்மேற்கு சேரி கிராமத்தில் எண்.16, அண்ணாமலை தெரு, பாரதிபுரம், குரோம்பேட்டை, சென்னை-600044 என்ற முகவரியில் பல்வகை நகராட்சியால் அளிக்கப்பட்ட 04.11.2011 தேதியிட்ட உப பிரதி திட்ட அனுமதி எண். 96 /11/F2, PPL எண். 731/11/F2 (31.08.2012 தேதியிட்ட வரைபட அனுமதி எண். PPA எண். 853/12/F2, PPL எண். 828/12/F2 மற்றும் BL எண். 743/12/F2) சர்வே எண் 173 முதல் 180 வரை மற்றும் உள் சர்வே எண் 48 மற்றும் 20-ன் படி மனை எண். 253/1 மற்றும் 253/2-ன் படி மொத்தம் உள்ள 2898 சதுர அடி பிரிக்கப்படாத பங்கு நிலத்துடன் "திருவேங்கடம் கணபதி ஃபளாட்ஸ்" என்ற அடுக்குமாடி குடியிருப்பில் 2வது தளத்தில் 863 சதுர அடி கட்டப்பட்டுள்ள ப்ளாட் எண்: A6 அனைத்து வசதிகள் உட்பட, மேலும் அதனுடன் இணைந்த துண்டுகளும் பகுதிகளும் மற்றும் எல்லைகள் : வடக்கில் : மனை எண். 254, தெற்கில் : அண்ணாமலை தெரு, கிழக்கில்: மனை எண். 252, மேற்கில் : நேரு தெரு மற்றும் அளவுகள் : கிழக்கு மேற்காக வடக்கு பகுதியில் : 57.9 அடி, கிழக்கு மேற்காக தெற்கு பகுதியில் : 53.9 அடி, வடக்கு தெற்கு கிழக்குப் பகுதியில் : 54 அடி, வடக்கு தெற்காக மேற்கு பகுதியில் : 49.6 அடி.

விரகுமுள்ள விலைபுள்ளிதாரர்கள் லாட் 1 மற்றும் லாட் 2-க்கு தனித்தனியாகவும் அல்லது லாட் 1 மற்றும் லாட் 2-க்கு கட்டடாவும் சேர்ந்து எலத்தில் கலந்து கொள்ளலாம். மேற்குறிப்பிட்ட கடன்தாரர் / ஜாமீன்தாரர்களுக்கு இந்த வசதியிடு மேலும் இந்த அறிவிப்பு உரிமை அமலாக்கச் சட்டம், 2002 விதி 8 & 9-ன் கீழ் 15 நாட்கள் விற்பனை அறிவிப்பாக கருதப்படும்.

விற்பனை பற்றிய விவரமான விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு, மின் ஏல விற்பனை / சொத்துக்கள் பற்றிய விவரமான விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு மற்றும் மின் ஏலத்தில் பங்கு பெறுவதற்கு மற்றும் விலைபுள்ளிகளை சமர்ப்பிப்பதற்கு முன்பாக ஈட்டு கடன் அளித்தவரின் <http://www.pegasus-arc.com/assets-to-auction.html> என்ற வளக்கி பார்க்கலாம். மேலும் விலைபுள்ளிதாரர்கள் வேலை அளிக்கும் நிறுவனமான M/s. E Procurement Technologies Ltd. Auction Tiger-ன் வலைதளமான <https://sarfaesi.auctiontiger.net> -ல் பார்க்கலாம்.டி மற்றும் 079-68136805/68136837 திரு.ராமபிரசாது, கைபேசி எண்: +91 99785 91888 & 80000 23297 மற்றும் மின்னஞ்சல் : ramprasad@auctiontiger.net, support@auctiontiger.net ஆகியவற்றில் தொடர்பு கொள்ளலாம்.

