

3BHK RESIDENTIAL FLAT (METRO ZONE AT ANNANAGAR)



PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
(Registered Under Section 3 of SARFAESI Act, 2002)
Flat No.1-C, First Floor, H.M.H.Plaza, New No.56 (O) 105, G.N.Chetty Road,
T. Nagar, Chennai - 600017. Ph : 044-2815 0045 / 8056178676
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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 & 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, 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 08/10/2024 under the provisions of the SARFAESI Act and Rules thereunder.

The sale / auction is The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor(s) :	a) Mr.Marala Kodathur Hariprasad b) Mrs.Vijaya Hariprasad Marala
Outstanding Dues for which the secured assets are being sold:	Rs.4,99,07,664.06/- (Rupees Four Crore Ninety Nine Lakhs Seven Thousand Six Hundred Sixty Four and Six Paise Only) as on 05.06.2025 together with interest at the contractual rate and costs, charges and expenses thereon w.e.f. 06.06.2025 till the date of payment and realization.
CERSAI ID:	200021745457
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.1,97,40,000/- (Rupees One Crore Ninety Seven Lakhs Forty Thousand Only)
Earnest Money Deposit (EMD):	Rs.19,74,000/- (Rupees Nineteen Lakhs Seventy Four Thousand Only)
Inspection of Properties:	20/06/2025
Contact Person and Phone No:	Mr. Shankar Balasubramanian 8056178676, Mr. Vivek - 8995147088, Mr. Gautam Bhalaria - 8999569572.
Last date for submission of Bid:	27/06/2025 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 30/06/2025 from 11.00 AM 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 : Society Dues Incl water charges as on 01/04/2025 (approx) Rs. 1,25,000/- With further charges, which shall be borne by the bidder.	

Details of Secured Asset being Immovable Property which is being sold : Mortgaged by: Mr. Marala Kodathur Hariprasad.

Residential 3 BHK flat bearing Unit No. L1001, Tower L 10th Floor in Metro Zone Apartments at Anna Nagar admeasuring an extent of 2062 sq.ft. along with an undivided share of 564 sq ft land in Schedule B (below) Property together with two car parking (car parking 1No & an Additional Car Park).

Schedule-A: All that piece and parcel of land measuring an extent of 42 acres 53 cents comprised in (Old Survey Nos.227/3, 229/1A, 229/2, 230/1, 230/2, 230/3, 230/4, 230/5, 230/7A, 230/8, 231/2), T.S.Nos and Block Nos. as detailed below, abutting Pillaiyar Kovil Street and Jawaharlal Nehru Salai, Koyambedu Village (formerly Thirumangalam Village) Egmore - Nungambakkam Taluk, Chennai **Block 26** - T.S.No.1/1 (1.83 acres), T.S.No.1/2 (2.25 acres), T.S.No.2/3 (3.27 acres), 2/4 (13.11 acres), T.S.No 4/2 (0.45 acres), **Block 27** - T.S No.3/2 (18.26 acres), T.S.No.3/3 (2.57 acres), T.S.No.4/3 (0.32 acres), T.S.No.7/2 (0.47 acres) total (42.53 acres). Situated within the Sub-Registration District of Anna Nagar and Registration District of Chennai and bounded as follows: North by: CPWD Quarters, South by : Coovam River, East by: Pillaiyar Kovil street & Jawaharlal Nehru Salai, West by: Padi Village. **Schedule-B:** All that piece and parcel of land measuring **33 acres and 18 Cents** situated on the newly gifted 12 meter Public Road abutting River Koovum (forming part of Schedule A property) comprised in T.S. No. 1/1, 1/2 & 2/4 of Block No. 26 and in T.S. No. 3/2 of Block No. 27 and bounded as follows: North by: CPWD Quarters, South by: 12 meters public Road gifted by Vendor (abutting River Koovum), East by: Pillaiyar Kovil street & Jawaharlal Nehru Salai, West by: Padi village, [After excluding 9 acres and 35 cents from Schedule A Property (lands gifted towards public Road, OSR etc and 0.41 cents in S.No.227/3 and 1 acre 36 cents in S.No.230/2 not included) as captures in the recitals of this Sale deed].

This publication is also 15 days notice to the aforementioned Borrowers / Co-Borrowers / Guarantors / Mortgagors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

1.For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <https://www.pegasus-arc.com/assets-to-auction.html> or <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support Nos.:079-681 36805 / 68136837 Mob.: Mr.Ramprasad +919978591888 & 8000023297, Email: ramprasad@auctiontiger.net & support@auctiontiger.net before submitting any bid.

