

PUBLIC NOTICE FOR E-AUCTION SALE

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

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described secured assets mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust- 2 (Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities, interest by RBL Bank Limited vide Assignment Agreement dated **01/08/2021** under the provisions of SARFAESI Act, 2002.

The Authorized officer of Pegasus has taken possession of the below mentioned mortgaged property on 28/01/2022 under the provisions of the SARFAESI Act and SARFAESI Rules. 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 on 15/03/2023** for recovery of **Rs.3,46,94,731.80/- (Rupees Three Crores Forty Six Lakhs Ninety Four Thousand Seven Hundred And Thirty And Eighty Paise Only)** as on **14/01/2020** together with further interest, costs, charges and expenses thereon w.e.f. **15/01/2020** due to the Pegasus Assets Reconstruction Private Limited, from Mrs. Geetha Sasidaran (Borrower & Guarantor), Mr. K S Sasidharan Nair (Co-Borrower, Guarantor & Mortgagor), and Mr. Rahul Sasidharan (Co-Borrower & Guarantor). The reserve price is as mentioned below.

Description of Immovable Property which is being sold:

Name of the Borrower:	Mrs. Geetha Sasidaran
Names of Guarantors:	Mr. K S Sasidharan Nair
Outstanding Dues	Rs.3,46,94,731.80/- (Rupees Three Crores Forty Six Lakhs Ninety Four Thousand Seven Hundred And Thirty And Eighty Paise Only) as on 14/01/2020 together with further interest, costs, charges and expenses thereon w.e.f. 15/01/2020

Description of Immovable Property:

Description of property	Reserve Price below which the property will not be sold in Rs.	Earnest Money Deposit (EMD) in Rs.
All that Residential Apartment (Sri Satya Towers, Stilt, G+4 floors) East Block, Second Floor, Flat. No.5 Door.No.54- 16-6/1, Nearby Bharat Gas, Prasanthi Nagar, ITI College Road, Gunadala S.R.O, Vijayawada Municipal Corporation, Krishna District- 520008 (Area 1671 Square Feet) Bounded By, East : Corridor South : Open to Sky, West : Open to Sky, North : Open to Sky, Owned by owned by Mr. K S Sasidharan Nair	85,01,212.50	8,50,121.25
	85,01,212.50	8,50,121.25

Reserve Price and Earnest Money Deposit	Details are mentioned in the table above
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	NA
Inspection of Properties	10/03/2023.
Contact Person and Phone No	Mr. Vishal Kumar Shukla (Authorized Officer) 9591103226
Last date for submission of Bid:	14/03/2023 till 4:00 pm
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 15/03/2023 from 11.00 am to 1:00 pm.

This publication is also a Fifteen days' notice to the aforementioned borrower/guarantors under Rule 8(6) of the Security Interest (Enforcement) Rule 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors 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 Mo.: +91 9265562821 & 9374519754, Email :vijay.shetty@auctiontiger.net, chintan.bhatt@auctiontiger.net @ support@auctiontiger.net.

**Place: Vijayawada
Date: 13/02/2023**

**AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Nine Trust 2)**

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 15/03/2023 from **11.00 am to 1:00 pm**. with unlimited extensions of 5 minutes duration each. 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.
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 shall also upload proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support Nos.:079-681 36805/68136837 Mob. : 9265562821 & 9374519754 Email:Vijay.shetty@auctiontiger.net,chintan.bhatt@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 (Annexure-II). In addition to the above, the copy of Pan card, Aadhar card, Address proof, in case of the company, copy of board resolution passed by board of directors of company needs to submitted by the bidder).
7. **Intending Bidders shall be deposit the aforesaid EMD on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of Pegasus Group Thirty Nine Trust 2 payable at Mumbai or EMD can also be paid by way of RTGS /**

NEFT/Fund Transfer to the credit of A/c No. 409819116155, A/c name : - Pegasus Group Thirty Nine Trust 2, payable at Mumbai Banks IFSC Code : RATN0000155.

8. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of 3 Lakhs.
9. The successful bidder shall have to pay 25% of the purchase amount (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 (7). The balance amount of the purchase money shall have 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.
10. In default of payment within the said period, the sale will automatically stand revoked and the entire deposit made by the successful bidder together with the earnest money shall be forfeited and without any notice and the property shall be resold.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.**
16. 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 13/02/2023.

17. This publication is also a Fifteen days notice to the aforementioned borrowers/guarantors under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.
18. Further enquiries may be clarified with the Authorized Officer, Mr. Vishal Kumar Shukla, Mobile No. 9591103226, Pegasus Assets Reconstruction Pvt. Ltd. at No 69, 5th Cross, Nyanappanahalli village, behind Nano Hospitals, BTM layout 6th stage, Bangalore 560076 email: vishal@pegasus-arc.com.

