

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**

(Registered Under Section 3 of SARFAESI Act, 2002)

Flat No.1-C, First Floor, H.M.H.Plaza, New No.56 (O) 105, G.N.Chetty Road, T. Nagar, Chennai - 600017. Ph : 044- 2815 0045 / 8056178676

Email: [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) / Url : [www.pegasus-arc.com](http://www.pegasus-arc.com)**பெகாசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்**

(SARFAESI Act, 2002, பிளவு 3-ன் கீழ் பதிவு செய்யப்பட்டது)

பாளர் எண். 1-C, 1வது மாற்ற, H.M.H. பிளாஸ், பிளிய எண்.56 (O)105, G.N. செட்டி சாலை, தி.நகர், சென்னை-600 017 போன் : 044 - 2815 0045 / 8056178676

Email: [sys@pegasus-arc.com](mailto:sys@pegasus-arc.com) / Url : [www.pegasus-arc.com](http://www.pegasus-arc.com)**PUBLIC NOTICE FOR SALE BY E-AUCTION****Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 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 Mortgageor(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 Limited** 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 thereunderon "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 **20/04/2023** under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

<b>Name of the Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgageor(s) :</b>	a) M/s. Spencers Travel Services Ltd., b) Mrs. Geetha George c) Mr. George Jacob
<b>Outstanding Dues for which the secured assets are being sold:</b>	<b>Rs.1,29,74,349.27/-</b> (Rupees One Crore Twenty Nine lakhs Seventy Four Thousand Three Hundred Forty Nine and Twenty Seven Paise Only) as on <b>29.08.2024</b> together with interest at the contractual rate and costs, charges and expenses thereon w.e.f. <b>30.08.2024</b> till the date of payment and realization.
<b>CERSAI ID:</b>	<b>200059494955</b>
<b>Reserve Price below which the Secured Asset will not be sold (in Rs.):</b>	<b>Rs.69,12,000/- (Rupees Sixty Nine Lakhs Twelve Thousand Only)</b>
<b>Earnest Money Deposit (EMD):</b>	<b>Rs. 6,91,200/- (Rupees Six Lakhs Ninety One Thousand Two Hundred Only)</b>
<b>Inspection of Properties:</b>	<b>17.09.2024</b>
<b>Contact Person and Phone No:</b>	<b>Mr. Shankar Balasubramanian 8056178676, Mr. Vivek - 9895147088</b>
<b>Last date for submission of Bid:</b>	<b>08.10.2024 till 4:00 pm</b>
<b>Time and Venue of Bid Opening:</b>	<b>E-Auction/Bidding through website (<a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>) on 09.10.2024 from 10.00 AM to 11.00 AM.</b>

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

**Details of Secured Asset being Immovable Property which is being sold : Mortgaged by: M/s. Spencers Travel Services Ltd., its represented by Mrs. Geetha George.** All that piece and parcel of the property being shopping space No.S-121 admeasuring **1367 Sq.ft.**, of super build up area (inclusive of proportionate common built up areas) in the second floor of Spencer Plaza, Phase III, situate at Door No.768 and 769 Anna Salai, Chennai - 600 002, along with 1367/15,00,000 part (301.487 sq.ft.) of undivided share in the land admeasuring 30745.37Sq.Meter ie equal to 330820.18 sq.ft., or thereabout situate at Old Door Nos. 768 and 769 and New Door No. 172, Anna Salai, Chennai - 600 002, comprised in Survey Nos. 26/2 (part), 26/3 (part) and 27/2 (part) in Block No. 4, Nungambakkam Village, Old Division No. 105 and New Division No. 111, in the Sub-Registration District of Thousand Lights in the Registration District of Chennai Central bounded on the North by: Property belonging to Spencer Estates, South By: S.No.27/2 (part), East by: Anna Salai, West by: Open space reserved for recreational purposes.

This publication is also a Thirty (30) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors under Rule 8 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.079-68136805/68136837 Mob: Mr. Ramprasad +919978591888 & 8000023297, Email: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) & [support@auctiontiger.net](mailto:support@auctiontiger.net) before submitting any bid.

**Authorized Officer**

**Pegasus Assets Reconstruction Pvt. Ltd.**

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

**Place: Chennai**  
**Date: 31.08.2024**

**மின் ஏல விற்பனைக்கான பொது அறிவிப்பு**

**2002-ஆம் ஆண்டு கடனீட்டு சொத்துக்களை ரொக்கமாகக் குதல் நிதி சொத்துக்களை சீரமைத்தல் மற்றும் கடனீட்டு சொத்து உரிமை அமலாக்கச் சட்டம் - 2002-ன் கீழ் தொடர்புடைய 2002 ஆம் ஆண்டு உரிமை அமலாக்க விதிகள் 8-ன் கீழ் அசையா சொத்துக்கள் விற்பனை.**

இதன் மூலம் பொதுவாக பொதுமக்களுக்கு மற்றும் குறிப்பாக கடன்தாரர்கள், இணை கடன்தாரர்கள், ஜாமின்தாரர்கள் மற்றும் அடமானதாரர்கள் கீழ் குறிப்பிட்டுள்ள ஈட்டு கடன் அளித்தவருக்கு அடமான வைத்ததுள்ள அசையா சொத்துக்களை, CERSAI சட்டம் 2002-ன் கீழ் **31.03.2021** தேதிபிட்டு சொத்துரிமை நிர்ணய ஒப்புத்தந்திசேர்பு (Assignment Agreement) RBL வங்கி லிமிடெட்-க்கு, கீழ் குறிப்பிட்டுள்ள கடன்தாரர் சேலுத்து வேண்டிய பொருள் நிறுவன நெடவை, கடன்தாரருக்கு வழங்கப்பட்ட கடன் வசதிகள் அடிப்படையில் பத்திரங்கள் அனைத்தையும் "பெகாசஸ் குரூப் 39 டிரஸ்ட்-1-ன் ஸார்வாயாக செயல்பட்டு M/s.பெகாசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்(பெகாசஸ்)-க்கு மாற்றப்பட்டுள்ளதில் படி "எங்கு எப்படி உள்ளதோ", "என்ன உள்ளதோ" மற்றும் "அங்கு அப்படி அதே நிலையிலும்" விற்ப்பாடலுள்ளது என அறிவிக்கப்படுகிறது. SARFAESI சட்டம் மற்றும் விதிகளின்படி கீழ் குறிப்பிட்டுள்ள ஈட்டுறுதி அசையா சொத்துக்களை பெகாசஸ்-ன் அங்கீகரிக்கப்பட்ட அதிகாரி **20.04.2023** அன்று அலக் கவாத்தம் செய்துள்ளார். ஏல விற்பனை விவரங்கள் கீழ் குறிப்பிட்டுள்ள படி.

