**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 proviso to 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/Guarantors/

Mortgagors 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 FOUR TRUST 1** (Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities, interest by NKGSB Co-operative Bank Limited vide Assignment Agreement dated **26/03/2019** under the provisions of SARFAESI Act,2002.

The Authorized officer of Pegasus has taken possession of the below mentioned mortgaged property on **03/08/2023** 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 **21/03/2025** for recovery of **Rs.4,12,90,602.31/- (Rupees Four Crores Twelve Lakhs Ninety Thousand Six Hundred and Two And thirty one Paise Only) due as on 03/03/2025** together with further interest, costs, charges and expenses thereon w.e.f. 04/03/2025 due to the Pegasus ., from Mr.Sheikmeera Mahaboob  **(*Borrower/ Guarantor/Mortgagor )*** and Mrs. Tasneem Mahaboob  **(Co-*Borrower/ Guarantor/ Mortgagor )***. The reserve price is as mentioned below.

**Description of Immovable Property which is being sold:**

|  |  |
| --- | --- |
| **Name of the Borrower/** **Guarantor/ Mortgagor:**  | Mr.Sheikmeera Mahaboob  |
| **Names of Co-Borrower/** **Guarantor/ Mortgagor:**  | Mrs. Tasneem Mahaboob  |
| **Outstanding Dues**  | Rs.4,12,90,602.31/- (Rupees Four Crores Twelve Lakhs Ninety Thousand Six Hundred and Two And thirty one Paise Only) due as on 03/03/2025 due to Pegasustogether with further interest, costs, charges and expenses thereon w.e.f. 04/03/2025 .  |

**Description of Immovable Property:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Description of property**  | **Reserve Price below which the property will not be sold in Rs.**  | **Earnest Money** **Deposit**  **(EMD) in Rs.**  | **Bid Increment in Rs.**  |
| All the piece and parcel of property bearing No. 86/E, present BBMP No. 86/E, PID No.65-50-86E, along with building and amenities there on Situated at BTM 1st Phase, 1st Stage, Madiwala, Dollar Layout, 36 Main, 5th Cross, Next to Nisargha Service Apartment, Bangalore – 560 068, measuring East to West (12+14.50)/2 Meter North to South (7.50 +13.40)/2 Meter, totally measuring 136.46 Square Meters and bounded by : East By: Site No.82, West By: Site No.86/D, North By: Road, South By: Site No.83 and 84. Owned by Mr.Sheikmeera Mahaboob and Mrs. Tasneem Mahaboob vide Sale Deed Bearing No : BDA-106781/2006-2007 IN CD No : BDAD 120. .  | 2,29,19,000.00 | 22,19,900.00  | 1,00,000.00  |
|   | **2,29,19,000.00** | **22,19,900.00**  | **1,00,000.00**  |

|  |  |
| --- | --- |
| **Reserve Price and Earnest Money Deposit**  | **Details are mentioned in the table above**  |
| **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**  | 19/03/2025 |
| **Contact Person and Phone No**  | Sai Venkatesan Mobile No: 9884624225 Bhaskar -9082107302 |
|  | Shankar Balasubramanian Mobile No: 8056178676 Vivek Arayakat Mobile No: 9962229588  |
| **Last date for submission of Bid**: | 20/03/2025 till 4:00 pm  |
| **Time and Venue of Bid Opening**  | E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 21/03/2025 from 11.00 am to 1:00 pm.  |

 **This publication is 15 days’ notice to the aforementioned Borrower/Co-Borrower/**

**Guarantors/Mortgagors 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, Mobile No: +91 9265562821 & 9374519754, Email :vijay.shetty@auctiontiger.net, chintan.bhatt@auctiontiger.net @ support@auctiontiger.net.

**AUTHORISED OFFICER**

**Place: Bangalore Pegasus Assets Reconstruction Private Limited**

**Date: 04/03/2025 (Trustee of Pegasus Group Thirty Four Trust 1)**