Special Instructions:

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

Place: Vijayawada
Date: 13/02/2023

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Eight Trust-2)

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

_____ / _____ / _____

Yes

No

____/____/____

Name & Signature

ANNEXURE-II
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: _____

Get insights

from wherever you are

The ALL-NEW
Business Standard App
Making Devices Smart, Insight Out.

Our all-new app brings a new level of ease in access-
ing what matters to you the most, from wherever you
are. Your favourite columns, stock market updates,
editorials, analysis and more! It's the same insightful
business journalism you expect from us, with rich
and intuitive features to enhance your reading
experience.



The Business Standard
Morning show
New episodes at 8am,
Monday to Friday



Daily market insights
Get detailed analysis and updates
on the share market



Go offline
Online. Offline. Anytime.
Stay connected, always



Dark mode
Introducing dark mode for
easy reading



Read to me
Listen on the move



Quick reads
For when you don't have time



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Business Standard
Insight Out



bsindia



bsindia

business-standard.com

HDB FINANCIAL SERVICES LIMITED
Branch Office :#76-8-10/1, F.No.-4, Bhavani Towers, Swathi Theater Road,
Beside Union Bank Of India Bhavanipuram, Vijayawada-520012.

Corrigendum in R/o Sale Notice of SRI LAKSHMI SAI OIL TRADERS published on 09.02.2023
General Public is hereby put on Notice to refer to the e auction sale Notice Dated 08-02-2023
and Published in this news paper on 09-02-2023 pertaining to the properties mortgaged by M/s.SRI
LAKSHMI SAI OIL TRADERS please read Reserve Price as Rs.62,01,930/- and EMD as
Rs.6,20,193/- instead of earlier mentioned amounts, there is no other change in terms and
conditions of e auction Sale as given at the publication.

Date:15-02-2023,Place:HYDERABAD Sd/- Authorised Officer, HDB Financial Services Limited

NETAJINAGAR BRANCH (15651)
Plot No:14, Vijayapuri colony, Kapra,
Secunderabad-500062 Ph No: 040-23468616

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002
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 provision to Rule 8 (6) of 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 Secured
Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of
India, Netaji Nagar (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS"
and "WHATEVER THERE IS" & WITHOUT RECOURSE" basis on 10.03.2023, for recovery of
Rs.36,13,914.71/- (Rupees Thirty Six Lakhs Thirteen Thousand Nine Hundred Fourteen
and Seventy One Paise only), together with interest at contractual rate due to the Union
Bank of India Netaji Nagar Branch, being Secured Creditors from M/s Star PVC Doors
Manufacturing Reptd By: Prop: Mrs. Sushila Devi Sharma and guarantor Mr. Dadhich
Rinva Kailash Sharma (Borrowers). The details of the description of the property for
Auction, Reserve Price, EMD, Date and Time of Auction, bid amount are mentioned as under.

PROPERTY DESCRIPTION
All that the Residential Entire Second floor, H.No. 5-5-86/234, on plot No./LIG-234, Block
No:5, Admeasuring 1038Sft & UDS land 30Sq.Yds Out of 120 Sq.yds, situated at APHB
Colony, Meerpet (Village), kapra GHMC, Uppal Mandal, Medchal-Malkajiri Dist., in the name of
Mr. Dadhich Rinva Kailash Sharma S/o. Dadhich Rinva Ram Sharma with the following
boundries: North: Staircase and Corridor, South: Open to sky, East: Corridor, West: Open to sky

Reserve Price: Rs.43,19,000/- EMD: Rs.4,31,900/-

Date & Time of E-auction : 10.03.2023 and 2.00 PM to 5.00 PM.

Last Date for Submission of EMD Amount is: On or before the commencement of eAuction

Date & Time of Inspection of above property: 04.03.2023 between 3.00 p.m.

Contact details for Inspection of Property: 9290193580 & Mrs. K. Sujitha, Asst Manager, Credit

For detailed terms and conditions of sale please refer to the link provided in Secured Creditor's
website i.e., www.unionbankofindia.co.in or service providers website www.mstccommerce.com
Further intending bidders can also collect a copy of the detailed terms & conditions from the
Authorized officer in the above mentioned address.

**STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) / Rule 9(1) OF SECURITY
INTEREST (ENFORCEMENT) RULES 2002**

This may also be treated as notice under Rule 8(6) / Rule 9 (1) of Security Interest
(Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the
holding of E-Auction Sale on the above mentioned date.