அங்கீகரிக்கப்பட்ட அதிகாரி

நாள் : 22.05.2023 இடம் : சென்னை

கொகாஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்
டிரஸ்டியாக செயல்படுதல் பெகாசஸ் குழுமம் XXXIX டிரஸ்ட் 1



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
(Registered Under Section 3 of SARFAESI Act, 2002)
Flat No.1C, First Floor, H.M.H Plaza, New No.36, Old No.62 Chetty Road, T.Nagar, Chennai - 600017. Ph: +9856178676, 9444277474, 9565266081
Email: sys@pegasus-arc.com / Url : www.pegasus-arc.com

PUBLIC NOTICE FOR E-AUCTION

Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower / Guarantors / Mortgagor that the below described immovable property mortgaged / charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group XXXIX Trust One (Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities, interest by RBL Bank Limited vide Assignment Agreement dated 31/03/2021 under the provisions of SARFAESI Act, 2002.

The Physical possession of the below mentioned property is with security creditor under the provision of SARFAESI Act and Rules thereto. In view of the aforesaid the below mentioned mortgaged property will be sold on **"As is where is", "As is what is", and "Whatever there is" basis** with all known and unknown liabilities for recovery of **Rs. 1,77,25,842.60 (Rupees One Crore Seventy Seven Lakh Twenty Five Thousand Eight Hundred Forty Two and Sixty Paise Only)** as on **24.04.2023** With further interest and charges thereon, due to Pegasus Assets Reconstruction Pvt. Ltd., from **M/s. AAGNA Global Solutions Private Limited, Mr.Vinoth G, Mrs.G.Balasoundari and Ms.Balasri, (Loan Account No. 609000438615 & 809001814872). The Reserve Price will be for Property 1 (Lot I) Rs.43,00,000/- (Rupees Three Lakhs Only) and will be for Property 2 (Lot II): Rs. 30,00,000/- (Rupees Thirty Lakhs only) and the Earnest money deposit (EMD) for property 1 (Lot I) : Rs.4,30,000/- (Rupees Four Lakhs Thirty Thousand Only) and property 2 (Lot II): Rs. 3,00,000/- (Rupees Three Lakhs Only)**

Names of Borrower/Guarantors:	M/s. AAGNA Global Solutions Private Limited, Mr. Vinoth G, Mrs. G. Balasoundari & Ms. Balasri
Name of the Mortgagor	M/s. AAGNA Global Solutions Private Limited,
Reserve Price:	1. Property No.1 (Lot I): Rs.43,00,000/- (Rupees Forty Three lakhs Only) 2. Property No.2 (Lot II): Rs.30,00,000/- (Rupees Thirty Lakhs Only)
Earnest Money Deposit (10% of Reserve Price)	1. Property No.1 (Lot I): Rs. 4,30,000/- (Rupees Four Lakhs Thirty Thousand Only) 2. Property No. 2 (Lot II): Rs. 3,00,000/- (Rs. Three Lakhs Only)
Description of Movable Property	Nil
Inspection of Property	31.05.2023 11 am to 3 pm
Contact Person and Phone No	Mr. Shankar Balasubramanian 8056178676, Mr. Vivek - 9962229588 Mr. P.M.Mohan 9444277474, Mrs. Nandhini 9566266081
Date and Time of e-Auction	1. Property 1 (Lot I) 15.06.2023 11 AM to 1 PM 2. Property 2 (Lot II) 15.06.2023 11 AM to 1 PM
Last date for submission of Bid / Bid:	1. Property 1 (Lot I) 14.06.2023 before 05.00 PM 2. Property 2 (Lot II) 14.06.2023 before 05.00 PM

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

DESCRIPTION OF IMMOVABLE PROPERTY

Property No. 1 (Lot I): All that piece and parcel of the Flat bearing No. A-5, Second Floor Thiruvengadam Ganapathy flats, measuring 1262 Sq.ft., together with an undivided share of land measuring 606 Sq.ft., out of the property bearing Sub Divided Plot No. 253/1 and 253/2 totally measuring 2898 Sq.ft., at No.16, Annamalai Street, Bharathipuram, Chrompet, Chennai -600 044 of Nemilicherry Village vide Sub Division Approval in Planning Permit No. 96/11/F2, PPL No.731/11/F2 dated 04.11.2011 issued by the Pallavaram Municipality comprised in S.No.173 to 180, T.S.No.48 and 20 of Nemilicherry Village, Alandur Taluk, Kancheepuram District and the lands bounded on the North By: Plot No. 254, South By: Annamalai Street, East By : Plot No. 252, West By: Nehur Street, Measuring: East to West on the Northern Side : 57.9 Feet, East to West on the Southern Side : 53.9 Feet, North to South on the Eastern Side : 54 Feet, North to South on the Western Side : 49.6 Feet. Situated with the Sub Registration District of Alandur and Registration District of Chennai South.

