

Union Bank of India E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. MOUBRAYS ROAD BRANCH. Name of the Borrower & Guarantor/s: 1.Mr Muruganantham P (Borrower/Mortgagor) Mallakottai, Sivagangai, Tamil Nadu- 630566. 2.Mrs M. Saritha (POA holder of Mr Muruganantham P), Mallakottai, Sivagangai, Tamil Nadu- 630566. 3.Mr Lakshmanan A R (Guarantor), No 2-248, Ayyappatti, Melaiyur, Thirupathur, Sivagangai - 630566. Demand Notice Date: 01-06-2024 ; Possession Notice Date: 05-08-2024 ; Amount due: Rs. 4,81,74,805.28/- (Rupees Four Crore eighty One Lacs, Seventy Four Thousand, Eight Hundred five and Twenty Eight paise only) as on 29-05-2024 plus further interest thereon.

GOVERNMENT OF ODISHA OFFICE OF THE CHIEF CONSTRUCTION ENGINEER RURAL WORKS CIRCLE: SUNDARGARH AT/PO-SANKARA, SUNDARGARH-770020, E-mail address- serw\_sundargarh@yahoo.com No. Tender Online - RWCCESNG - 13 of 2024-25 Letter No. 2634 / Dtd. 22.11.2024 e-Procurement NOTICE. 1. Type of the Work: Roads (MMSY & CMRL) As specified in the column-6 of the Annexure. 2. Class of Contractor: As specified in the column-6 of the Annexure. 3. Time of Completion: As specified in the column-5 of the Annexure. 4. Detail Projects: As per Annexure attached. 5. Estimated Cost : As specified in the column-4 of the Annexure. 6. Other details: As specified in the column-4 of the Annexure.

SELAJUR BRANCH No.1, Gurusamy Nagar, Velacherry Main Road, Gowwivakkam, Tambaram, Chennai LL/Mob: 2228 1900 / 89399 75820. POSSESSION NOTICE FOR IMMOVABLE PROPERTY under RULE 8(11) SARFAESI Act. Whereas, the Authorised Officer of the Central Bank of India, Selaiyur Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13 (2) and 13 (12) read with the Rule 3 of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated 31.08.2024 calling upon the Borrower: Sri.Mr.Sridhar.K to repay the amount mentioned in the notice being ₹ 69,18,298.31 (Rupees Sixty Nine Lakhs Eighteen Thousand Two Hundred and Ninety Eight and Thirty One paise only) (which represents the principal plus interest due as on the 31.08.2024), plus interest and other charges from 31.08.2024 to till date within 60 days from the date of receipt of the said notice. The Borrower having failed to pay the entire dues of the bank, notice is hereby given to the borrower, the Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13 (4) of the said Act, read with Rule 8 of the Security Interest (Enforcement) Rule 2002 on this 26th day of November 2024.

ASSET RECOVERY MANAGEMENT BRANCH No. 524, 8<sup>th</sup> Floor, Canara Bank Circle Office Building, Anna Salai, Teyampet, Chennai - 600019. E-MAIL: cb2361@canarabank.com Website: www.canarabank.com. E-Auction Sale Notice. 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 possession of which has been taken by the Authorised Officer of the following branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on the dates as mentioned here below for recovery of the amount mentioned in each of the borrower to the Asset Recovery Management Branch, Chennai of Canara Bank from the following Borrowers.

SBI State Bank of India Stressed Assets Recovery Branch 2nd Floor, Red Cross Buildings, # 32, Red Cross Road, Egmore, Chennai-600 008. Ph: 044-28881043. E-mail: sbi.05170@sbi.co.in. Authorised Official's Details: Name: Sri Jidagam S.R.L.Swamy - Ph: 7810068331 / 044-28881034. SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY. E-Auction Notice for Sale of Immovable Assets 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 Borrower and Guarantor that the below described property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 20.12.2024 (Date of Sale) for recovery of Rs. 90,42,609.15/- (Rupees Ninety Lacs forty two thousand six hundred nine and fifteen paise only) as on 25.11.2024 due to the State Bank of India, SARB, Chennai from Mr. S. Vijayamorthy (name of the Borrower) with further interest together with all other costs, incidental expenses and charges.