Authorized Officer

Place: Chennai
Date: 10.06.2025
Pegasus Assets Reconstruction Pvt. Ltd.
(In its Capacity Trustee of Pegasus Group Thirty Nine Trust 1)

அண்ணா நகர், மெட்ரோ சோன்-ல் 3 படுக்கை அறை, ஹால், கிச்சன் அடுக்குமாடி குடியிருப்பு



பெகசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்
(SARFAESI சட்டம் 2002, பிளேட் 3-ன் கீழ் பதிவு செய்யப்பட்டது)
பள்ளி எண்: 1-C, 1வது தளம், H.M.H. பிளாசா, புதிய எண்: 56 (O) 105,
G.N. செட்டி சாலை, தி.நகர், சென்னை-600 017 ஃபாக்ஸ் : 044 - 2815 0045 / 8056178676
Email: sys@pegasus-arc.com / Url : www.pegasus-arc.com

மின் ஏல விற்பனைக்கான பொது அறிவிப்பு

2002-ஆம் ஆண்டு க.டன்ட்டு சொத்துக்களை ரொக்கமாகக் குதல் நிதி சொத்துக்களை சிறைத்தல் மற்றும் க.டன்ட்டு சொத்து மீதான உரிமை அமலாக்கச் சட்டம் அதன் தொடர்புடைய 2002 ஆம் ஆண்டு உரிமை (அமலாக்கம்) விதிகள் 8 & 9-ன் கீழ் அசையா சொத்துக்கள் விற்பனை.

இதன் மூலம் பொதுவாக பொதுமக்களுக்குப் மற்றும் குறிப்பாக கடன்தாரர்கள், இணை கடன்தாரர்கள், ஜாமீன்தாரர்கள் மற்றும் அடமானதாரர்கள் ஈட்டு கடன் அளித்தவருக்கு அடமானத்தைத் துள்ளி கீழே குறிப்பிட்டுள்ள அசையா சொத்துக்களை, SARFAESI சட்டம் 2002-ன் கீழ் 31.03.2021 தேதிபட்ட சொத்துரிமை நிர்ணய ஒப்பந்தத்திற்கேற்ப (Assignment Agreement) RBL வங்கி லிமிடெட்-க்கு, கீழே குறிப்பிட்டுள்ள கடன்தாரர் செலுத்த வேண்டிய பொருள் நிறுவன தொகை, கடன்தாரருக்கு வழங்கப்பட்ட கடன் வசதிகள் அடிப்படையில் அனைத்தையும் "பெகசஸ் குரூப் 39 டிரஸ்ட்-1-ன் டிராப்ட்ராக் செஸ்ப்புடும்" M/S.பெகசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட் (பெகசஸ்) க்கு மாற்றப்பட்டுள்ளதின் படி SARFAESI சட்டம் மற்றும் விதிகளின் கீழ் "நங்கு எப்படி உண்டானது", "என்ன உண்டோ" மற்றும் "அங்கு அப்படி அதே நிலையில்" விற்கப்படவுள்ளது என அறிவிக்கப்படுகிறது. SARFAESI சட்டம் மற்றும் விதிகளின் படி கீழே குறிப்பிட்டுள்ள ஈட்டுருதி அசையா சொத்துக்களை பெகசஸ்-ன் அங்கீகரிக்கப்பட்ட அதிகாரி 08.10.2024 அன்று அசல் சுவாத்தினம் செய்குள்ளார். ஏல விற்பனை விவரங்கள் கீழ் குறிப்பிட்டுள்ள படி.

