

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to you addressees being the Borrower(s), Co-Borrower(s) Mortgagor (s) and Guarantor(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 I** ("Pegasus"), having been assigned the financial asset pertaining to the below mentioned Borrower along with underlying security 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 thereunder on **"As is where is", "As is what is", and "Whatever there is" basis** .

The Authorized Officer of Pegasus has possession of the below described secured assets being immovable property under the provisions of the SARFAESI Act and Rules thereunder.

The notice of public e-auction has also been published in Financial Express and Mana Telangana Daily News Paper on 09/02/2025.

The details of Auction are as follows:

- 1. Name of the Borrower(s), Co-Borrower(s) and Guarantor(s):**
 1. Raghuvveer Sandhya Reddy (Borrower, Guarantor & Mortgagor)
 2. Mrs. Archana Potha (Co-Borrower& Guarantor)

- 2. Outstanding Dues for which the secured assets are being sold:** Rs. 9,01,55,411.89 (Rupees Nine Crores One Lakh Fifty Five Thousand Four Hundred Eleven and Paise Eighty Nine Only) as on 09.01.2025 together with further interest, costs, charges and expenses thereon w.e.f. 10.01.2025 till the date of payment and realization.

- 3. Details of Secured Asset being Immovable Property, which is being sold, Reserve Price and Earnest Money Deposit (EMD):**

S. No.	Description of property	Reserve Price * (in Rs.)	EMD (in Rs.)
1.	<p>Mortgaged by: Dr. Madireddy Raghuvveer Reddy vide Sale Deed Bearing No : 3029 Of 2018.</p> <p>All that Unit No.2 South-West Portion, in Ground Floor, in My Home Sarovar Complex, Premises No.5-9-22, Ward No.5, Block No.9, admeasuring 4748 Square Feet along with Two Car Parking Lots bearing Nos. 4 & 5 in Cellar, together admeasuring 410 Square Feet, and undivided share of (approx. 1422 sqft) land equivalent to 158 Square Yards or 132.08 Square Meters, Situated Near Secretariat Road, Adarsh Nagar, Khairathabad, Shapurwadi, Hyderabad, Telangana-500022. Bounded By : North : Staircase, Lift & Corridor, South : Open To Sky, East : Neigh Office, West : Open To Sky,</p> <p>CERSAI ID: Security Interest ID : 400024310209</p>	3,15,41,000.00	31,54,100.00

	Transaction ID : 200218699126		
	TOTAL	3,15,41,000.00	31,54,100.00

* Secured Asset shall not be sold below the Reserve Price.

4. Dates for inspection, submission of bid, auction:

Inspection of Properties:	19/02/2025.
Contact Person and Phone No:	Mahesh Kumar 8074311530, Shankar Balasubramanian 8056178676
Last date for submission of Bid:	05/03/2025 till 4:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 06/03/2025 from 1.00 PM to 2:00 PM.

5. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net>.
6. Please be informed that as per Section 13(8) of the SARFAESI Act, you may close your loan account and redeem the secured asset by making payment of the total outstanding dues of Rs. 9,01,55,411.89 (Rupees Nine Crores One Lakh Fifty Five Thousand Four Hundred Eleven and Paise Eighty Nine Only) as on 09.01.2025 together with further interest, costs, charges and expenses thereon w.e.f. 10.01.2025 till the date of payment and realization.

Thanking You.

Yours faithfully,

Authorized Officer
Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus Group Thirty Nine Trust I)

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
 55-56, 5th Floor Free Press House Nariman Point, Mumbai - 400021. Tel: -022-61884700
 Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR E-AUCTION SALE

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

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

The Authorized officer of Pegasus has **Physical Possession** of the below mentioned mortgaged property under the provisions of the SARFAESI Act and SARFAESI Rules. In view of the aforesaid the below mentioned mortgaged property will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **06/03/2025** for recovery of **Rs. 9,01,55,411.89 (Rupees Nine Crores One Lakh Fifty Five Thousand Four Hundred Eleven and Paise Eighty Nine Only)** as on **09.01.2025** together with further interest, costs, charges and expenses thereon w.e.f. **10.01.2025** due to the Pegasus, from **Raghuvver Reddy (Borrower, Guarantor & Mortgagor)** and **Mrs. Archana Potha (Co-Borrower & Guarantor)**. The reserve price is as mentioned below.