3BHK RESIDENTIAL FLAT (METRO ZONE AT ANNANAGAR) PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED (Registered Under Section 3 of SARFAESI Act, 2002) Flat No.1C, First Floor, H.M.H.Plaza, New No.56 (O) 165, G.N.Chetty Road, T. Nagar, Chennai - 600017. Ph: 044-285345 (085) 787878. Email: svs@pegasus-ar.com / Url : www.pegasus-ar.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 Borrower(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd, vide Assignment Agreement dated 31.03.2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis.

SI.No. 1: BRANCH: T.Nagar Branch, Name and Address of the Borrower / Guarantor / Mortgagor: 1. Mr.Palaniappan M S/o Late V R Muthuraman, No. 1, Sriram Nagar, 1st Main Road, Tiruvanniyur, Chennai - 600 041. 2. Mrs.Lal Marvel Homes, Rep. by its partners, Mr.M.Vinayagharaj, No.62 & 63, L.B Road, Adyar, Chennai - 600 020. 3. Mr. A. Shabbir S/o Mr. H.Abbas Bhai, and 4. Mr.H.Abbas Bhai S/o M. Hastein Bhai, Both at: No.122, New No. 362, East Coast Road, Injambakkam, Chennai - 600 041. 5. M/s.Jasmin Enterprises, Represented by its Prop.-Mr. I.N.Basha Bhai, New No.88, Old No. 48, East Coast Road, Kudimiyandi Thoppu, Panaiyur, Chennai - 600119. Total liabilities as on 31.10.2024 - Rs. 3,82,35,590.36 (Rupees Three Crore Eighty Two Lakhs Thirty Five Thousand Five Hundred and Ninety and Paise Thirty Six Only) with further interest and other incidental charges thereto incurred by the Bank.

Bank of India CHENNAI ASSET RECOVERY DEPARTMENT "STAR HOUSE", Fourth Floor, No. 30, Erabalu Street, Chennai - 600 001. Ph: 044 - 6677459 / 508 E-mail: Asset.Recovery.Chennai@bankofindia.co.in. NOTICE FOR PUBLIC AUCTION OF PLEDGED GOLD JEWELLERY / ORNAMENTS / COINS. It is hereby brought to the notice of the following gold loan borrowers, their legal heirs, persons engaged in business of gold jewellery/ornaments/coins and general public that in spite of repeated reminders/notices by the Bank, the following borrowers are not repaying their dues to the Bank. Notice is hereby published that if they fail to deposit all their dues in their respective gold loan accounts (including up-to-date interest and all costs charges/expenses) by 12.12.2024, then from 11.00 AM of 13.12.2024 their pledged gold jewellery / ornaments/ coins will be put up for public auction in the branch premises. For this, Bank / Branch shall not be held responsible for any inconvenience or damage caused to the concerned borrowers and no allegations or representations will be entertained from any borrowers in this regard.