Date: 13.02.2023, Chief Manager & Authorised Officer,
Place: Netajinagar Union Bank of India

MARREDPALLY BRANCH
Prakash Arcade, West Marredpally
Main Road, Secunderabad- 500 026

POSSESSION NOTICE (for Immovable property)
Rule 8(1) of the Security Interest (Enforcement) Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the Bank of Baroda under the
Securitization and Reconstruction of Financial Assets and Enforcement of Security
Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12)
read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand
Notice dated 01.12.2022 calling upon the Mrs. NAGALAKSHMI CHILUPURI (Borrower),
Mr. VEERA CHARY CHILUPURI (Co-Borrower), Both are at: Flat No 103, 1st Floor
"URBAN Tree" H No 12-1-503/14/A Laxmi Nagar, Lalapet, Secunderabad -500017.
And also at: H.No: 10-300/F1, Vanshthapuri Colony, Near Ganesh Temple, Opp Sai Ram
Theater, Malkajiri -500047. And also at: C/O Well-Tech Systems, H.No: 12-8-443 To
448, Firdous Kaveri Court, Mettuguda, Secunderabad -500017 to repay the amount
mentioned in the notice being, Rs.54,24,267.19/-(Rupees Fifty four lakhs twenty
four thousand two hundred sixty seven and nineteen paise only) as on 30.11.2022
together with future interest thereon from 01.12.2022 at the contractual rate plus costs,
charges and expenses till date of payment within 60 days from the date of receipt of the
said notice.

As the borrower/guarantors/mortgagors have failed to repay the amount, notice is hereby
given to the Borrower/guarantors/mortgagors 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 the Act read with Rule 9 of the Security Interest
Enforcement Rules, 2002 on this 15th day of February of the year 2023.

The Borrower/Guarantors/Mortgagors in particular and the public in general is hereby
cautioned not to deal with the property and any dealings with the property/ies will be
subject to the charge of Bank of Baroda, Marredpally Branch, Hyderabad for an
amount Rs.54,24,267.19/-(Rupees Fifty four lakhs twenty four thousand two
hundred sixty seven and nineteen paise only) as on 30.11.2022 and further with
interest thereon from 01.12.2022 at the contractual rate plus costs, charges and expenses
till date of payment.

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

DESCRIPTION OF THE MORTGAGED MOVABLE/IMMOVABLE PROPERTY
All that the Semi- Finished Flat No 103, in 1st floor "URBAN TREE" H.No 12-1-447,
together with undivided share of land admeasuring 39 Sq.yds out of 1728.50 Sq.Yds along
with Built Up Area 1450 Sft (including common areas and Two Car Parking) (One Car
parking in Cellar and One car in Stilt) situated at Lalapet, Secunderbad , and bounded
by: North : Corridor, South: Open to Sky, East: Open to Sky, West: Open to Sky

Date: 15.02.2023 Sd/- Authorised Officer,
Place: Hyderabad BANK OF BARODA

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor Free Press House Nariman Point,
Mumbai - 400021 Tel: 022-1884700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

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Sale of Immovable Properties under the Securitization and Reconstruction of Financial
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Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus
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Agreement dated 01/08/2021 under the provisions of SARFAESI Act, 2002.

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(Rupees Three Crores Forty Six Lakhs Ninety Four Thousand Seven Hundred And Thirty
And Eighty Paise Only) as on 14/01/2020 together with further interest, costs, charges and
expenses thereon w.e.f. 15/01/2020 due to the Pegasus Assets Reconstruction Private Limited,
from Mrs. Geetha Sasidaran (Borrower & Guarantor), Mr. K S Sasidharan Nair (Co-Borrower,
Guarantor & Mortgagor), and Mr. Rahul Sasidharan (Co-Borrower & Guarantor). The reserve
price is as mentioned below.

Description of Immovable Property which is being sold:

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Names of Guarantors:	Mr. K S Sasidharan Nair
Outstanding Dues	Rs.3,46,94,731.80/- (Rupees Three Crores Forty Six Lakhs Ninety Four Thousand Seven Hundred And Thirty And Eighty Paise Only) as on 14/01/2020 together with further interest, costs, charges and expenses thereon w.e.f. 15/01/2020
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Reserve Price below which the property will not be sold in Rs.	85,01,212.50
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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 Mo.: +91 9265562821 & 9374519754, Email : vijay.shetty@auctiontiger.net,
chintan.bhatt@auctiontiger.net or support@auctiontiger.net.

AUTHORISED OFFICER
Place: Vijayawada Pegasus Assets Reconstruction Private Limited
Date: 13/02/2023 (Trustee of Pegasus Group Thirty Nine Trust 2)