<b>கடன்தாரர் / இணை கடன்தாரர்கள், ஜாமின்தாரர்கள் மற்றும் அடமானதாரர்கள் பெயர்</b>	a) M/s. ஸ்பென்சர்ஸ் டிராவல் சர்வீஸஸ் லிமிடெட், b) திருமதி. கீதா ஜார்ஜ், c) திரு.ஜார்ஜ் ஜேக்கப்
<b>விற்கப்பட்டுள்ள சொத்தின் மொத்த நிறுவன தொகை</b>	<b>29.08.2024 அன்று வரை ரூ.1,29,74,349.27 (ரூபாய் ஒரு கோடி இருபது ஒன்பது லட்சத்து ஏழுபத்து நான்காயிரத்து மூன்றுநூறு நூற்றாய் ஒன்பது மற்றும் மொசா இருபத்து ஏழு மட்டும்) மேலும் 30.08.2024 முதல் முழு தொகையும் வசூலாகும் தேதி வரை ஒப்புத்தந்திபடி வட்டி, தொகைகள் , கட்டணங்கள் மற்றும் செலவீனங்கள்.</b>
<b>CERSAI ID:</b>	<b>200059494955</b>
<b>குறைந்த பட்ச விலைக்கு கீழ் ஈட்டுறுதி சொத்து விற்கப்படாது</b>	<b>ரூ.69,12,000/- (ரூபாய் அறுபத்து ஒன்பது லட்சத்து பன்னிரெண்டாயிரம் மட்டும்)</b>
<b>முன் வைப்பு தொகை (EMD)</b>	<b>ரூ.6,91,200/- (ரூபாய் ஆறு லட்சத்து தொண்ணூற்று ஓராாயிரத்து இருநூறு மட்டும்)</b>
<b>சொத்துக்களை பார்வையிடுதல்</b>	<b>17.09.2024</b>
<b>தொடர்பு கொள்ள வேண்டிய நபர்களின் பெயர் &amp; கைபேசி எண்.</b>	<b>திரு.சங்கர் பாலசுப்ரமணியன் - 80561 78676, திரு.விவேக் - 98951 47088</b>
<b>விலைபுள்ளி படிவம் சமர்ப்பிக்கக் கடைசி தேதி</b>	<b>08.10.2024 மாலை 04.00 மணி வரை</b>
<b>மின் ஏலம் நடைபெறும் தேதி &amp; இடம்</b>	<b>09.10.2024 காலை 10.00 மணி முதல் 11.00 மணி வரை (<a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>) என்ற இணையதளம் மூலம் மின்ஏலம் / ஏலம்</b>

**சொத்துக்களுக்கு எதிராக முன் வைக்கப்பட்டுள்ள ஏதேனும் உரிமை கோரல்கள் மற்றும் ஈட்டுறுதி கடன் அளித்தவருக்கு தெரிந்த ஏதேனும் பிற நிறுவனங்கள் மற்றும் மதிப்பு: கடைக்கப்பட்டுள்ளவை**

**விற்கப்பட்டுள்ள ஈட்டுறுதி சொத்தின் விபரங்கள்: M/s. ஸ்பென்சர்ஸ் டிராவல் சர்வீஸஸ் லிமிடெட்-ன் பிரதிநிதியாக திருமதி.கீதா ஜார்ஜ், அவர்களால் அடமானம் வைக்கப்பட்டுள்ளது : கொத்துக்களின் விபரங்கள்: மத்திய சென்னை பதிவு மாவட்டம் மற்றும் ஆயிரம் வீளக்கு தொண்டிபதிவ மாவட்டத்திற்குட்பட்ட கதவு எண்.768 & 769, அண்னை சாலை, சென்னை - 600 002 என்ற முகவரியில் நூங்கம்பாக்கம் பிளாக் எண்.4, பழைய டிவிஷன் எண்.105, புதிய டிவிஷன் எண்.111, சர்வே எண்.கை.26/2(பகுதி), 26/3 (பகுதி), 27/2 (பகுதி) -ன் படி பழைய கதவு எண்.எண். 768 & 769 மற்றும் புதிய கதவு எண்.172, அண்னை சாலை, சென்னை - 600 002 -ல் உள்ள பொருள் உள்ள் 1367 /15,00,000 பகுதி நிலத்தில் (301.487 சதுர அடி) விற்கப்படாத பங்கு நிலத்துடன் 30,745.37 சதுர மீட்டர் அத்துஞ் சமமான 330820.18 சதுர அடி அல்லது அங்குள்ளபடி, இதில் 1367 சதுர அடியில் ஸ்பென்சர் பிளாசா, பிளே-III, 27/2 தளத்தில் கட்டப்பட்டுள்ள ஓராயிரம் இட எண்.S-121 (கட்டிடப்பாட்ப்பணியில் சார்வாயான பொது பகுதி உட்பட). மேலும் அத்துடன் இணைந்த துண்டுகளும் பகுதிகளும் மற்றும் எல்லைகள்: வடக்கில்: கிபென்சர் எஸ்டேட்-க்கு சொந்தமான சொத்து, தெற்கில்: சர்வே எண். 27.2(பகுதி), கிழக்கில்: அண்னை சாலை, மேற்கில்: பெருகுதப்போக்கு பயன்பாட்டிற்கான திறந்தவெளி.**