Outstanding Dues for which the secured assets are being sold: Rs.4,45,64,411.4/- (Rupees Four Crore Forty Five Lakhs Sixty Four Thousand Four Hundred Eleven and Four Paise Only) as on 08.10.2024 together with interest at the contractual rate and costs, charges and expenses thereon w.e.f. 09.10.2024 till the date of payment and realization. CERSAI ID: 200021745457. Reserve Price below which the Secured Asset will not be sold (In Rs.): Rs.2,43,17,000/- (Rupees Two Crore Forty Three Lakhs Seventeen Thousand Only). Earnest Money Deposit (EMD): Rs.24,31,700/- (Rupees Twenty Four Lakhs Thirty One Thousand Seven Hundred Only). Inspection of Properties: 03/12/2024. Contact Person and Phone No: Mr. Shankar Balasubramanian 8056178676, Mr. Vivek 8995147088, Mr. Gautam Bhalrao 8995695972. Last date for submission of Bid: 27/12/2024 till 4:00 pm. Time and Venue of Bid Opening: E-Auction/Bidding through website (https://sarfaesi.auctiontng.net) on 30/12/2024 from 12.00 PM to 01.00 PM. Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value: Not Available. Details of Secured Asset being Immovable Property which is being sold: 3BHK Residential Flat (Metro Zone at Annanagar) Residential 3 BHK flat bearing Unit No. L1001, Tower L Floor 10 measuring an extent of 2062 sq.ft. with 1 No. Car park and 1 No. Additional Car Park along with an Undivided share of 564 sq.ft land in Schedule B Property together with Schedule-A: All that piece and parcel of land measuring an extent of 42 acres 53 cents comprised in (Old Survey Nos.2273, 2291A, 2292, 2301, 2302, 2303, 2304, 2305,2307A, 2308, 2312), T.S.Nos and Block Nos. as detailed below, abutting Pillayar Kovil Street and Jawaharlal Nehru Salai, Koyambud Village (formerly Thirumangalam Village) Egmore - Nungambakkam Taluk, Chennai Block 26 - T.S.No.1/1 (1.83 acres), T.S.No.1/2 (2.25 acres), T.S.No.2/3 (3.27 acres), 2/4 (13.11 acres), T.S.No.4/2 (0.45 acres), Block 27- T.S.No.3/2 (18.26 acres), T.S.No.3/3 (2.57 acres), T.S.No.4/3 (0.32 acres), T.S.No.7/2 (0.47 acres) total (42.53 acres). Situated within the Sub-Registration District of Anna Nagar and Registration District of Chennai and bounded as follows: North by: CPWD Quarters, South by: Coovoor Village, East by: Pillayar Kovil street & Jawaharlal Nehru Salai, West by: Padli village. Schedule-B: All that piece and parcel of land measuring 33 acres and 18 Cents situated in the newly gifted 12 meter Public Road abutting River Kooovm (forming part of Schedule A property) comprised in T.S. No. 1/1, 1/2 & 2/4 of Block No. 26 and in T.S. No. 3/2 of Block No. 27 and bounded as follows: North by: CPWD Quarters, South by: 12 meters public Road gifted by Vendor (abutting River Kooovm), East by: Pillayar Kovil street & Jawaharlal Nehru Salai, West by: Padli village. [After excluding 9 acres and 35 cents from Schedule A Property (lands gifted towards public Road, OSR etc and 0.41 cents in S.No.2273 and 1 acre 36 cents in S.No.2302/2 is not included) as captures in the recitals of this Sale deed]. Mortgaged by: Mr. Marala Kodathur Hariprasad. This publication is also 30 Days notice to the aforementioned Borrowers / Co-Borrowers / Guarantors / Mortgagors under Rule 8 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website or https://www.pegasus-ar.com/assets-to-auction.html or https://sarfaesi.auctiontng.net and M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support Nos.-079-681 38005 / 68136837 Mob: Mr.Ramprasad +919978591888 & 8000023297, Email: ramprasad@auctiontng.net & support@auctiontng.net before submitting any bid. Authorized Officer Pegasus Assets Reconstruction Pvt. Ltd. (In its Capacity Trustee of Pegasus Group Thirty Nine Trust 1) Place: Chennai Date: 27.11.2024

SI.No. 2: BRANCH: Asset Recovery Management Branch, Name and Address of the Borrower/ Guarantor / Mortgagor: 1.M/s. Red Sun International Represented by its proprietor Mrs. Balkees Banu, No.31/2, V.V.Koil Street, Periamet, Chennai-600 003. 2. Mrs.Balkees Banu W/o Abdul Gafoor, No.22/31, Hyder Garden 4<sup>th</sup> Street, 1<sup>st</sup> Floor, 3<sup>rd</sup> Block, Jamaliya Perambur Barracks Chennai-600 012. Also at: No.46 Subramani Street, Purasawalkam, Chennai-600 007. 3.Mr.K.S.Abdul Gafoor S/o T.Y.Syed Mohammed, No.22/31, Hyder Garden, 4<sup>th</sup> Street, 1<sup>st</sup> Floor 3<sup>rd</sup> Block, Jamaliya Perambur Barracks Chennai- 600 012. Total liabilities as on 05.11.2024 : Rs.3,46,27,300.84 (Rupees Three Crores Forty Six Lakhs Twenty Seven Thousand Three Hundred and Paise Eighty Four Only) with further interest and other incidental charges thereto incurred by the Bank.

Table with 6 columns: Sl. No., Branch, Name of the Borrower, Account No, Outstanding Amount (Rs.), Net Gold Weight (in gm), Reserve Price proposed by I.O (Rs.). Rows include ROYAPETTAH, SANTHOME, KAMALA A, KAMALA A, NAGAVALLI K, SANTHOME, KRISHNAMURTHY M, JAGANATHAN V, JAGANATHAN V, R MOORTHY, MANONMANI C, BHAKTHAVATHALAM PERUMAL, KALAKAR LENKA, NIRMAL KUMAR S, SAKTHIVEL A, SAKTHIVEL A, SAKTHIVEL A, SAKTHIVEL A, MURUGAN T K, BHAKTHAVATSALAM J.