Property No. 2 (Lot II): All that piece and parcel of the Flat bearing No. A-6, Second floor, Thiruvengadam Ganapathy Flats, measuring 863 Sq.ft., with amenities therein together with an undivided share of land measuring 423 Sq.ft., out of the property bearing Sub Divided Plot No. 253/1 and 253/2 totally measuring 2898 Sq.ft., at No.16, Annamalai Street, Bharathipuram, Chrompet, Chennai -600 044 of Nemilicherry Village vide Sub Division Approval in Planning Permit No. 96/11/F2, PPL No. 731/11/F2 dated 04.11.2011 (Vide Planning permit PPA.No. 853/12/F2, PPL No. 828/12/F2, and BL No. 743/12/F2 dated 31.08.2012) issued by the Pallavaram Municipality comprised in S.No.173 to 180, T.S.No.48 and 20 of Nemilicherry Village, Alandur Taluk, Kancheepuram District and the lands bounded on the North By: Plot No. 254, South By: Annamalai Street, East By : Plot No. 252, West By: Nehur Street, Measuring: East to West on the Northern Side : 57.9 Feet, East to West on the Southern Side : 53.9 Feet, North to South on the Eastern Side : 54 Feet, North to South on the Western Side : 49.6 Feet. Situated with the Sub Registration District of Alandur and Registration District of Chennai South.

The Interested Bidders can participate either separately for Lot I and Lot II or participate jointly together for Lot I and Lot II.

This publication is also a Fifteen days' notice to the aforementioned borrowers/ guarantors under Rule 8 & 9 of The Security Interest (Enforcement) Rules, 2002. For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger Bidder Support: 079 - 68136805 / 68136837, Mr.Ramprasad - Mo: +91 9978591868 & 8000023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net

Authorised officer
Pegasus Assets Reconstruction Private Limited
Place: Chennai



IDBI BANK LIMITED
RETAIL RECOVERY - 1st Floor, No. 37, PMA Towers, Greams Road, Thousand Lights, Chennai 600006

APPENDIX IV [RULE 8(1)] POSSESSION NOTICE (For Immovable Property) NPA date – 31.01.2021

Whereas The undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **25.02.2023** calling upon the borrower **Smt.R.VIJAYASHAMUNDESWARI & Shri. SANJAY KUMAR R – No.48/40, 5th Road, CIT Nagar, Nandambam, Chennai – 600035** and also at No. – 18 Self Help Indira Nagar, Kikkattai, Chennai – 600117, And also at No. – 14/5, Second Floor, Balaji Apartment, Pinchoia Subramanian Road, T Nagar, Chennai – 600017, to repay the amount mentioned in the notice being **Rs.1,47,31,885.78/- (Rupees One Crore Forty Seven Lakhs Thirty one Thousand Eight Hundred and Eighty Five Paise Seventy Eight Only)** as on **26.01.2023** together with further interest thereon with effect from **26.01.2023** 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 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) Rules, 2002 on this **17.05.2023**

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 IDBI Bank Limited for an amount of **Rs.1,47,31,885.78/- (Rupees One Crore Forty Seven Lakhs Thirty one Thousand Eight Hundred and Eighty Five Paise Seventy Eight Only)**, and interest thereon with effect from **26.01.2023**. 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 PROPERTY
(Assets owned and mortgaged by the borrower **Smt. R.VIJAYASHAMUNDESWARI** who has created mortgage)

All that piece and parcel of the land bearing Plot No.18, Part measuring to an extent of **5250** Sqft together with building, the approved layout No.1 of 1962 LPBTTP (D.D.Dis 14974/62-13 dated 30.10.1968), Comprised in survey No.309/1 part, town survey No.31/11, Old survey No.309/1 +F ward No.H, Block No.9 of No.17, Kilkattai Village, Self Help Industrial Estate, Pallavaram Taluk, Kancheepuram District Building approval PP No. 4/7/0 and BA No. 124/70 dated 12.02.2010 being bounded on the **North** by – Plot No.19 belongs to M/s. Sri Krishna Engineering Pvt Ltd, **South** by – Plot No.17 belongs to Ravi Chandramouli and Others, **East** by - 40 Feet Road, and **West** by - Plot No.14 belongs to Mr.R.N. Veerappan Situate within in the Sub Registration District of Pallavaram and Registration District of Chennai South.