**ஜோஸ் இந்த வெளியீட்டு மேற்குறிப்பிட்ட கடன்தாரர்/இணை கடன்தாரர்/ ஜாமின்தாரர் மற்றும் அடமானதாரர்களுக்கு இந்த அறிவிப்பு உரிமை அமலாக்கச் சட்டம் - 2002-ன் கீழ் 30 நாட்கள் விற்பனை அறிவிப்பாக கருதப்படும்.**

1. எந்த விலைள்ளிகளையும் சமர்ப்பிப்பதற்கு முன்பாக விற்பனை முறியி விவரான விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு, ஈட்டுறுதி கடன் அளித்தவர்கள் <https://www.pegasus-arc.com/assets-to-auction.html> அல்லது <https://sarfaesi.auctiontiger.net> என்ற இணையதளத்தை பார்வையிடும் மற்றும் சேவை அளிப்பவரான M/s. E Procurement Technologies Ltd.-ன் Auction Tiger Bidder Support எண்கள்: 079-68136805/68136837 திருநாய்ப்பாசந்த, கைபேசி எண்: +91 99785 91888 & 80000 23297 மற்றும் மின்னஞ்சல்: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), [support@auctiontiger.net](mailto:support@auctiontiger.net) ஆகிய மின்னஞ்சலில் தொடர்பு கொள்ளவும்.

**இடம் : சென்னை**  
**பெகாசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்**  
**நாள் : 31.08.2024**  
**(பெகாசஸ் குரூப் 39 டிரஸ்ட்-1-ன் ஸார்வாயாக)**

### RBL BANK LTD

Registered Office: 1st Lane, Shahpuri, Kolhapur-416001.  
Branch Office: RBL Bank Ltd., Sai Kalyani Towers, Old No.105, New No.56, G.N. Chetty Road, T. Nagar, Chennai-600017.

#### PHYSICAL POSSESSION NOTICE

The Authorised Officer of RBL Bank Ltd. under Securitisation, Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) of the Security Interest (Enforcement) Rules, 2002 issued demand notice calling upon Borrower/Guarantor/Mortgagor to repay the amount mentioned in the notice within 60 days from receipt of the said notice. The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor/Mortgagor and the public in general that the undersigned being the Authorized Officer of the RBL Bank Ltd. has taken Physical POSSESSION of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 9 of the said rules as per detail below:

Name of Account and Address of the Borrower/Guarantor/Mortgagor	Demand Notice date	Amount Due (Rs.)	Date of Physical possession
1) Mrs. Kasthuri Pandian S, Old No.27, New No.4, Anna Street, Ram Nagar, Ambattur, Chennai-600053 (Borrower) & 2) Mr. Sundarapandian, Old No.27, New No.4, Anna Street, Ram Nagar, Ambattur, Chennai-600 053 (Co-Borrower)	23.01.2023	Rs.1,04,09,796.82 (Rupees One Crore Four Lakhs Nine Thousand Seven Hundred Ninety Six and Paise Eighty Two Only) as on 11th Day of January 2023, With further interest and charges thereon.	29th day of August 2024.

**Description of the immovable property:** All that piece and parcel of the Plot bearing No.65, Door No.195A, 195B, 195C, MTH Road, Venkatapuram, Chennai - 600 053 of Ambattur Village, Ambattur Taluk, Thiruvallur District, comprising S.No.594/3A, measuring 1650 Sq.Ft together with building thereon with amenities vide Approved plan in No.5171/1986 in No.48/86 dated 07.11.1986 issued by the Executive Officer, Ambattur Municipality and the lands bounded on the North by: Plot No.64; South by: Plot No.65; East by: Road; West by: Plot No.65. Measuring: East to West on the Northern Side : 62 Feet; East to West on the Southern side : 60 Feet; North to South on the Eastern Side : 38 Feet; North to South on the Western Side : 17 Feet, situated within the Registration Sub District of Ambattur and Registration District of Chennai North. The Property belongs to Mrs. Kasthuri Pandian.

The Borrower/Guarantor/Mortgagor 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 the RBL Bank Ltd.

Place: Chennai, Date: 31-08-2024 Sd/- Authorised Officer, RBL BANK LTD

### TAMIL NADU WATER SUPPLY AND DRAINAGE BOARD

INVITATION OF BIDS-TWO COVER-ITEMWAR TENDER SYSTEM (E-Submission)

IFB No.	03/F.WSS to MRF Perambalur / SDOICE-TN/2024/Dated 28.08.2024
Fund	Full Deposit Work
Eligibility	Registered Class I Contractors (Civil)
Tender Invitee	The Chief Engineer, TWAD Board, Thanjavur - 613 403
Sale of Bid	05.09.2024 to 04.10.2024 upto 15.00 hours (as per server time)
EMD Payable	Online Mode through E-Tendering website https://ntenders.gov.in
Available website	E-Tendering website https://ntenders.gov.in.
Pre Bid meeting	18.09.2024 at 11.00 hours at the office of the Tender Invitee
Bid Submission	04.10.2024 upto 15.00 hours Digitally signed encrypted Tenders through E-Tendering portal https://ntenders.gov.in
Bid opening	07.10.2024 at 15.30 hours at the office of the Tender Invitee through E-Tender Portal

