

## PUBLIC NOTICE FOR SALE BY AUCTION

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 the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s), Guarantor(s) and Mortgagor (s) that the below described secured assets being immovable property mortgaged to the Secured Creditor being M/s. Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust One (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank vide Assignment Agreement dated 31.03.2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 20.11.2023 under the provisions of the SARFAESI Act and Rules thereunder.

The sale / auction details are as follows:

<b>Name of the Borrower(s), Co-Borrower(s) , Guarantor(s) and Mortgagers</b>	<b>Mr. Srinivasan N S Mrs. Suseela S</b>
<b>Outstanding Dues for which the secured assets are being sold:</b>	<b>Rs. 4,64,85,742.28 (Rupees Four Crores Sixty Four Lakhs Eighty Five Thousand Seven Hundred and Forty Two and Twenty Eight Paise Only) as on 05.01.2024 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 06.01.2024 till the date of payment and realization.</b>
<b>CERSAI ID:</b>	<b>200027172183</b>
<b>Reserve Price below which the Secured Asset will not be sold (in Rs.):</b>	<b>Rs. 3,75,09,000/- (Rupees Three Crores Seventy Five Lakhs Nine Thousand Only)</b>
<b>Earnest Money Deposit (EMD):</b>	<b>Rs. 37,50,900/- (Rupees Thirty Seven Lakhs Fifty Thousand and Nine Hundred Only)</b>
<b>Inspection of Properties:</b>	<b>06.02.2024</b>
<b>Contact Person and Phone No:</b>	<b>Mr. Shankar Balasubramanian 8056178676, Mr. Vivek 9895417088, Mr.P.M.Mohan, 9444277474.</b>
<b>Last date for submission of Bid:</b>	<b>21.02.2024 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 22.02.2024 from 10.00 AM to 1.00 PM.</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: Mrs. Suseela. S:** All the Piece and parcel of the property bearing Villa No. B1-14, Elan B1 Type Measuring 4622.99 Sq.ft., and Common Area of 1951.71 Sq.ft., and Plot area measuring 4144.11 Sq.ft., Navalur Village, Chengalpet Taluk, Kancheepuram, District Comprised in S.Nos.46/2G and the lands bounded on the: North by : Villa No. B1-15, South by : Villa No. B1- 13, Esat by: Villa No. B2-12, West by : 20 Feet internal Layout Road. Situated within the Sub Registration District of SRO Thiruporur and Registration District of Kancheepuram.

This Publication is also a thirty (30) days' notice to the aforementioned Borrowers / Co-Borrowers / Guarantors and Mortgagers under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

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

**Place: Chennai**  
**Date: 17.01.2024**  
**Authorized Officer**  
**Pegasus Assets Reconstruction Pvt. Ltd.**  
**(Trustee of Pegasus Group Thirty Nine Trust One)**

## மின் ஏல விற்பனைக்கான பொது அறிவிப்பு

2002-ஆம் ஆண்டு கடன்சட்ட சோத்துக்களை ரொக்கமாகக் கட்டல் நிதி சோத்துக்களை சீரமைத்தல் மற்றும் கடன்சட்ட சோத்து மீதான உரிமை அமலாக்கச் சட்டம் அதன் தொட்பாட்டியை 2002 ஆம் ஆண்டு உரிமை அமலாக்க விதிகள் 8 மற்றும் 9-ன் கீழ் அசையா சோத்துக்கள் விற்பனை.

இதன் மூலம் பொதுவாக பொதுமக்களுக்கு மற்றும் குறிப்பாக கடன்தாரர்கள், இணை கடன்தாரர்கள், ஜாமீன்தாரர்கள் மற்றும் அபமானதாரர்கள் கீழ் குறிப்பிட்டுள்ள ஈட்டு கடன் அளித்தவருக்கு அபமான வைத்துள்ள அசையா சோத்துக்களை, SARFAESI சட்டம் 2002-ன் கீழ் 31.03.2021 தேதியிட சோத்துரிமை நிர்ணய ஒப்புத்தந்திசேர் (Assignment Agreement) RBL வங்கிக்கு, கீழ் குறிப்பிட்டுள்ள கடன்தாரர் செலுத்த வேண்டிய மொத்த நிலுவை தொகை, கடன்தாரருக்கு வழங்கப்பட்ட கடன் வசதிகள் அனைத்தையும் "பெகசஸ் குரூப் 39 புரஸ்ட்-1-ன் (பெகசஸ்) புரஸ்டியாக செயல்படுபு M/s.பெகசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட் (பெகசஸ்)க்கு மாற்றப்பட்டுள்ளதில் படி "எவ்வப் படி உள்ளதோ", "என்ன உள்ளதோ" மற்றும் "அங்கு அப்படி அத்தேதியிலும்" விற்கப்படவல்லது என அறிவிக்கப்படுகிறது. SARFAESI சட்டம் மற்றும் விதிகளின் படி கீழே குறிப்பிட்டுள்ள ஈட்டுறுதி அசையா சோத்துக்களை பெகசஸ்-ன் அங்கீகரிக்கப்பட்ட அதிகாரி 20.11.2023 அன்று அசல் சொத்துள்ள செய்துள்ளார்.