Date: 17.05.2023 | Place: Chennai

Authorised Officer, IDBI Bank Ltd.



CITY UNION BANK LIMITED
Credit Recovery and Management Department
Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612 001. E-Mail id : crmd@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties/leases mortgaged to **City Union Bank Limited** will be sold in Re-Tender-cum-Public Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.19,49,150/- (Rupees Nineteen Lakh Forty Nine Thousand and One Hundred and Fifty only)** as on **31-01-2023** together with further interest to be charged from **01-02-2023** onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors No.1) **Mr. T. Manogar, S/o. Thirumalai, No.32/180, Thandalacheri Village, Gummidipoondi, Thiruvallur - 601201.** No.2) **Mrs. Mageswari, W/o. T. Manogar, No.32/180, Thandalacheri Village, Gummidipoondi, Thiruvallur - 601201.** No.3) **Mrs. V. Bakyalakshmi, W/o. Vijayakumar, No.20/32, Balaji Street, Balaji Nagar, Thiruvengadapuram, Ponneri - 601204.**

Immovable Property Mortgaged to our Bank
[Property Owned by Mrs. V. Bakyalakshmi, W/o. Vijayakumar
(Represented by her Power Agent T. Manogar)]

North Chennai Registration District Thiruvallur District, Ponneri Taluk, Ponneri Sub-Registration District, No.58, Thadaperumbakkam Village, Government Approved Lay-out Pallavan Nagar, Comprised in Old S.No.157/3 and 157/5 and after Sub-division New S.No.157/181B to an extent of 2,239 sq.ft. or Hecter 0.02/10 Ares, in Patta No.4165, Vacant Site. Boundaries & Measurements : North : Land - 61 feet, South : Plot Nos.58 & 59 - 60 feet, East : 23 feet Wide Road - 35 feet, West : Plot No.56 - 39 feet. The above said property is situated within the Panchayat limits of Thadaperumbakkam and Union limit of Minjur.

Reserve Price : Rs.19,00,000/- (Rupees Nineteen Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
13-06-2023	City Union Bank Limited, Ponneri Branch, No.3, Aathullasha Street, Ponneri, Thiruvallur - 601204, Tele Phone No.044-27972104, Cell No: 9367170879.

Terms and Conditions of Re-Tender-cum-Auction Sale :

(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from **The Manager, City Union Bank Limited, Ponneri Branch, No.3, Aathullasha Street, Ponneri, Thiruvallur - 601204.** (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to **The Authorised Officer, City Union Bank Ltd.,** together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of **"City Union Bank Ltd.", on or before 12.00 Noon** on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact: **Tele Phone No.044-27972104, Cell No.9367170879.** (5) The properties are sold on "As-is-where-is", "As-is-what-is" and "whatever-there is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at **01.00 p.m.** on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorised Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay **25% (inclusive of EMD paid)** of the sale amount **immediately** on completion of sale and the balance amount of **75% within 15 days** from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated there. (9) The successful purchaser shall bear the charges / fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place : Kumbakonam, Date : 22-05-2023

Authorised Officer
Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001. CIN - L65110TN1904PLC001287, Telephone No. 0435-2402322, Fax : 0435-2431746, Website : www.cityunionbank.com



HOUSING DEVELOPMENT FINANCE CORPORATION LTD.
Second Floor, ITC Centre, 760, Anna Salai, Chennai – 600002.

POSSESSION NOTICE

Whereas the Authorised Officer/s of Housing Development Finance Corporation Limited, under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower/s to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and /or realisation.