Reserve Price: Rs. 98,41,000/- EMD Price : Rs.9,84,100/- Bid Increase Amount : Rs.1,00,000/-. Date and Time of e-Auction 19.12.2024 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 07.12.2024 between 11.00 am to 4.00 pm. Last Date of Submission of EMD: EMD amount of 10% of the Reserve Price to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) 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 17/12/2024 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) or may contact Canara Bank, Asset Recovery Management Branch, Chennai (Ph. No. 044-28496339 / 28496900) E-mail: cb2361@canarabank.com during office hours on any working day. Portal of E-Auction: https://ebkray.in Date: 27.11.2024 Place: Chennai Authorized Officer Canara Bank

ICICI Bank Branch Office: ICICI Bank Ltd. 4/10, Mythree Tower, Bommanahalli Hosur Main Road Bangalore- 560068. The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited. Sr. No. Name of the Borrower(s)/ Loan Account Number Description of Property/ Date of Physical Possession Date of Demand Notice/ Amount in Demand Notice (Rs.) Name of Branch 1. Lakhari Resources Private Limited, Ramathan Chandrasekhar & Saloi Vishnupriya/ Plot No.D1 D2 Kuppam Road Kaveri N.S.No.224/585 Part Patta No.1932 Kottivakkam Village, Sholinganallur Taluk, Kancheepuram District Now Chennai District And Bounded On The North By: Road And Part Of Plot No.D2 South By: S.No.224/5A East By: Plot No.C1 And Part Of Plot No.D2 West By: Plot No.E And Situated Within The Registration District Of South Chennai And Sub Registration District Of Adyar. Schedule B Item No.1: All That Piece And Parcel Of Vacant Land Measuring An Extent Of 938 Sq. Ft. Bearing Plot No.D1A, In Door No.3/683 (Previously Plot Nos. D1 & D2), Kuppam Road, Kaveri Nagar (Also Known As Srinivasa Nagar), Kottivakkam, Chennai- 600041. O.S.No.224/5B And Present Survey No.224/585 Part No.1932 Of Kottivakkam Comprised In Covered By Village, Sholinganallur Taluk, Kancheepuram District Now Chennai District And Bounded On The North By: Road South By: Plot No.D1B (Part Of Plot No.D1) East By: Common Passage West By: Plot No.E Measuring East To West On The Northern Side: 40 Feet 06 Inches East To West On The Southern Side: 40 Feet 02 Inches North To South On The Eastern Side: 26 Feet 11 Inches North To South On The Western Side: 27 Feet 1.5 Inches In All Measuring 938 Sq.ft. And Situated Within The Registration District Of South Chennai And Sub Registration District Of Adyar. Item No.2: All That Piece And Parcel Of Vacant Land Measuring An Extent Of 475 Sq. Ft. Bearing Plot No.D1B, (Northern Portion), In Door No.3/683 (Previously Plot Nos. D1 & D2), Kuppam Road, Kaveri Nagar (Also Known As Srinivasa Nagar), Kottivakkam, Chennai 600041. Comprised In O.S.No.224/5B And Present Survey No.224/585 Covered By Patta No.1932 Of Kottivakkam Village, Sholinganallur Taluk, Kancheepuram District Now Chennai District And Bounded On The North By: Plot No.D1A Belonging To Purchasers South By Plot No.D1B (Southern Portion) East By: Common Passage West By Plot No.E Measuring East To West On The Northern Side: 40 Feet 02 Inches East To West On The Southern Side: 40 Feet 4.5 Inches North To South On The Eastern Side: 13 Feet 09 Inches North To South On The Western Side: 13 Feet 09 Inches In All Measuring 475 Sq.ft. And Situated Within The Registration District Of South Chennai And Sub Registration District Of Adyar. Combined Measurement Of Item 1 And Item 2 Is 1413 Square Feet Undivided Right, Title, Claim And Interest In The Land Described In The Schedule "A" Mentioned Property. Bounded On The North By: Road South By: Plot No.D1B (Southern Portion) East By: Common Passage West By: Plot No.E Measuring East To West On The Northern Side: 40 Feet 06 Inches East To West On The Southern Side: 40 Feet 02 Inches North To South On The Eastern Side: 26 Feet 11 Inches North To South On The Western Side: 27 Feet 1.5 Inches In All Measuring 1413 Sq.ft. Schedule "C" (Proposed Construction) Individual Village, Measuring Plinth Area Of 3000 Sq. Ft. Ground Floor And First Floor Together With One Covered Car Parking Area In The Proposed Building Named As "Blessing Home 1" In The Schedule "B" Property And The Project Named As "Eden Garden" The Above Building Bounded On The North By: 30 Feet Road South By: Blessing Home- 2 East By: Common Passage West By: Plot E. Date Of Physical Possession 25th November 2024. The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002. Date: November 28, 2024 Place: Chennai Sincerely Authorised Signatory For ICICI Bank Ltd.