IFB No.	Name of work	Approximate value of work (Rs. in crore including 18% GST)	Bid Security (Rs.in lakh)
03	Conveying 3.00 MLD Secondary Treated Effluent Water (STEW) from Perambalur Municipality STP to M/s MRF Pvt. Ltd., Plant at Naranganmangalam Village in Perambalur District as Full Deposit work (Period of Construction: 12 months, Trial run: 3 Months & Paid Maintenance : 24 Months)	17.50	13.13

DIPR/ 3391/TENDER/2024 Chief Engineer (i/c), TWAD Board, Thanjavur.  
SAVE WATER, CONSERVE WATER, EVERY DROP COUNTS

### PSPCL Punjab State Power Corporation Limited

(Regd. Office: PSEB Head Office, The Mall, Patiala-147001)  
Corporate Identification Number (CIN): U40109PB2010SG033813, Website : www.pspcl.in (Contact No. 9646111116)

**Tender Enquiry No.-06/G.C./T.S./PSPCL/2024-25 Dated : 31.08.2024**

By: CE / Grid Construction opp. PAU Gate No.1, PSPCL, Ludhiana Invites Open e-Tender for outsourcing of Augmentation of Power Transformers related works on partial turnkey mode under RDSS scheme under Grid Construction Division Ludhiana under Grid Construction Circle, Ludhiana.

For detailed NIT & Tender Specification please refer to <https://eproc.punjab.gov.in> from 31.08.2024 (10:00 PM onwards).

NOTE: Corrigendum and Amendments, if any, will be published online at <https://eproc.punjab.gov.in>

821/C-635/24-8/30/2024  
76155/12/3373/2023/3187

### Canara Bank ASSET RECOVERY MANAGEMENT BRANCH

No. 524, 8th Floor, Circle Office Building, Anna Salai, Teyyanampet, Chennai - 600018 Tel.No.2849 6339 / 6900 E-MAIL:cb2361@canarabank.com Website: www.canarabank.com

#### E-Auction Sale Notice

E-Auction Sale Notice for Sale of Immoveable Properties 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 Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the symbolic / constructive possession of which has been taken by the Authorised Officer of Asset Recovery Management Branch, of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 07.10.2024, (Time 10:30 A.M. to 11:30 A.M.) (With unlimited extension of 5 minutes duration each till the conclusion of the sale) for recovery of the amount mentioned in each of the borrower to the dues to the Asset Recovery Management Branch, Chennai of the Canara Bank from the following Borrowers.

**S.No.1 BRANCH: Asset Recovery Management Branch,**  
**Name and Address of the Borrower/Guarantor/Mortgagor: M/s Royale Creations Rep by its Proprietor Mr V Kashif Mansoor** No. 19/39, Uthucattur Street, Periamet, Chennai Pin - 600 003. Also at: Old No. 8, New No. 12, Jothi Venkatchalam Salai, Atkinson Road, Vepery, Chennai-600 012 Also at: No 18/3, Karumbar Patel Street, Ambur, Vellore District, Pin - 635802 Also at: No.13,1st Floor, Periyanna Maistry Street, Periamet, Chennai - 600 003 Mr.V.Kashif Mansoor S/o. Mr. Karim Basha No. 15, Small Mosque Street, Ambur, Vellore District - 635 802 Also at: 18/3, Karumbar Patel Street, Ambur, Vellore District, Pin - 635 802.

**Total liabilities as on 31.07.2024 : Rs. 4,88,97,311.85/- (Rupees Four Crores Eighty Eight Lakhs Ninety Seven Thousand Three Hundred Eleven And Eighty Five Paise Only)** with further interest and other incidental charges thereto incurred by the Bank.

**Description of the Property :** Property-1: All that piece and parcel of land situated in Dindigul District, Dindigul Joint-I Sub Registrar office, Dindigul Taluk, Seelapadi Village, the land measuring 50-1/2 cents in S.No.755/4A4 were divided into plots within this S.No.755/4A4, New S.No.755/45, the land measuring 50-1/2 cent (Western side of Plot No.5C) land measuring 1619 1/2 sq.ft. Boundaries: North: Land in S.No.755/4A1, 4A3, South: East - West 20 ft. pathway, East: Centre part of Plot No.5C, West: Land in S.No.528/1. **Extent of Land:** East-West on the Northern side - 41 ft, East-West on the Southern side - 41 ft, North- South on the Eastern side - 40 1/4 ft, North-South on the Western side - 39 ft, **Totalling 1619 1/2 sq.ft.** The property lies within the jurisdiction of office of Dindigul Joint-I Sub-Registrar office.

**Reserve Price: Rs.30,00,000/- EMD Price : Rs.3,00,000/- Bid Increase Amount : Rs.1,00,000/-**

**Property-2:** All that piece and parcel of land situated in Dindigul District, Dindigul Joint-II sub registrar office, Dindigul Taluk, Thottanuthi Village, the land measuring 1.49 acres in S.No.832/4A, were divided into plots under the name and style of V.P.R.V.I.P Extension Nagar, within this S.No.832/4A, the Plot No.10 measuring 3200 sq.ft. in S.No.832/4A, the Plot No.11 measuring 3200 sq.ft. Boundaries: North: 108'11", North- East-West 23'10", South- East-West 23'10", Road, East- Plot No.12, West- South- North Road, Extent of Land for Plot No.10, East-West on the Northern side - 40 ft, East-West on the Southern side - 40 ft, North- South on the Northern side - 80 ft, North-South on the Western side - 80 ft, Extent of Land for Plot No.11, East-West on the Northern side - 40 ft, East-West on the Southern side - 40 ft, North-South on the Eastern side - 80 ft, North-South on the Western side - 80 ft. The property lies within the Jurisdiction of office of Dindigul Joint II Sub Registrar Office.