Sl No.	Name of Borrower (s) / Co- Borrowers	Outstanding Dues	Description of Immovable Property (ies) / Secured Asset (s)
1.	Borrower : Mr. M. Suresh, Suncity PH Villa Type, Villa No. 263, Plot No. 25, S. No. 36/1 Part, 38/9, Aagaram Village & Pudhumavillangai Village, Thiruvallur - 631203.	Rs.25,33,027/- As on 31-Oct-2022* Date of Demand Notice 23 - December -2022 Date of Possession 17 - May - 2023	All that piece and parcel of property bearing Plot No.25, and Villa New Plot No.263, on Phase No.-III, in the building name as "SUNCITY", measuring an extent of 138.28 Sq.Mtr (or) 1488 Sq.Ft.,together with Super built-up area measuring an 67.37 Sq.Mtr (or) 725 Sq.Ft, it comprised in Survey Nos.29/1, 36/1 part, of Agaram Village & Pudhumavillangai Village Panchayat, Kadambathur Union, Thiruvallur Taluk, Thiruvallur District and the land being bounded on they; North By- 23 Feet Road as per DTCP Approval no.405 of 2010, 6th Street as per Suncity Layout, South By- Plot No.24 as per DTCP Approval No.405 of 2010, Plot No.262 as per Suncity Layout, East By-23 Feet Road as per DTCP Approval no.405 of 2010, 5th Street as per Suncity Layout, West By- Plot No.26 as per DTCP Approval No.405 of 2010, Plot No.242 as per Suncity Layout, and lying within th Registration District of Kancheepuram District and the Sub-Registration District of Perambakkam.
2.	Borrower : Mr. S.P. Thirumal, Plot No.3, Ganesh Nagar Main Road, Ponniammannadu, Madhavaram Village, Chennai - 600110.	Rs.18,00,948/- As on 31-Jul-2021* Date of Demand Notice 08 - February - 2022 Date of Possession 18 - May - 2023	All that piece and parcel of property bearing Plot No.3 part, comprised in Survey Nos. 1250/1 & 1250/2, Patta No.4271 as per Patta Survey No. 1250/1/J., measuring an extent of 581 Sq.Ft., Ganesh Nagar, Madhavaram Village, Ambattur Taluk and land being bounded on they; North By - property owned by Mr. E. Ramesh Babu, South By- Property owned by Principal Mrs. K.R. Muniyammal (Plot No.3 part), East By- Survey No.1250/3 of Vacant land , West By- 24 feet Wide Road., and having a linear measurements of; East to West on the Northern Side- 37 Feet, East to West on the Southern Side- 37 Feet, North to South on the Eastern Side- 15 Feet 9 Inches, North to South on the Western Side- 15 Feet 8 Inches. In total extent of 581 Sq.Ft. or 53.976 Sq.Mtrs. and construction thereon present and future., situate within the Registration District of North Chennai and Sub-Registration District of Sembiam.
3.	Borrower : Mr. Jayakumar Krishnan, Plot-122, Olympia Mithila, Neducherry Village, Poonamalee Taluk, Chennai- 600123.	Rs.37,07,790/- As on 28-Feb-2022* Date of Demand Notice 10 - October - 2022 Date of Possession 18 - May - 2023	All that piece and parcel of Plot bearing No.122 admeasuring 2213 sq ft (205.6 sq meter) in the layout named OLYMPIA MITHILA comprised in S. No.78/4/2, bearing Patta No.1418 at Prayampathu Village in the revenue village of Chembarambakkam Poonamallee Taluk, Thiruvallur District and bounded on the North by Plot No.121, South by 9.0M wide Driveway, East by 18M wide Driveway, West by Future Plotting Boundary and measuring East to West on the Northern Side -17.509 (57°-5"), East to West on the Southern Side- 14.509 (47°-7"), North to South on the Eastern side-9.000 (29°-6"), North to South on the Western side-12.000 (39°-4") and lying within the Registration district of Chennai South and sub-registration of Poonamallee.

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and /or realisation.

However, since the Borrower (s) mentioned herein above have failed to repay the amounts due, notice is hereby given to the borrower/s mentioned herein above in particular and to the public in general that the Authorised Officer/s of HDFC have taken (Sl. No. 1 & 2) **Symbolic Possession** & (Sl. No. 3) **Physical Possession** of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/hem under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above. The Borrower (s) / Legal Heir (s) / Legal Representative (s) mentioned herein above in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of Housing Development Finance Corporation Ltd. Borrower(s) attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets/.