Description of Immovable Property which is being sold:

Name of the Borrower/ Mortgagor and Guarantors	Raghuvver Reddy
Names of Co Borrower/ Guarantors:	Mrs. Archana Potha
Outstanding Dues	Rs. 9,01,55,411.89 (Rupees Nine Crores One Lakh Fifty Five Thousand Four Hundred Eleven and Paise Eighty Nine Only) as on 09.01.2025 together with further interest, costs, charges and expenses thereon w.e.f. 10.01.2025
Description of Immovable Property:	All that Unit No.2 South-West Portion, in Ground Floor, in My Home Sarovar Complex, Premises No.5-9-22, Ward No.5, Block No.9, admeasuring 4748 Square Feet along with Two Car Parking Lots bearing Nos. 4 & 5 in Cellar, together admeasuring 410 Square Feet, and undivided share of (approx. 1422 sqft) land equivalent to 158 Square Yards or 132.08 Square Meters, Situated Near Secretariat Road, Adarsh Nagar, Khairathabad, Shapurwadi, Hyderabad, Telangana-500022. Bounded By : North : Staircase, Lift & Corridor, South : Open To Sky, East : Neigh Office, West : Open To Sky, Owned by Dr. Madreddy Raghuvver Reddy
Reserve Price	Rs. 3,15,41,000.00
Earnest Money Deposit	Rs. 31,54,100.00
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	NA
Inspection of Properties	19/02/2025.
Contact Person and Phone No	1) Mahesh Kumar 8074311530 2) Shankar Balasubramanian 8056178676 3) Vivek Arayakat 9962229588
Last date for submission of Bid:	05/03/2025 till 4:00 pm
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 06/03/2025 from 1.00 PM to 2:00 PM.

This publication is also a 15 days' notice to the aforementioned Borrower /Co Borrowers/ Mortgagors / Guarantors under Rule 8 and 9 of the Security Interest (Enforcement) Rule 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> or contact service provider **M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support : 079-68136805/68136837 Mo.: +91 9265562821 & 9374519754, Email :vijay.shetty@auctiontiger.net, chintan.bhatt@auctiontiger.net @ support@auctiontiger.net.**

AUTHORISED OFFICER

Place: Hyderabad Pegasus Assets Reconstruction Private Limited
 Date: 09/02/2025 (Trustee of Pegasus Group Thirty Nine Trust I)

PNB Housing REG. OFFICE:- 9th FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001, PHONES : 011-23357171, 23357172, 23705414 WEBSITE:- www.pnbhousing.com

B.O. HYDERABAD : 4th Floor, Above Harley Davidson Showroom, Road No. 2, Banjara Hills, Hyderabad- 500034

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitization and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notices on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notice(s). The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the properties described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of PNB Housing Finance Ltd. for the amount and interest thereon as per loan agreement. The borrower's attention is invited to provisions of sub-section (b) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Properties/Mortgaged
NHLHYDL011/9642461 B.O. HYDERABAD	Mr. T. Santosh Kumar, S/o. B G Thangalagally, D.No. 13/9/78, Panduranga Nagar, Mothi Nagar, Sanath Nagar, Rajanagar Hyderabad, Telangana-500018	13-11-24	Amount of debt in Rs. 83,64,484.20/- (Rupees Eighty-three Lakhs Sixty-four thousand four hundred and eighty-four and twenty Paise Only) due as on 13-11-2024	04-02-25 Symbolic Possession	All that the Flat No.206 Bearing Municipal No. 7-1-201 To 203/205 To 207/206 (PTN: 1100725404) on Second Floor of "KVR ENCLAVE" admeasuring 1910 Sq. Feet including one Scooter parking and One Car Parking), together with undivided share of land 50 Square Yards, out of total land 300 Square Yards, in House bearing Municipal No. 7-1-205, Situated at Amerspet, Hyderabad Telangana State and bounded as under: Boundaries: For Land: North: Neighbour South: H.No.7-1-205/1 East: Passage 15 Feet Wide West: Passage 15 Feet Wide Boundaries of Flat No.206 North: Open To Sky South: Open To Sky East: Corridor And Flat No.205 West: Corridor.

PLACE :- HYDERABAD DATE:- 10.02.2025 AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD.

IDBI BANK Retail Recovery, Pydah Chambers, 9-14-15, VIP Road, Siripuram, Visakhapatnam Pin-530003, Andhra Pradesh.