**Reserve Price: Rs.8,00,000/- EMD Price : Rs.80,000/- Bid Increase Amount : Rs.1,00,000/-**

**Property-3: Item A:** All that piece and parcel of land situated in Palani Reg. District, Vedasandur sub registrar office, Vedasandur Taluk, Vedasandur Village, the land measuring 2 acre and 35 cents in S.No.1222, out of this on the centre portion the land measuring 2190 1/2 Sq.ft. Boundaries: North: - Odai, South: - Land purchased by Khafis Mansoor, East: - Land purchased by Hussain Ahmed, West: - Land purchased by Khafis Mansoor, **Extent of Land:** East-West on the Northern side - 126 1/2 ft. East-West on the Southern side - 121 1/2 ft. South-North on the Eastern side - 164 1/2 ft. South-North on the Western side - 188 1/2 ft. **Totalling 2190 1/2 Sq.ft.** with all mamool pathway and other mamool rights. **Item B:** All that piece and parcel of land situated in Palani Reg. District, Vedasandur sub registrar office, Velvarkottai Village, the land measuring 1 acre and 14 cents in S.No.919/1A with new S.No.919/1A were divided into house sites under the name and style as "Na Na Nagar" the plot no 2 measuring 695 sqft with a 19th right. **Boundaries:** North - East - West road with a width of 20 feet, South- Odai, East- Plot No 3, West- Plot No 1, **Extent of Land:** East-West on the Northern side - 20ft, East-West on the Southern side - 20ft, South-North on the Eastern side - 37ft, South-North on the Western side - 32 1/2 ft. **Totalling 695.00 Sqft.** with a right of using east-west and south-north pathway with a width of 20 feet and south-north pathway with a width of 16 feet from Velvarkottai-Chettipatti Road with mamool pathway and other mamool rights. The property lies within the jurisdiction of office of Vadamadurai Sub-Registrar Office.

**Reserve Price: Rs.27,00,000/- EMD Price : Rs.2,70,000/- Bid Increase Amount : Rs.1,00,000/-**

**Property-4: Item A:** All that piece and parcel of land situated in Palani Reg. District, Vedasandur sub registrar office, Vedasandur Taluk, Vedasandur Village, the land measuring 95 cents in S.No.1221 out of this on the Western portion the land measuring 13058 1/2 sq.ft. Boundaries: North- Land in item II, South: Pathway, East- Land purchased by Kashif Mansoor, West: Land in S.No.1223. **Extent of Land:** East-West on the Northern side - 117 1/2 ft. East-West on the Southern side - 117 ft. South-North on the Eastern side - 102 1/2 ft. South-North on the Western side - 120 1/2 ft. **Totalling 13058 1/2 Sq.ft.** with all mamool pathway and other mamool rights. **Item B:** All that piece and parcel of land situated in Palani Reg. District, Vedasandur Sub Registrar office, Vedasandur Taluk, Vedasandur Village, the land measuring 2 acres and 35 cents in S.No.1222 out of this on the South-West corner portion the land measuring 9815 1/2 sq.ft. Boundaries: North: - Land belongs to Hussain Ahmed, South: - Land in item No.1, East: - Land belongs to Hussain Ahmed, West: - Land in S.No.1223. **Extent of Land:** East-West on the Northern side - 117 1/2 ft, East-West on the Southern side - 117 1/2 ft, South-North on the Eastern side - 91 1/2 ft, South-North on the Western side - 75 1/2 ft, **Totalling 9815.50 Sq.ft.** with all mamool pathway and other mamool rights. **Item C:** All that piece and parcel of land situated in Palani Reg. District, Vedasandur sub registrar office, Velvarkottai Village, the land measuring 1 acre and 14 cents in S.No.919/1 with New S.No.919/1A were divided into house sites under the name and style of "Na Na Nagar", the Plot No 2 measuring 695 sqft with a 19th right. **Boundaries:** North- East-West road with a width of 20 ft, South- Odai, East: Plot No 3, West: Plot No 1, **Extent of Land:** East-West on the Northern side - 20 ft, East-West on the Southern side - 20 ft, South-North on the Eastern side - 37 ft, South-North on the Western side - 32 1/2 ft. **Totalling 695 Sq.ft.** with a right of using East-West and South-North pathway with a width of 20 feet and south-north pathway with a width of 16 feet from Velvarkottai-Chettipatti Road with mamool pathway and other mamool rights. The property lies within the jurisdiction of office of Vadamadurai Sub-Registrar Office.

**Reserve Price: Rs.28,20,000/- EMD Price : Rs.2,82,000/- Bid Increase Amount : Rs.1,00,000/-**

**Property-5: Item-1:** All that piece and parcel of land situated in Palani Reg. District, Vedasandur sub registrar office, Vedasandur Taluk, Vedasandur Village, the land measuring 2 acre and 35 cents in S.No.1222, out of this on the north western side, the land measuring 22315 1/2 sq.ft. Boundaries: North - Odai, South- Land purchased by Khafis Mansoor, East- Land in Survey No 1223, West- Land purchased by Khafis Mansoor, **Extent of Land:** East-West on the northern side 124 ft, East-West on the Southern side 117.1/4 ft, South- North on the eastern side 188.3/4 ft, South-North on the western side 181.1/4 ft, **Totalling 22315 1/2 Sq.ft.** with all mamool pathway and other mamool rights. **Item II:** All that piece and parcel of land situated in Palani Reg. District, Vadamadurai sub registrar office, Velvarkottai Village, the land measuring 1 acre and 14 cents in S.No.919/1 with new S.No.919/1A were divided into house sites under the name and style as "Na Na Nagar" the plot no 2 measuring 695 sqft with a 19th right. **Boundaries:** North- East - West road with a width of 20 feet, South- Odai, East- Plot No 3, West- Plot No 1, **Extent of Land:** East-West on the Northern side - 20ft, East-West on the Southern side - 20ft, South-North on the Eastern side - 37ft, South-North on the Western side - 32 1/2 ft. **Totalling 695.00 Sq.ft.** with a right of using East-West and South-North pathway with a width of 20 feet and south-north pathway with a width of 16 feet from Velvarkottai-Chettipatti Road with mamool pathway and other mamool rights. The property lies within the jurisdiction of office of Vadamadurai Sub Registrar Office.