Date : 23 - May - 2023
Place : Chennai

-Sd- Authorised Officer



ICICI Bank
Branch Office: ICICI Bank Limited, SP-24, Ambattur Industrial Estate, Chennai-600058

PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

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.

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 **Physical possession** of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on **"As is where is", "As is what is", and "Whatever there is" basis** as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s) / Co Borrowers/ Guarantors Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Vikash Goenka (Borrower) Poonam Goenka (Co Borrower) Loan Account No. LBCHE00003792777/ LBCHE00005126262/ LBCHE00005315082	Flat No.503, Fifth Floor, Brama Tower -12, Door Nos.4,5,6 and 7, Stephenson Road, Perambur, Chennai - 600012, admeasuring an extent of 1396 sq.ft., of build-up area inclusive proportionate common services, space area and together with undivided share of 497 sq.ft., right, title and interest from and out of Schedule A property.	Rs. 1,12,20,330/- as on (May 05, 2023)	Rs. 75,00,000/- Rs. 7,50,000/-	June 03, 2023 from 11:30 AM to 12:30 PM	June 20, 2023 from 10:30 AM to 11:30 AM
2.	Mrs. Vasantha Kumari P (Borrower) Prasath M (Co Borrower) Loan Account No. LBCHE00003971404	All that Piece and Parcel of Landed property bearing Plot No.91 measuring an extent of 1800 Sq.ft. situated at "Sri Balaji Nagar", (layout approved vide L.P/DTCP No.112/1988) comprised in Old Survey No.427/1 Part New Survey No. 427/43 of Joduvalli village, Thiruvallur Taluk and District and being bounded on the North by: Plot No.90, South by: Plot No.92, East by: 30 Feet Road, East by: Plot No.76, Admeasuring East to West on the Northern Side - 60 Feet, East to West on the Southern Side: 60 Feet, North to South on the Eastern Side: 30 Feet; North to South on the Western Side: 30 Feet, and lying within the Registration District of Chennai-North and Sub-registration District of Arani Schedule "B" Property-A (property hereby conveyed) 435 Square Feet undivided share and interest in all that piece and parcel of the above mentioned schedule 'A' property. Flat bearing No.D-F1 in the First Floor of the building to be constructed in the Schedule 'A'therein above measuring about 637 sq.ft (inclusive of common Area) in the building to be constructed in the schedule 'A' herein above.	Rs. 25,36,830/- as on (May 15, 2023);	Rs. 16,25,000/- Rs. 1,62,500/-	June 05, 2023 from 11:30 AM to 12:30 PM	June 20, 2023 from 11:30 AM to 12:30 PM

The online auction will take place on the website of e-auction agency **M/s NexXen Solutions Private Limited (URL Link-www.disposalhub.com)**. The Mortgagors/ noticee are given a last chance to pay the total dues with further interest till **June 19, 2023** before **05.00 PM** failing which, this/these secured asset/s will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at **ICICI Bank Limited, SP-24, Ambattur Industrial Estate, Chennai-600058** on or before **June 19, 2023** before **03.00 PM** and thereafter they need to submit their offer through the above mentioned website only on or before **June 19, 2023** before **05.00 PM** along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at **ICICI Bank Limited, SP-24, Ambattur Industrial Estate, Chennai-600058** on or before **June 19, 2023** before **05.00 PM**. Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of **"ICICI Bank Limited"** payable at Chennai.

For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on **7550214251**.

Please note that Marketing agencies **1. M/s NexXen Solutions Private Limited, 2. MateXNet Pvt Ltd, 3. Augeo Asset Management Pvt have** also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed terms and conditions of the sale, please visit www.icicibank.com/h4p4s
Date : May 23, 2023
Place : Chennai

Authorized Officer
ICICI Bank Limited



Indian Overseas Bank
REGIONAL OFFICE:
 20,21 Kamarajar Street, Kancheepuram – 631501 Ph: 2722 5360, 2722 3165, 2722 3131. Email ID: 2000law@iob.in

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF SECURED ASSETS

E-auction Sale Notice for Sale of Secured Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No 54 of 2002) read with proviso to Rule 13(2) and 13(4) of the Security Interest (enforcement) Rules 2002.