DEMAND NOTICE

NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT OF 2002 (THE SARFAESI ACT), Addressee No.1:- **Shri Dwarampudi Ramakrishna Reddy (Borrower and Mortgagor)**, S/o Shri Dwarampudi Srinivasa Reddy, D.No.9-5-67/3(26), Flat No.303, TSR Apartments, Besides Vishnu Honda Showroom, Sivajipalem, Visakhapatnam, Andhra Pradesh - 530017, Also at: Flat No. 104 & 204, First Floor, Sridevi Paradise, Kummanapalem, Visakhapatnam, Andhra Pradesh - 530046. Addressee No.2:- **Smt. Dwarampudi Vijaya Kumari (Borrower)**, W/o Shri Dwarampudi Srinivasa Reddy, D.No.9-5-67/3(26), Flat No.303, TSR Apartments, Besides Vishnu Honda Showroom, Sivajipalem, Visakhapatnam, Andhra Pradesh - 530017, Also at: Flat No. 104 & 204, First Floor, Sridevi Paradise, Kummanapalem, Visakhapatnam, Andhra Pradesh - 530046.

Notice is hereby given to the above mentioned Borrowers, and Mortgagor that Addressee No. 1 and 2, were sanctioned Housing Loan of **Rs.64,00,000/- (Rupees Sixty Four Lakh only)** and **Loan for Insurance Premium of Rs.1,11,318/- (Rupees One Lakh Eleven Thousand Three Hundred and Eighteen only)**, total aggregating **Rs.65,11,318/- (Rupees Sixty Five Lakh Eleven Thousand Three Hundred and Eighteen only)**. Pursuant to the sanction of the said financial assistance, necessary loan and security documents were executed by Addressee No. 1 and 2. The said financial assistance has been secured, inter alia, by mortgage by deposit of title deeds of the property as mentioned above, in favour of IDBI Bank by Addressee No.1. As the aforesaid Borrowers have defaulted in repayment of the said financial assistance in terms of the loan agreement(s) read with the security document(s), the aforementioned account of the Borrowers has been classified as non-performing assets (NPA) on 09.12.2024 in the books of IDBI Bank in terms of the guidelines issued by Reserve Bank of India (RBI) from time to time. In view of the defaults committed by the aforesaid Borrowers, IDBI Bank, vide its letter bearing **Ref. No. IDBI/RR-VIZAG/SARFAESI/2024-25/434/02/118 dated 27.01.2025**, has declared the financial assistance together with interest and other moneys aggregating **Rs.66,83,602/- (Rupees Sixty Six Lakh Eighty Three Thousand Six Hundred and Two only)** as on **31.12.2024**, to have become immediately due and payable by the Borrowers and called upon the Borrowers and Mortgagor to pay to IDBI Bank the said sums together with further interest thereon with effect from 01.01.2025 till payment or realization, at the contractual rate as stated in the said letter. Necessary notice was issued/served by IDBI Bank under section 13(2) of the SARFAESI Act at the respective addresses of the Borrowers and Mortgagor by "Registered post with Acknowledgement Due" which was returned un-served. In view of the aforesaid, this public notice is issued in compliance with Proviso to Rule 3(1) of the SARFAESI Rules. Please note that you shall not transfer or otherwise (other than in the ordinary course of your business) any of the Secured Assets, without prior written consent of IDBI Bank, failing which you shall be liable for an offence punishable under section 29 of the SARFAESI Act. We invite your attention to provisions of sub section (b) of section 13 of the Act, in respect of time available, to redeem the secured assets. In the circumstances, Borrowers and Mortgagor are, once again, requested to pay the aforesaid amount within 60 (Sixty) days from the date hereof failing which IDBI Bank, as a secured creditor shall be entitled to enforce its security interest, under the provisions of the SARFAESI Act as also under any other law as available to IDBI Bank for realising its dues.

DESCRIPTION OF ASSETS

(Property owned and mortgaged by **Shri Dwarampudi Ramakrishna Reddy** vide Sale Deed bearing Document No.66/2024 dated 03.01.2024 registered at Joint SRO Gajuwaka and Memorandum of Deposit of Title Deeds bearing Document No.100/2024 dated 03.01.2024 registered at Joint SRO Gajuwaka).