ஏல விற்பனை விவரங்கள் கீழ் குறிப்பிட்டுள்ள படி.

<b>கடன்தாரர் / இணை கடன்தாரர்கள், ஜாமீன்தாரர்கள் மற்றும் அபமானதாரர்களின் பெயர்</b>	<b>திரு.சீனிவாசன் .N S திருமதி. சசீலா.S</b>
<b>விற்கப்படவுள்ள ஈட்டுறுதி சோத்தின் மொத்த நிலுவை தொகை</b>	<b>05.01.2024 அன்று வரை ரூ.4,64,85,742.28/- (ருபாய் நான்கு கோடியே அறுபத்து நான்கு லட்சத்து எண்பத்து ஐந்தாயிரத்து எழுபத்து நூற்றத்து இரண்டு மற்றும் சபை இருபத்து எட்டு மட்டும்) அதுமூன்று 06.01.2024 முதல் முழு தொகையும் வசூலாகுபு தேதி வரை ஒப்புத்தந்தி சேர் படி வட்டி, தொகைகள், கூட்டணங்கள் மற்றும் செலவினங்கள்.</b>
<b>CERSAI ID:</b>	<b>200027172183</b>
<b>குறைந்த பட்ச விலை (ரூ.)</b>	<b>ரூ.3,75,09,000/- (ருபாய் மூன்று கோடியே எழுபத்து ஐந்து லட்சத்து ஒன்பதாயிரம் மட்டும்)</b>
<b>முன் வைப்பு தொகை (EMD)</b>	<b>ரூ.37,50,900/- (ருபாய் முப்பத்து ஏழு லட்சத்து ஐம்பதாயிரத்து தொள்ளாயிரம் மட்டும்)</b>
<b>சோத்தினை பார்வையிடுதல்</b>	<b>06.02.2024</b>
<b>தொடர்பு கொள்ள வேண்டிய நபர்களின் பெயர் &amp; தொலைபேசி எண்.</b>	<b>திரு.சங்கர் பாலசுப்ரமணியன் - 80561 78676, திரு.வினிக் - 98951 47088, திரு.P.M. மோகன் - 94442 77474,</b>
<b>விற்பனைப்பள்ளி படிவம் சமர்ப்பிக்க கடைசி தேதி</b>	<b>21.02.2024 மாலை 04.00 மணி வரை</b>
<b>மின் ஏலம் திறக்கப்படும் நேரம் மற்றும் இடம்</b>	<b>(<a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>) என்ற இணையதளம் மூலம் மின்ஏலம் / ஏலம் 22.02.2024 காலை 10.00 மணி முதல் பிற்பகல் 1.00 மணி வரை</b>

சோத்துக்களுக்கு எதிராக முன் வைக்கப்பட்டுள்ள ஏதேனும் உரிமை கோரல்கள் மற்றும் ஈட்டு கடன் அளித்தவருக்கு தெரிந்த ஏதேனும் பிற நிலுவைகள் மற்றும் மதிப்பு : கிடைக்கப்பெறவில்லை

விற்கப்படவுள்ள ஈட்டுறுதி அசையா சோத்தின் விவரங்கள்: திருமதி. சசீலா.S அங்காளால் அபமான செய்யப்பட்ட சோத்து : காஞ்சிபுரம் பதிவு மாவட்டம் மற்றும் திருப்பேரூர் சார்பு பதிவாளர் அலுவலக துணை பதிவு மாவட்டத்திற்கிட 26 காஞ்சிபுரம் மாவட்டம், செங்கல்பட்டு தாலுகா, நாடவாரி கிராமத்தின் சர்வீஸ் எண்.46/2G-ன் படி வில்லா எண்.B1-14, எலன் B1 வகை-ன் உள்ள 4622.99 சதுர அடி மற்றும் பொது பகுதி 1951.74 சதுர அடி மற்றும் மணியின் பரப்பளவு 4144.11 சதுர அடி சோத்து, மேலும் அதுமூன்று இணைந்த துண்டுகளும், பகுதிதரும் மற்றும் மூலக்கைகள்: வடக்கில்: வில்லா எண்.B1-15, தெற்கில்: வில்லா எண். B1-13, கிழக்கில்: வில்லா எண்.B2-12, மேற்கில்: 20 அடி உட்புற மனை பிரிவு சாலை.