**Reserve Price: Rs.27,50,000/- EMD Price : Rs.2,75,000/- Bid Increase Amount : Rs.1,00,000/-**

**Property-6:** All that piece and parcel of land situated in Palani Reg. District, Vedasandur sub registrar office, Vedasandur Taluk, Vedasandur Village, the land measuring 95 cents in S.No.1221 out of this on the centre portion of the land measuring 11,350 1/2 sq.ft. Boundaries: North- Land in item II, South- Pathway, East- Land belongs to Hussain Ahmed, West- Land purchased by Kashif Mansoor, **Extent of Land:** East-West on the Northern side - 123 1/2 ft. East-West on the Southern side - 121 1/2 ft. South-North on the Eastern side - 83 1/2 ft. South-North on the Western side - 102 1/2 ft. **Totalling 11,350 1/2 Sq.ft.** with all mamool pathway and other mamool rights. **Item B:** All that piece and parcel of land situated in Palani Reg. District, Vedasandur sub registrar office, Vedasandur Taluk, Vedasandur Village, the land measuring 2 acres and 35 cents in S.No.1222, out of this southern side centre portion of the land measuring 10,773 1/2 sq.ft. Boundaries: North- Land belongs to Hussain Ahmed, South- Land in item No.1, East- Land belongs to Hussain Ahmed, West- Land in S.No.1223. **Extent of Land:** East-West on the Northern side - 121 1/2 ft, East-West on the Southern side - 123 1/4 ft, South-North on the Eastern side - 98 ft, South-North on the Western side - 78 1/2 ft. **Totalling 10,773 1/2 Sq.ft.** with all mamool pathway and other mamool rights. **Item C:** All that piece and parcel of land situated in Palani Reg. District, Vadamadurai sub registrar office, Velvarkottai Village, the land measuring 1 acre and 14 cents in S.No.919/1 with new S.No.919/1A were divided into house sites under the name and style of "Na Na Nagar" the Plot No 2 measuring 695 sqft with a 19th right. **Boundaries:** North: East-West road with a width of 20 ft, South- Odai, East- Plot No 3, West- Plot No 1, **Extent of Land:** East-West on the Northern side - 20 ft, East-West on the Southern side - 20 ft, South-North on the Eastern side - 37 ft South-North on the Western side - 32 1/2 ft. **Totalling 695 Sq.ft.** with a right of using East-West and South-North pathway with a width of 20 feet and South-North pathway with a width of 16 feet from Velvarkottai-Chettipatti Road with mamool pathway and other mamool rights. The property lies within the jurisdiction of office of Vadamadurai Sub Registrar Office.

**Reserve Price: Rs.27,30,000/- EMD Price : Rs.2,73,000/- Bid Increase Amount : Rs.1,00,000/-**

**Property-7:** All that piece and parcel of land situated in Palani Reg. District, Vedasandur sub registrar office, Vedasandur Taluk, Vedasandur Village, the land measuring 2 acre and 35 cents in S.No.1222, out of this on the north western side, the land measuring 22315 1/2 sq.ft. Boundaries: North - Odai, South- Land purchased by Khafis Mansoor, East- Land in Survey No 1223, West- Land purchased by Khafis Mansoor, **Extent of Land:** East-West on the northern side 124 ft, East-West on the Southern side 117.1/4 ft, South- North on the eastern side 188.3/4 ft, South-North on the western side 181.1/4 ft, **Totalling 22315 1/2 Sq.ft.** with all mamool pathway and other mamool rights. **Item II:** All that piece and parcel of land situated in Palani Reg. District, Vadamadurai sub registrar office, Velvarkottai Village, the land measuring 1 acre and 14 cents in S.No.919/1 with new S.No.919/1A were divided into house sites under the name and style as "Na Na Nagar" the plot no 2 measuring 695 sqft with a 19th right. **Boundaries:** North- East - West road with a width of 20 feet, South- Odai, East- Plot No 3, West- Plot No 1, **Extent of Land:** East-West on the Northern side - 20ft, East-West on the Southern side - 20ft, South-North on the Eastern side - 37ft, South-North on the Western side - 32 1/2 ft. **Totalling 695.00 Sq.ft.** with a right of using East-West and South-North pathway with a width of 20 feet and south-north pathway with a width of 16 feet from Velvarkottai-Chettipatti Road with mamool pathway and other mamool rights. The property lies within the jurisdiction of office of Vadamadurai Sub Registrar Office.

**Reserve Price: Rs.27,30,000/- EMD Price : Rs.2,73,000/- Bid Increase Amount : Rs.1,00,000/-**

**Property-8:** All that piece and parcel of land situated in Palani Reg. District, Vedasandur sub registrar office, Vedasandur Taluk, Vedasandur Village, the land measuring 2 acre and 35 cents in S.No.1222, out of this on the north western side, the land measuring 22315 1/2 sq.ft. Boundaries: North - Odai, South- Land purchased by Khafis Mansoor, East- Land in Survey No 1223, West- Land purchased by Khafis Mansoor, **Extent of Land:** East-West on the northern side 124 ft, East-West on the Southern side 117.1/4 ft, South- North on the eastern side 188.3/4 ft, South-North on the western side 181.1/4 ft, **Totalling 22315 1/2 Sq.ft.** with all mamool pathway and other mamool rights. **Item II:** All that piece and parcel of land situated in Palani Reg. District, Vadamadurai sub registrar office, Velvarkottai Village, the land measuring 1 acre and 14 cents in S.No.919/1 with new S.No.919/1A were divided into house sites under the name and style as "Na Na Nagar" the plot no 2 measuring 695 sqft with a 19th right. **Boundaries:** North: East-West road with a width of 20 ft, South- Odai, East- Plot No 3, West- Plot No 1, **Extent of Land:** East-West on the Northern side - 20 ft, East-West on the Southern side - 20 ft, South-North on the Eastern side - 37 ft South-North on the Western side - 32 1/2 ft. **Totalling 695 Sq.ft.** with a right of using East-West and South-North pathway with a width of 20 feet and South-North pathway with a width of 16 feet from Velvarkottai-Chettipatti Road with mamool pathway and other mamool rights. The property lies within the jurisdiction of office of Vadamadurai Sub Registrar Office.