All the total property measuring an extent of 40 Sq.Yds or 33.44 Sq.Mts, being an undivided and unspecified out of the total Block area of 826 Sq.Yds or 690.64 Sq.Mts of site together with R.C.C. Duplex Flat thereon with Door No.31-21-14/8, Asst.No. 1086346298, Electricity Consumer No. 11133000k2005992, bearing Plot No.28, Flat No.104 & 204 with a built up area of 1850 Sft in First Floor, 100 Sft Car parking Still floor, of "SRIDEVI PARADISE" covered by Survey No.1131/1, of Kummanapalem Village, Gajuwaka Mandal, within the Limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam, in the jurisdiction of Gajuwaka Sub-Registrar Office, Visakhapatnam Sub District, Visakhapatnam District and the property bounded as follows:- **BOUNDARIES: East :** Plot No. 27 belongs to Kasukurthi Prasad, **West :** Site of Plot No.28 Part, **North :** Site belongs to Kantamreddy Simhalakshmi, **South :** 20 Feet road extended to 40 Feet wide Road. **MEASUREMENTS: East Wing :** 126 feet or 38.40 Mts. **West Wing :** 126 feet or 38.40 Mts. **North Wing :** 59 feet or 17.98 Mts. **South Wing :** 59 feet or 17.98 Mts. **BOUNDARIES FOR FLAT BEARING NO. 104 & 204 in First Floor with 1850 Sft, 100 Sft Car Parking (Still Floor) inclusive of common area of "SRIDEVI PARADISE": East :** Open to sky, **West :** Corridor, **North :** Corridor, **South :** Lift and Corridor, together with all and singular the structures and erections thereon, both present and future.

Date: 09-02-2025, Place: VISAKHAPATNAM Sd/- IDBI Bank Limited, Authorised Officer

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED
 Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV-A [See proviso to rule 8 (6)] | Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 8(6))

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar(west), Mumbai-400028 (Maharashtra) and Branch Office at:- 3rd Floor,Dhruv Arcade, Bearing No - 6-3- 248/ B/1, Naveen Nagar, Road No 1, Banjara Hills, Hyderabad 500034 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/ prospectus, with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

Borrower(s) /Co-orrorer(s) /Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession Total Outstanding	Reserve Price / Earnest Money Deposit/ Bid Incremental
(Loan A/c No. RALVJ000336466, RALVJ000316043 & RALVJ000316845 Branch: HYDERABAD 1) ETHAKOTA KONDA BABU 2) EETHAKOTA DHANA LAKSHMI, 3) HEMA VENKATA SURESH EETHAKOTA 4) E. BHIMA SANKARA RAO 5) SRI SRINIVASA RAW & BOLD RICE MILL 6) SRI SRINIVASA TRADERS 7) SRI SRINIVASA SPINTEX(INDIA) LIMITED SRI SRINIVASA FERTILIZERS & GENERAL GOODS.	16.02.2022 Rs. 6,40,29,724 /- (Rupees Six Crores Forty Lakhs Twenty-Nine Thousand and Twenty-Four Only)	23.05.2024 Total Outstanding as on 02nd February 2025 Rs. 9,87,82,812/- (Rupees Nine Crore Eighty-Seven Lakh Eighty-Two Thousand Eight Hundred and Twelve Only)	RS. 15,39,19,600 /- (Rupees Fifteen Crore Thirty-Nine Lakh Nineteen Thousand and Six Hundred Only) Earnest Money Deposit (EMD) Rs. 1,53,91,960/- (Rupees One Crore Fifty-Three Lakh Ninety-One Thousand and Sixty only) Bid Incremental: Rs. 100000 / Bid (Rupees One Lakh Only)

Description Of The Immovable Property/ Secured Asset : A Rice Mill shed raised in an extent of 8028.0 Sq.Yds consisting with 2 items situated in 24th ward, 11th block R.S.No. 227 & 230 Door No. 11-7-8/1, 11-7/26/2 with in the limits of Tadepalligudem with in the limits of S.R.O Tadepalligudem of West Godavari District. Boundaris:-North : Road South : Site of Owner,East : Road, West : Site of P. Rama Mohana Rao, P. Venkata Ratnam

Date of inspection :-	EMD Last Date :-	Date/ Time of E-Auction :-
7th March 2025 11:00 To 15:00	13th March 2025 till 5:00 PM	14th March 2025 11:00-13:00 hrs.