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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 **30.12.2024** from **12.00 PM To 01.00 PM with** unlimited extensions of 5 minutes duration each till 4 PM
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence /copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than individual should also upload proper acceptable mandate/resolution etc., for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> contact details of online portal is as under: -  
M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support Nos.:079-681 36805/68136837 Mob.: Mr. Ramprasad +919978591888 & 8000023297, Email: [ramprasad@auctiontiger.net](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. 2,43,17,000/- (Rupees Two Crore Forty Three Lakhs Seventeen Thousand Only)** and The Earnest Money Deposit (EMD) **Rs. 24,31,700/- (Rupees Twenty Four Lakhs Thirty One Thousand Seven Hundred Only)**.
8. Last date for submission of bid along with EMD is 27.12.2024 before 4.00 PM and the date and time of Auction is on 30.12.2024 from 12.00 PM To 01.00 PM
9. Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of "Pegasus Group Thirty Nine Trust 1" payable at Mumbai or EMD by RTGS/ NEFT/Fund Transfer to the credit of A/c no.409819116154 A/c name: - Pegasus Group Thirty Nine Trust One, Bank Name: RBL Bank Limited, Nariman Point Branch, IFSC Code: RATN0000155.

10. The bid price to be submitted shall not be below the reserve price and bidders shall improve their further offers in multiples of Rs. 1,00,000/-.
11. The successful bidder shall have to pay 25% of the bid/purchase amount (including EMD already paid), immediately that is on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (9). The balance amount of the purchase amount/ bid price shall to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
12. In default of payment within the said period, the sale will automatically stand revoked, and the entire amount deposited by the successful bidder together with the EMD shall be automatically forfeited without any notice and the property shall be resold. All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited. It is Explicitly stated that once the sale certificate is issued by the Authorized Officer, the Authorized Officer shall not be held responsible for security and safe-keeping of the Secured Assets.
13. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of the highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
14. The sale is subject to confirmation by Pegasus ARC. If the borrower/Co borrower(s)/guarantor/(s)/Mortgagor(s) pay the amount due to Pegasus ARC in full before date of sale, no sale will be conducted.
15. The intending bidders should make discrete enquiry as regard to any claim, charges / encumbrances on the property, dues with any authority like property taxes, society dues etc., besides the Pegasus ARC charges and should satisfy themselves about the title, extent quality and quantity of the property before submitting their bid.
16. No claim of whatsoever nature regarding the property put for sale like property taxes, society dues etc., charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
17. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
18. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**
19. The Secured Assets are being sold strictly on "As is where is" "As is what is" and "Whatever there is" basis with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditors in respect of the above financial facilities including interest thereon as against the Schedule

Property).Further, all liabilities, dues of authorities and departments like property taxes, society dues etc statutory or otherwise, any other dues, if any, in respect of the Secured Assets by reason of the sale of the Secured Assets, shall be the sole responsibility of and to the account of the Purchaser.

20. In the event the said sale in favor of the bidder not being confirmed by Authorized officer or if the sale is set aside by an order of the Court/ Tribunal, or for any other reasons whatsoever then in that event the bidder shall, be entitled only to receive back his/her Earnest Money Deposit (EMD) OR Purchase money as the case may be but without interest and the bidder shall not be entitled to payment of his cost, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her.
21. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002, the conditions mentioned above and the conditions mentioned in the public notice dated 28.11.2024.
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: 27.11.2024**

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



**ANNEXURE-II**  
**DECLARATION BY BIDDER(S)**

To,  
Authorized Officer

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

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

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

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

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

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

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

**ANNEXURE-III(a)**  
**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.
7. That No insolvency under the Insolvency and Bankruptcy Code, 2016 is contemplated or pending against us before any of the NCLT.

Deponent

Verification

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

Deponent



## **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,