கடன்தாரர் / இணை கடன்தாரர்கள், ஜாமீன்தாரர்கள் மற்றும் அடமானதாரர்கள் பெயர்	(a) திரு.மாரால கெடத்தூர் ஹரிபிரசாத் (b) திருமதி. விஜயா ஹரிபிரசாத் மரால
விற்கப்படவுள்ள சொத்தின் மொத்த நிறுவன தொகை	05.06.2025 அன்று வரை ரூ.4,99,07,664.06 (ரூபாய் நான்கு கோடியே தொண்ணூற்று ஒன்பது லட்சத்து எழம்பிரத்து அறுநூற்று அறுபத்து நான்கு மற்றும் பைசா அறு மட்டும்) மேலும் 06.06.2025 முதல் முழு தொகையும் வசூலாகும் தேதி வரை ஒப்பந்தத்தின்படி வட்டி, தொகைகள், கட்டணங்கள் மற்றும் செலவினங்கள்.
CERSAI ID:	200021745457
குறைந்த பட்ச விலைக்கு கீழ் ஈட்டுருதி சொத்து விற்கப்படாது	ரூ. 1,97,40,000/- (ரூபாய் ஒரு கோடியே தொண்ணூற்று எழு லட்சத்து நான்பதாயிரம் மட்டும்)
முன் வைப்பு தொகை (EMD)	ரூ. 19,74,000/- (ரூபாய் பத்தான்பது லட்சத்து எழுபத்து நான்காயிரம் மட்டும்)
சொத்துக்களை பார்வைபிடுதல்	20/06/2025
தொடர்பு கொள்ள வேண்டிய நபர்களின் பெயர் & கைபேசி எண்.	திரு.சகன் பாலகப்பரமணியன் - 80561 78676, திரு.விவேக் - 89951 47088, திரு.கௌதம் பரோலா - 89995 69572.
விலைப்புள்ளி படிவம் சமர்ப்பிக்க கடைசி தேதி	27/06/2025 மாலை 04.00 மணி வரை
மின் ஏலம் நடைபெறும் தேதி & இடம்	30/06/2025 காலை 11.00 மணி முதல் பிற்பகல் 01.00 மணி வரை (https://sarfaesi.auctiontiger.net) என்ற இணையதளம் மூலம் மின்ஏலம் / ஏலம்

சொத்துக்களுக்கு எதிராக முன் வைக்கப்பட்டுள்ள ஏதேனும் உரிமை கோரல்கள் மற்றும் ஈட்டு கடன் அளித்தவருக்கு தெரிந்த ஏதேனும் பிற நிறுவனங்கள் மற்றும் மதிப்பு: 01/04/2025 அன்று வரை நல சங்க நிறுவனத் தொகை, தண்ணீர் கட்டணம் உட்பட ரூ.1,25,00,00/- (தோராயமாக) அதுடன் கட்டணங்கள், ஆகியவற்றை விலைப்புள்ளிதாரர் ஏற்றுக்கொள்ள வேண்டும்.

விற்கப்படவுள்ள ஈட்டுருதி சொத்தின் விபரங்கள்: திரு.மாரால கெடத்தூர் ஹரிபிரசாத் அவர்களால் அடமானம் செய்யப்பட்டுள்ளது. அட்டவணை B-ல் குறிப்பிட்டுள்ள சொத்து நிலத்தின் 564 சதுர அடி பிளிக்கப்படாத பங்கு நிலத்துடன் அண்ணா நகர், மெட்ரோ சோன் அப்பார்ட்மெண்ட்-ல் டவர்-ல் 10வது தளத்தில் 2062 சதுர அடி கொண்டு 3 படுக்கை அறை கொண்டு குடிநீர், மின், பூமி, என்ட்ரன்ஸ், L-1001 மற்றும் அங்குள்ள 1 கார் பார்க்கிங் மட்டும் 1 சூதகல் கார் பார்க்கிங் உட்பட. **அட்டவணை-A:** சென்னை பதிவு மாவட்டம் மற்றும் அண்ணா நகர் துணைப்பதிவு மாவட்டத்திற்குட்பட்ட சென்னை, எழும்பூர் - நுழங்குமங்கல் தாலுக்கா, கோயம்பேடு கிராமம் (முன்னர் திருமங்கலம் கிராமம்), பின்னையார் கோயில் ஒட்டிய தெரு மற்றும் ஜவஹர்லால் நேரு சாலை என்ற முகவரியில் (பெறுபு சர்வே எண்: 227/3, 229/1A, 229/2, 230/1, 230/2, 230/3, 230/4, 230/5, 230/7A, 230/8, 231/2), டவுன் சர்வே எண்: 26 மற்றும் பிளாக் எண்: 3 கீழ் விரிவாக குறிப்பிட்டுள்ளது. **பிளாக் எண்: 26:** டவுன் சர்வே எண்: 1/1 (1.83 ஏக்கர்), டவுன் சர்வே எண்: 1/2 (2.25 ஏக்கர்), டவுன் சர்வே எண்: 2/3 (3.27 ஏக்கர்), 2/4 (13.11 ஏக்கர்), டவுன் சர்வே எண்: 4/2 (0.45 ஏக்கர்), **பிளாக் எண்: 27:** டவுன் சர்வே எண்: 3/2 (18.26 ஏக்கர்), டவுன் சர்வே எண்: 3/3 (2.57 ஏக்கர்), டவுன் சர்வே எண்: 4/3 (0.32 ஏக்கர்), டவுன் சர்வே எண்: 7/2 (0.47 ஏக்கர்), மொத்த பரப்பளவு 42 ஏக்கர் 53 சென்ட் நிலம். மேலும் அதுடன் இணைந்து அனைத்து துணைக்கரும், பகுதிக்கரும். எல்லைகள்: வடக்கில்: CPWD குவார்ட்ஸ், தெற்கில்: கூவம் ஆறு, கிழக்கில்: பின்னையார் கோயில் தெரு & ஜவஹர்லால் நேரு சாலை, மேற்கில்: பாடி கிராமம். **அட்டவணை-B:** பிளாக் எண்: 26-ல், டவுன் சர்வே எண்: 1/1, 1/2 & 2/4 மற்றும் பிளாக் எண்: 27-ல் டவுன் சர்வே எண்: 3/2, 3/3 ஏக்கர் மற்றும் 18 சென்ட் நிலம். கூவம் ஆற்றை ஒட்டிய (அட்டவணை-Aல் குறிப்பிட்டுள்ள சொத்தின் பகுதி) 12 மீட்டர் பதிதக பொது சாலைக்காக தானம் செய்யப்பட்ட சாலைவழி உள்ளது. மேலும் அதுடன் இணைந்து அனைத்து துணைக்கரும் பகுதிக்கரும். எல்லைகள்: வடக்கில்: CPWD குவார்ட்ஸ், தெற்கில்: பின்னையார் தானமாக கொடுக்கப்பட்ட 12 மீட்டர் பொது சாலை (கூவம் ஆற்றை ஒட்டிய), கிழக்கில்: பின்னையார் கோயில் தெரு & ஜவஹர்லால் நேரு சாலை, மேற்கில்: பாடி கிராமம். (இந்த விற்பனை பத்திரத்தில் குறிப்பிடாத குறியிடப்பட்ட அட்டவணை-A சொத்திலிருந்து 9 ஏக்கர் மற்றும் 35 சென்ட் தவிர சர்வே எண்: 227/3-ன்படி 0.41 சென்ட் மற்றும் சர்வே எண்: 230/2-ன்படி 1 ஏக்கர் 36 சென்ட் நிலங்கள் மற்றும் OSR, பொது சாலைக்காக தாமதமாக கொடுக்கப்பட்ட நிலங்கள் ஆகியவை சேர்க்கப்படவில்லை).