Mode Of Payment: All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at HYDERABAD or through RTGS/NEFT The accounts details are as follows: a) Name of the account: Authum Investment & Infrastructure Limited CCD A/C, b) Name of the Bank: HDFC Bank Ltd, c) Account No: 99999917071990, d) IFSC Code: HDFC0001119. PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 187917 and see the NIT Document) (<https://www.bankauctions.com>)

Loan A/c No	25th Jan 2017	24th May 2024	Rs. 31,91,500 /-
RLSRVJ000280099 & RLSLVJ000254357 Branch: HYDERABAD 1. M/S ROHIT PRESS 2. M/s. VINAYKA PAAPERS 3. Ms. SATULURI SUNITHA 4. MR. SATULURI SUBBA RAYUDU 5. MS. MOKSHA SADHANI SATULURI	Rs. 1,21,77,056 /- (Rupees One Crore Twenty-One Lakh Seventy-Seven Thousand and Fifty-Six Only)	Total Outstanding as on 02nd Feb 2025 Rs. 3,48,87,557/- (Rupees Three Crore Forty-Eight Lakh Eighty-Seven Thousand Five Hundred and Fifty-Seven Only)	(Rupees Thirty-One Lakh Ninety-One Thousand and five Hundred Only) Earnest Money Deposit (EMD) Rs. 3,19,150/- (Rupees Three lakh Nineteen Thousand one Hundred and Fifty only) Bid Incremental: Rs. 30,000/- (Rupees Thirty Thousand only)

Description Of The Immovable Property/ Secured Asset : PROPERTY NO. 1: DOOR NO. 3-12, ENTIRE R.S.No. 75/5A, RAYANAPADU, KRISHNA DISTRICT, VIJAYAWADA RURAL MANDAL, ANDHRA PRADESH -521241. PROPERTY NO. 2: ENTIRE R.S.No. 75/5A, PLOT NO.91, DOOR NO. 7-112, KRISHNA DISTRICT, VIJAYAWADA RURAL MANDAL, ANDHRA PRADESH -521241.

Date of inspection :-	EMD Last Date :-	Date/ Time of E-Auction :-
6th March 2025 11:00 To 15:00	13th March 2025 till 5:00 PM	14th March 2025 11:00-13:00 hrs.

Mode Of Payment: All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at HYDERABAD or through RTGS/NEFT The accounts details are as follows: a) Name of the account: Authum Investment & Infrastructure Limited CCD A/C, b) Name of the Bank: HDFC Bank Ltd, c) Account No: 99999917071990, d) IFSC Code: HDFC0001119. PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 187912 and see the NIT Document) (<https://www.bankauctions.com>)

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider **M/S C1 India Pvt Ltd, Plot No-68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26)Support Email – Support@bankauctions.com , Mr. Bhavik Pandya Mob. 8866682937, Email: Gujarat@c1india.com**
- For further details and queries, contact Authorised Officer: Mr. Dasaradharam Mallepu – (Mob: 8886842299/9052003980)
- This publication is also 30 (Thirty) days notice to the Borrower /Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place. Place: ANDHRA PRADESH Date : 09.02.2025 SDI-, Authorized Officer

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Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) which will be held on **06-03-2025** from **1:00 PM To 2:00 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 & 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 I (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. 3,15,41,000.00 (Rupees Three Crores Fifteen Lakhs Fourty One Thousand Only)** and The Earnest Money Deposit (EMD) **Rs. 31,54,100.00 (Rupees Thirty One Lakhs Fifty Four Thousand One Hundred Only)**.
8. Last date for submission of bid along with EMD is **05-03-2025** before **4:00 PM** and the date and time of Auction is on **06-03-2025** from **1:00 PM To 2:00 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 Name: Pegasus Group Thirty Nine Trust 1, A/c No. 409819116154, RBL Bank Limited, IFSC Code : RATN0000155, payable at Mumbai.**

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/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 09-02-2025**.
22. Further enquiries may be clarified with the Authorized Officer Mahesh Kumar 8074311530 maheshgoud2345@gmail.com , Shankar Balasubramanian 8056178676 shankar@pegasus-arc.com

Special Instructions:

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

Place: Hyderabad
Date: 09-02-2025

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

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 schedule d 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 terms 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

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 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 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: _____

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: _____