Notice is hereby given to the public in general and in particular to the borrowers and guarantors that the below mentioned immovable properties Mortgaged / Charged to the secured creditor, the Possession of which has been taken by the Authorized Officer of Indian Overseas Bank, the Secured Creditor **will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 08.06.2023** for recovery of Bank's dues from the borrowers / guarantors. Details of Present dues, Name of Borrower and Guarantor, Reserve Price, Earnest Money Deposit etc., are given below.

1. Ennaikara Street Branch - Phone: 044-2723142

Name of the Borrower : **Smt. P. Uma Maheswari, W/o K. Parimalam, Door No.200, Plot No.102, Gowri Salai, Annai Indira Nagar, Konnerikuppam, Kancheepuram Post 631502** Guarantor: K. Parimalam, Door No.200, Plot No:102, Gowri Salai, Annai Indira Nagar, Konnerikuppam, Kancheepuram Post - 631502

Short Description of the Property with known encumbrance, if any : All that part and parcel of land area 2400 sq ft with building property situated at old S. No:140, New S. No:140/12, Door No:200, Plot No:102, Gowri Salai, Annai Indira Nagar, Konnerikuppam village, Kancheepuram Taluk and District. **Boundaries: North by:** Plot no.111, **South by:** Gowri Salai, **East by:** Plot no:101, **West by:** Plot No:103 (Symbolic Possession)

Outstanding Dues (Rs.)	Reserve Price (Rs.)	EMD (Rs.) A/c No. where the EMD to be deposited / IFSC Code	Bid Multiplier	Name of the Branch & Contact Number
Rs. 65,88,895.65 as on 30.04.2023	Rs. 1,03,03,100/-	Rs. 10,30,310/- Ac.No: 131802000001266 / IOBA0001318	Rs.50,000/-	Ennaikara Street Branch Mr. V Ramakrishnan Ph: 94456 28982

2. Kundrathur Branch - 044-24782356

Name of the Borrower : **1. Mrs K Bhavani W/o Mr L Kannan (Borrower and Mortgagor) 2. Mr L Kannan (Borrower)** S.No.35/1, Mahalakshmi Nagar, Ramakrishna street and Nambi Street, Perumalagaram village, Thiruverkadu, Chennai-600077

Short Description of the Property with known encumbrance, if any : All that part and parcel of land and Building measuring an total extent of 1339 Sq.ft at Survey No.35/1, Shop site as Ramakrishnan Street & Nambi Street, Mahalakshmi nagar, Perumal Agaram Village, Thiruverkadu, Ambattur Taluk, Thiruvallur District, Chennai 600 077 in the name of Mrs. Bhavani **Boundaries North :** Northern Portion Shop site **South:** Nambi Street (20 feet wide road) **East :** Plot No 103 of S No. 35/1 **West :** 30ft Wide Road (Ramakrishnan Street)

Outstanding Dues (Rs.)	Reserve Price (Rs.)	EMD (Rs.) A/c No. where the EMD to be deposited / IFSC Code	Bid Multiplier	Name of the Branch & Contact Number
Rs. 33,04,521.37 as on 30.04.2023	Rs. 70,70,800/-	Rs. 7,07,800/- Ac.No: 0087020000005995 / IOBA0000087	Rs.50,000/-	Kundrathur Branch Mr. Dinesh Babu P Ph: 91595 63377

3. Medavakkam Branch - 044-22772200

Name of the Borrower : **1. Ms. A. Amalorpavam, D/o. Mr. Antony Pitchai, 2. Mr. A. Arokia Anantharaj** (Guarantor & Mortgagor) S/o. Mr. Antony Pitchai, Flat No.D, 1st Floor, Plot no 85/5A and 85/5B, Padmavathy Nagar Main Road, Madambakkam, Chennai-600126.