**DATE AND TIME OF E-AUCTION**

**07.10.2024 at 10.30 AM to 11.30 AM**

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

**Date and Time of Inspection of Property: 27.09.2024 between 11.00 am to 4.00 pm**

**Last Date of Submission of EMD:** EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkry) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before 04/10/2024 till 5.00 PM.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Canara Bank Asset Recovery Management Branch, Chennai (Ph. No. 044-28496900 / 28496339) E-mail: cb2361@canarabank.com during office hours on any working day. Portal of E-Auction: <https://ebkray.in>

Date : 29.08.2024  
Place: Chennai  
Authorized Officer  
Canara Bank

### SOUTH INDIAN Bank

Regional Office: No.43, Ground Floor, Hameed Centre, Haddows Road, Nungambakkam, Chennai-600006  
Phone No : 044-28281109, 28271075. Email : ro1005@sib.co.in

#### E - AUCTION SALE NOTICE

Ref: RO/SAR/SN/141/2024-25 Date : 30.08.2024

**E-Auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.**

1. Mr.Jayaprakash.R, S/o.Mr.Rajangam, Flat No-E, Second Floor, Plot No.98, Aarasi Flats, Alagesan Nagar, Kolapakkam (Near Vandalur), Chennai - 600 048.	2. Mrs.Sindhu Sarojini, W/o.Jayaprakash.R, Flat No-E, Second Floor, Plot No.98, Aarasi Flats, Alagesan Nagar, Kolapakkam (Near Vandalur), Chennai - 600 048.
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Notice is hereby given to the public in general and in particular to the borrower/guarantor that the below described immovable property mortgaged to The South Indian Bank Ltd, Branch Chennai Mount Road Branch (Secured Creditor), the Physical Possession of which has been taken by the Authorised Officer of The South Indian Bank Limited (Secured Creditor), will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition on 26.09.2024 for recovery of an amount of Rs.1,29,34,104.47 (Rupees One Crore Twenty Nine Lakh Thirty Four Thousand One Hundred Four and paise Forty Seven Only) as on 29.08.2024, with future interest, costs and expenses etc. thereon due to The South Indian Bank Limited, Branch Chennai Mount Road Branch (Secured Creditor), from the above mentioned Borrower(s) and guarantor(s).

Name of Property Owner	Mr.Jayaprakash.R.
Description of property	All the piece and parcel of residential Flat No E, Second Floor, Measuring about 1015 Sq.Ft (Including the common space) with one covered car parking together with 497 sq.ft of undivided share of land out of 2805 sq.ft. in Plot Nos 98 and 106 Eastern Portion, in Azhagesan Nagar, comprises in Sy.No.4/2, as per Patta No.1160 as per patta New S.No. 4/12 of Kolapakkam Village, Chengelpet Taluk, Kancheepuram District, together with all other appurtenant rights and improvements thereon in the name of Mr.Jayaprakash.R more fully described in schedule of the Sale Deed Document No.9179/16 dated 11.08.2016 of SRO Guduvancherry with the following Boundaries: North : Road, South : Vacant Land, East : Plot No.99, West : Rajaram and Yuvraj's Land. Admeasuring ; North by : 30 feet, South by : 30 feet, East by : 93 feet, West by : 94 feet.
Reserve Price	Rs.27,90,000/- (Rupees Twenty Seven Lakh Ninety Thousand Only)
Earnest Money Deposit (EMD)	Rs.2,79,000/- (Rupees Two Lakh Seventy Nine Thousand Only)
Bid Increment amount	Rs.50,000/- (Rupees Fifty Thousand Only)
Date and time of E-auction	26.09.2024 from 11.30 AM to 12.30 PM (with 5 minute unlimited auto extensions till sale is concluded)
Encumbrances known to the Bank	Nil Encumbrances from 11.08.2016 to 28.08.2024

For detailed terms and conditions of the sale, please refer to the link provided in web portal of The South Indian Bank Ltd, (Secured Creditor) website i.e. [www.southindianbank.com](http://www.southindianbank.com). Details also available at [www.matexnet.com](http://www.matexnet.com) & <https://assets.matexauctions.com>

For any further clarification with regards to inspection of property, terms and conditions of the e-auction or submission of bids, kindly contact Authorised Officer or Mr.Balagopal A K, Mobile No.6379303822 & Mr.Arunkumar.R, Mobile No.9894647220 or The South Indian Bank Ltd., Branch Chennai Mount Road Branch during working hours.

Date : 30.08.2024  
Place : Chennai  
AUTHORISED OFFICER  
THE SOUTH INDIAN BANK LTD.

### HDB Financial Services Ltd.

Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad-09., Branch Office: HDB Financial Services Ltd, Old No.64, New No: 84 'A' Block, MNO Complex, HDB Towers 1st floor, Greems road, Chennai- 600006.