மேலும் இந்த வெளியீடு மேற்குறிப்பிட்ட கடன்தாரர்/இணை கடன்தாரர்/ஜாமீன்தாரர் மற்றும் அடமானதாரர்களுக்கு இந்த அறிவிப்பு உரிமை அமலாக்கச் சட்டம், 2002 விதி 8 & 9-ன் கீழ் 15 நாட்கள் விற்பனை அறிவிப்பாக கருதப்படும். 1. எந்த விலைப்புள்ளிகளையும் சமர்ப்பிப்பதற்கு முன்பாக விற்பனை பற்றிய விரிவான விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு, ஈட்டு கடன் அளித்தவரின் <https://www.pegasus-arc.com/assets-to-auction.html> அல்லது <https://sarfaesi.auctiontiger.net> என்ற இணையதளத்தைப் பார்வைபிடிப்பதற்கு சேவை அளிப்பவரான M/s. E Procurement Technologies Ltd. -ன் Auction Tiger Bidder Support எண்கள்: 079-68136805/68136837 திரு.ரமணிபிரசாத், கைபேசி எண்.: +91 99785 91888 & 80000 23297 மற்றும் மின்னஞ்சல்: ramprasad@auctiontiger.net, support@auctiontiger.net ஆகிய மின்னஞ்சலில் தொடர்பு கொள்ளவும்.

இடம் : சென்னை
நாள் : 10.06.2025
அங்கீகரிக்கப்பட்ட அதிகாரி
பெகசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட் (பெகசஸ் குரூப் 39 டிரஸ்ட்-1-ன் டிரஸ்ட்)