Short Description of the Property with known encumbrance, if any : Residential Flat bearing No D, in first floor, with plinth area 963 sq.ft., together with an Undivided share of land measuring an extent of 626 sq.ft. out of the property bearing Plot Nos 85/5A & 85/5B in Padmavathy Nagar, comprised in S. No.747/1, measuring an extent of 2200 sq.ft, situated at Madambakkam Village, Tambaram Taluk, Kancheepuram District and bounded on the **North by:** 40 ft. Road, **South by:** Plot No.85/6, **East by:** 20 feet. Road, **West by:** Plot No.85/4

Outstanding Dues (Rs.)	Reserve Price (Rs.)	EMD (Rs.) A/c No. where the EMD to be deposited / IFSC Code	Bid Multiplier	Name of the Branch & Contact Number
Rs. 12,80,963.49 as on 18.05.2023	Rs. 26,00,000/-	Rs. 260000/- Ac.No: 0087020000005995 / IOBA0000087	Rs.50,000/-	Medavakkam Branch M Bhuvanadevi Ph: 98848 59048

4. Maduvankarai Branch - Guindy - 044-22553582

Name of the Borrower : **Mrs. Vihasini Ragesh (Borrower and Mortgagor)** Old No.6 New No.11 Balaji Street Saidapet Chennai-600015 **Mr. R. Ragesh (Borrower)** Old No.6 New No.11 Balaji Street Saidapet Chennai-600015

Short Description of the Property with known encumbrance, if any : Residential Flat ,Flat no C 215, Second Floor, Block C , Phase

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) which will be held on 15.06.2023 from **11.00 AM To 1.00 PM with** unlimited extensions of 5 minutes duration each.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual should also upload proper acceptable mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> contact details of online portal is as under: -
M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support Nos.:079-681 36805/68136837 Mob.: Mr. Ramprasad +919978591888 & 8000023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus ARC and Pegasus ARC will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details (Details of bidder form is annexed herewith as (Annexure-I) and Declaration by bidders as (Annexure-II). In addition to the above, copy of Pan card, Aadhar card, Address proof etc., (in case of the company, copy of board resolution passed by board of directors of company) also needs to be submitted by the bidder.
7. **The Reserve Price of the auction Property No.1 (Lot I) : Rs. 43,00,000/- (Rupees Forty-Three lakhs Only) Property No.1 (Lot I): Rs. 30,00,000/- (Rupees Thirty Lakhs Only) and The Earnest Money Deposit (EMD) is Property Lot 1: Rs. 4,30,000/- (Rupees Four lakhs Thirty Thousand Only) Property Lot 2: Rs. 3,00,000/- (Rs. Three Lakhs Only)**
8. **Last date for submission of bid along with EMD is 14.06.2023 before 5.00 PM and the date and time of Auction is on 15.06.2023 from 11 AM To 1.00 PM**
9. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of "Pegasus Group XXXIX Trust One" payable at Mumbai or EMD by RTGS/ NEFT/Fund Transfer to the credit of A/c no.409819116154 A/c name: - Pegasus Group XXXIX Trust One, Bank Name: RBL Bank Limited, Nariman Point Branch, IFSC Code: RATN0000155.**
10. The bid price to be submitted shall not be below the reserve price and bidders shall improve their further offers in multiples of Rs. 25 Thousands.
11. The successful bidder shall have to pay 25% of the purchase amount (including EMD already paid), immediately that is on the same day or not later than the next working

day, as the case may be, through the mode of payment mentioned in Clause (7). The balance amount of the purchase money bid price shall to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.

12. In default of payment within the said period, the sale will automatically stand revoked, and the entire amount deposited by the successful bidder together with the EMD shall be automatically forfeited without any notice the property shall be resold.
13. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
14. The sale is subject to confirmation by Pegasus ARC. If the borrower/guarantor/(s) pay the amount due to Pegasus ARC in full before date of sale, no sale will be conducted.
15. The intending bidders should make discrete enquiry as regard any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
16. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
17. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
18. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
19. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002, the conditions mentioned above and the conditions mentioned in the public notice dated 23.05.2023
20. Further enquiries may be clarified with the Authorized Officer, Mr. P.M. Mohan, (Mobile Number 9444277474), Mr. Shankar Balasubramanian (Mobile 8056178676), Mrs. Nandhini (Mobile Number: 9566266081)

Special Instructions:

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

AUTHORISED OFFICER

Place: Chennai
Date: 23.05.2023

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

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

/ /

Date of Remittance

/ /

Name & Signature

ANNEXURE-I/
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____ / ____ / ____

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

Signature: _____

Name: _____

Address: _____

eMail ID: _____