மேலும் இந்த வெளியீடு மேற்குறிப்பிட்ட கடன்தாரர்/இணை கடன்தாரர் / ஜாமீன்தாரர்கள் / அபமானதாரர்களுக்கு இந்த அறிவிப்பு உரிமை அமலாக்கச் சட்டம், 2002 விதி 8 & 9-ன் கீழ் 30 நாட்கள் விற்பனை அறிவிப்பாக கருதப்படும்.

எந்த விவகாரங்களையும் சமர்ப்பிப்பதற்கு முன்பாக விற்பனை பற்றிய விவரான விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு, ஈட்டு கடன் அளித்தவரின் <http://www.pegasus-arc.com/assets-to-auction.html> அல்லது <https://sarfaesi.auctiontiger.net> என்ற இணையதளத்தை பார்வையிடவும் அல்லது சேவை அளிப்பவரான M/s. E Procurement Technologies Ltd. -ன் Auction Tiger Bidder support எண்ண: 079-68136805/68136837 திரு.ராமபிரசாத், கைபேசி எண்.: +91 99785 91888 & 80000 23297 மற்றும் மின்னஞ்சல்: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), [support@auctiontiger.net](mailto:support@auctiontiger.net) ஆகிய மின்னஞ்சல் தொடர்பு கொள்ளவும்.

**இடம் : சென்னை**  
**நாள் : 17.01.2024**  
**பெகசஸ் அசெட்ஸ் ரீகன்ஸ்ட்ரக்ஷன் பிரைவேட் லிமிடெட்-ன் புரஸ்டி (பெகாசிஸ் குரூப் 39 புரஸ்ட் 1)**



## A CH-CHE







### **Terms & Conditions**

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) which will be held on **22.02.2024** from **10.00 AM To 1.00 PM with** unlimited extensions of 5 minutes duration each.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual should also upload proper acceptable mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> contact details of online portal is as under: -  
M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support Nos.:079-681 36805/68136837 Mob.: Mr. Ramprasad +919978591888 & 8000023297, Email: [ramprasad@auctiontiger.net](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 the capacity of Trusty of **Pegasus Group Thirty Nine Trust One (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. 3,75,09,000/- (Rupees Three Crores Seventy Five Lakhs Nine Thousands Only) and The Earnest Money Deposit (EMD) Rs. 37,50,900/- (Rupees Thirty Seven Lakhs Fifty Thousands Nine Hundred Only)**
8. **Last date for submission of bid along with EMD is 21.02.2024 before 4.00 PM and the date and time of Auction is on 22.02.2024 from 10:00 AM To 1.00 PM**
9. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of "Pegasus Group XXXIX Trust One" payable at Mumbai or EMD by RTGS/ NEFT/Fund Transfer to the credit of A/c no.409819116154 A/c name: - Pegasus Group XXXIX Trust One, Bank Name: RBL Bank Limited, Nariman Point Branch, IFSC Code: RATN0000155.**



10. The bid price to be submitted shall not be below the reserve price and bidders shall improve their further offers in multiples of Rs. 25,000/-.
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 any claim, charges / encumbrances on the property, of any authority like property taxes, society dues etc., besides the Pegasus's charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
16. No claim of whatsoever nature regarding the property put for sale 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 on account of the willful default of the bidder 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 17.01.2024 and published on 18.01.2024.

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: 18.01.2024**

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



**DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL**

Name(s) of Bidder (in Capital)

**Branch Name**

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**Yes**

**No**

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Account No.

**IFSC Code No.**

**Name & Signature**



**ANNEXURE-I/**  
**DECLARATION BY BIDDER(S)**

To,  
Authorized Officer

Bank Name : \_\_\_\_\_ ,

Date : \_\_\_\_ / \_\_\_\_ / \_\_\_\_

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

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

eMail ID: \_\_\_\_\_

**ANNEXURE-III**

**Affidavit cum Declaration**

I, \_\_\_\_\_ S/o \_\_\_\_\_ R/o \_\_\_\_\_ do hereby solemnly swear and affirm :

1. That I am not undischarged insolvent;
2. That I am not a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
3. That none of my account or account of any corporate entity under my management or control is classified as Non-Performing Asset in accordance with guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force;
4. That I have not been convicted for any offence punishable under any law for the time being in force;
5. That I am not disqualified to act as a director under the Companies Act, 2013;
6. That I am not related/associated with \_\_\_\_\_ or with its directors in any manner whatsoever.

Deponent

Verification

The above deponent solemnly affirms contents of para no. 1-6 of this affidavit to be true and correct.

Deponent