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) which will be held on **30.06.2025** from **11.00 PM To 01.00 PM with** unlimited extensions of 5 minutes duration each till 4 PM
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence /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/resolution etc., 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 Assets Reconstruction Private Limited in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus ARC) and Pegasus ARC will not be responsible for any error, misstatement or omission or Shortfall of the immovable asset or procuring permission etc.,
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details (Details of bidder form is annexed herewith as (Annexure-I), Declaration by bidders as (Annexure-II) and Undertaking (Annexure III). In addition to the above, copy of Pan card, Aadhar card, Address proof etc., (in case of the company, copy of board resolution passed by board of directors of company) also needs to be submitted by the bidder.
7. The Reserve Price of the auction Property **Rs. 1,97,40,000/- (Rupees One Crore Ninety Seven Lakhs Forty Thousand Only)** and The Earnest Money Deposit (EMD) **Rs. 19,74,000/- (Rupees Nineteen Lakhs Seventy Four Thousand Only).**
8. Last date for submission of bid along with EMD is 27.06.2025 before 4.00 PM and the date and time of Auction is on 30.06.2025 from 11.00 PM To 01.00 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 Thirty Nine Trust 1" payable at Mumbai or EMD by RTGS/ NEFT/Fund Transfer to the credit of A/c no.409819116154 A/c name: - Pegasus Group Thirty Nine 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. 1,00,000/-.
11. The successful bidder shall have to pay 25% of the bid/purchase amount (including EMD already paid), immediately that is on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (9). The balance amount of the purchase amount/ bid price shall to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
12. In default of payment 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 and the property shall be resold. All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited. It is Explicitly stated that once the sale certificate is issued by the Authorized Officer, the Authorized Officer shall not be held responsible for security and safe-keeping of the Secured Assets.
13. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
14. The sale is subject to confirmation by Pegasus ARC. If the borrower/Co borrower(s)/guarantor(s)/Mortgagor(s) pay the amount due to Pegasus ARC in full before date of sale, no sale will be conducted.
15. The intending bidders should make discrete enquiry as regard to any claim, charges / encumbrances on the property, dues with any authority like property taxes, society dues etc., besides the Pegasus ARC charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
16. No claim of whatsoever nature regarding the property put for sale like property taxes, society dues etc., 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 Secured Assets are being sold strictly on "As is where is" "As is what is" and "Whatever there is" basis with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditors in respect of the above financial facilities including interest thereon as against the Schedule Property). Further, all liabilities, dues of authorities and departments like property

taxes, society dues etc statutory or otherwise, any other dues, if any, in respect of the Secured Assets by reason of the sale of the Secured Assets, shall be the sole responsibility of and to the account of the Purchaser.

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

21. 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 10.06.2025.

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

Special Instructions:

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

AUTHORISED OFFICER

Place: Chennai

Pegasus Assets Reconstruction Private Limited

Date: 12.06.2025

(In its capacity Trustee of Pegasus Group Thirty Nine Trust 1)

DETAILS OF BIDDER – FILL All IN CAPITAL LETTER

Name(s) of Bidder (in Capital)

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

[illegible]

11

Date of Remittance

____/____/____

[illegible][illegible][illegible][illegible]

Provide the names of the companies where appointed as a Director

Whether connected to any political party: Yes

☐

No

☐

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

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

Name & Signature

ANNEXURE-III
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____,

Date : ____/____/____

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us 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 Authorised Officer and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature: _____

Name: _____

Address: _____

eMail ID: _____

DECLARATION

Re: Source of funds

Property Item No.	

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

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

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

Yours truly,

Affidavit cum Declaration

Property for which bid submitted ("Property"):

Mortgagor of the Property ("Mortgagor"):

Name of the borrower / co-borrower / guarantor / mortgagor ("Borrowers"):

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

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

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

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

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

Explanation I.- For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the Mortgagor and is a

related party of the Mortgagor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares or completion of such transactions as may be prescribed, prior to the submission of bid.

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

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

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

- (e) is disqualified to act as a director under the Companies Act, 2013 (18 of 2013):
Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of *Explanation I*;

- (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;

- (g) has been a promoter or in the management or control of any Mortgagor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under IBC:

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

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

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

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

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

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

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

- (a) a scheduled bank;
- (b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organisation of Securities Commissions Multilateral Memorandum of Understanding;

- (c) any investment vehicle, registered foreign in situational investor, registered foreign portfolio investor or a foreign venture capital investor, where the term shall have the meaning assigned to the min regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);
- (d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
- (e) an Alternate Investment Fund registered with Securities and Exchange Board of India ;
- (f) such categories of persons as may be notified by the Central Government.

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

Deponent

Verification

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

Deponent

To,

Pegasus Assets Reconstruction Private Limited

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

Nariman Point,

Mumbai – 400 020

Sub: Consent for KYC Verification

Dear Sir,

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

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

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

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

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

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

2. I am informed by Pegasus and understand that:

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

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

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

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

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

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

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

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

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

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

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

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

Name: _____

Signature: _____

Date: _____

DECLARATION OF BENEFICIAL OWNERSHIP FOR COMPANIES

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

1. Name of Company: _____

2. Registered Number: _____

3. Registered Address: _____

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

(Please tick the correct box)

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

Or

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

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

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

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

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

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

For and on behalf of [name of Company]

Signature of the Authorised Official: _____

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

Full name of the authorised official: _____

Designation/Position: _____

Date: _____