#### E-AUCTION SALE NOTICE

(To the Borrower /Co-Applicant / Public in General)(Under Rule 8(6) R/w with Rule 9 (1) of SARFAESI Act, 2002)

The undersigned Authorized Officer of HDB Financial Services Ltd, has taken over Possession of the following property, under Securitisation and Reconstruction of the Financial Assets & Enforcement of Security Interest Act, 2002, for the below mentioned loan account with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS"

**Name and Address of the Applicant & Co-Applicant:** 1. Shanmuga Enterprises, 315 Medavakkam Main Road, Madipakkam, Chennai-600091, Tamilnadu. And Also Flat No. GE Ground Floor, Dwarka Apartments, Medavakkam Main Road, Madipakkam, Chennai-600091, 2. Kirithika Maniraman, GE Dwarka Apartments 77, Medavakkam Main Road, Madipakkam, Chennai-600091, Tamil Nadu.

**Account No. 14311686, Total Outstanding Amount: Rs.31,62,861.66/- (Rupees Thirty One Lakhs Sixty Two Thousand Eight Hundred Sixty One and Six Paise Only)** as of 29.08.2024, with further interest/ incidental expenses /costs till the date of full payment.

**Details of Encumbrances, if any, known to the Secured Creditor: --- NIL**

**Details of Immoveable Properties: Schedule of The Securities.** All that piece and parcel of undivided share of land measuring 355 sq.ft. out of 11061 sq.ft. as per title and admeasuring an 10780 sq.ft. as per revenue records. Together with building having plinth area 811 Sq.ft. in ground floor, with all necessary fitting, Bearing plot no. 1 to 4, flat no. GE Dwarka Apartment, Mount Medavakkam Main Road, Madipakkam, Chennai-600091. Approved P.P.A.No. 322/98, P.P.No.420/98/F1 Dated 07.09.98 comprised old survey No.2657, patta no.960, 1028, as per patta survey no. 2657/7A, 2657/7B, situated at old no.97, keelkattalai (new no.17, madipakkam part-2) village in tambaram taluk, kanchipuram district, with in the registration District of Chennai - south, and sub- registration district of pallavaram. Situated within in the registration District of Chennai-south, and sub-registration district of pallavaram. Bounded on the North By : Formerly Joseph Leo Miranda's Land now Visva Deep Apartments. South By : Door No.76 & Mount Medavakkam Road , East By : Mount Medavakkam Road, West By : Moovarasampet Village Limit.

Reserve Price	Earnest Money Deposit	Bid Increment Amount	Auction Date & Time	EMD Last Date & Time
Rs.33,69,000/-	Rs.3,36,900/-	Rs.1,00,000/-	19-09-2024 at 11 AM to 12 Noon	18-09-2024 Up to 04:00 p.m

The auction sale shall be "online e-auction" bidding through website <https://www.bankauctions.com> on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes.

**TERMS AND CONDITIONS OF TENDER-CUM-AUCTION SALE:**

- The interested bidders shall submit their EMD through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through Order/Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "HDB Financial Service Limited" above After Registration (One Time) by the bidder in the Web Portal; the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz: i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. Uploading Scanned Copy of Annexure-II & III (can be downloaded from the Web Portal: <https://www.bankauctions.com>) After Duty Filled Up & Signing Is Also Required. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petromech building, Building No. 301, Gurgaon, Haryana. Pin: 122015, E-mail ID: support@bankauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124 / 1125 / 1126. Sales Enquiries : sales@bankauctions.com, 7291981129
- 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. No authorized person allowed.
- The intending bidders may obtain the Tender Forms from the Manager, M/s.HDB Financial HDB Financial Services Ltd. Old No.64, New No: 84 'A' Block, MNO Complex, HDB Towers 1st floor, Greems road, Chennai- 600006. Auction venue: HDB Financial Services Ltd. Old No.64, New No: 84 'A' Block, MNO Complex, HDB Towers 1st floor, Greems road, Chennai- 600006
- The intending bidders should submit their bids only in the tender form prescribed in sealed envelopes addressed to the Authorized Officer, HDB Financial Services Limited, together with a Pay Order/Demand Draft for an EMD of 10% of the Reserve Price, drawn in favor of "HDB Financial Service Limited" on or before 4pm on the 18/09/2024 of Tender cum-auction sale hereby notified.
- For inspection of the Property and other particulars, the intending purchaser may contact , M/s. HDB Financial Services Ltd. Old No.64, New No: 84 'A' Block, MNO Complex, HDB Towers 1st floor, Greems road, Chennai- 600006 C. Shanmugam (9597065780), Gopi (9884451533) The Property/ies is sold on "As-is-where-is" and "As-is-what-is" condition basis
- The sealed Tenders will be opened in the presence of the intending bidders by 10:30am on the 19/09/2024 of Tender cum-auction Sale hereby notified. Those in general the same will be by way of closed tenders, the Authorized 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 HDB Financial Services Limited.
- The successful bidder shall



## Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) which will be held on **09.10.2024** from **10.00 AM To 11.00 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 /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](mailto:ramprasad@auctiontiger.net) & [support@auctiontiger.net](mailto: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. 69,12,000/- (Rupees Sixty Nine Lakhs Twelve Thousand Only) and The Earnest Money Deposit (EMD) Rs. 6,91,200/- (Rupees Six Lakhs Ninety One Thousand Two hundred Only)
8. Last date for submission of bid along with EMD is 08.10.2024 before 4.00 PM and the date and time of Auction is on 09.10.2024 from 10:00 AM To 11.00 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. 75,000/-.
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/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 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, 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 31.08.2024.
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.

**Place: Chennai**  
**Date: 31.08.2024**

**AUTHORISED OFFICER**  
**Pegasus Assets Reconstruction Private Limited**  
**(Trustee of Pegasus Group Thirty Nine Trust 1)**



**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: \_\_\_\_\_



## **ANNEXURE III (b)**

### **DECLARATION**

**Re: Source of funds**

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,