

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd. (RARC), a Trustee of "LVB RARC 038 Trust" is an assignee and a secured creditor of below mentioned borrower by virtue of Assignment Agreement dated 31st March, 2017 read with registered Assignment Agreement dated 23rd January 2018 executed with The Lakshmi Vilas Bank Ltd.

The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to public in general that the below mentioned property shall be sold by way of "online e-auction" for recovery of dues. The properties shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis apart from other terms mentioned below.

Sr. No	Name of Borrower	Outstanding dues as per 13(2) notice dated 31.05.2021	Date of Possession
1	1). M/s. J V R HOTELS AND HOSPITALITY PVT LTD (Borrower) , R/o. H.No.3-12-92, Plot Nos.143 & 144, Rock Town, Behind Traffic Police Station, Mansoorabad, Hyderabad, Telangana-500068 Also at : R/o. Residential/ Commercial land & Building/ Shed/ Conventional Halls, at SY.Nos. 73/2/A, 73/2/AA, 73/2/EE & 10/E, Thattianaram (V & G.P), Hayatnagar Revenue M, R.R.Dist, Telangana – 5000068.	Rs.11,02,49,836.54/-	21-Sep-2021
2	1). M/s. RUDHRAMAS BOUTIQUE (Borrower) , R/o. H.No.11-13-491, Alkapuri, L B Nagar, Ranga Reddy District, Telangana -500074.	Rs. 1,52,59,364.80/-	
3	1). M/s. J GRILL (Borrower) R/o.H.No.11-13-491, Alkapuri, L B Nagar, Ranga Reddy District, Telangana- 500074	Rs. 1,45,52,647.93/-	
4	1). M/s. GREEN LANDS DHABA (Borrower) R/o. PLOT No.50, Yadavanagar Colony, Alkapuri, Hyderabad, Telangana – 500035	Rs.1,37,78,473.53/-	
5	1). M/s. HOTEL GREEN LANDS (Borrower) SY.No.751, Yusuf Nagar Colony, Raigiri Road, Bhongir, Nalgonda, Telangana-508116	Rs.94,95,992.07/-	
6	1). Mr. JITTA BALAKRISHNA REDDY (Borrower) R/o.H.No.3-12-92, Plot Nos.143 & 144, Rock Town, Behind Traffic Police Station, Mansoorabad, Hyderabad, Telangana – 500068 Also at : R/o. Residential/ Commercial land & Building/ Shed/ Conventional Halls, at SY.Nos. 73/2/A, 73/2/AA, 73/2/EE & 10/E, Thattianaram (V & G.P), Hayatnagar Revenue M, R.R.Dist, Telangana – 5000068.	Rs. 60,84,783.64/-	

Names of the guarantors/Mortgagors:

1). Mr. JITTA BALAKRISHNA REDDY S/o. J. Balreddy (Guarantor in Serial Account No. 1 to 5) Address: R/o. PLOT No.50, Yadavanagar Colony, Alkapuri, Hyderabad, Telangana – 500035 Also at: R/o.H.No.3-12-92, Plot Nos.143 & 144, Rock Town, Behind Traffic Police Station, Mansoorabad, Hyderabad, Telangana – 500068	2). Mrs. JITTA SUNITHA REDDY W/o. Jitta Balakrishna Reddy (Guarantor in Serial Account No. 2 to 5) Address- R/o. PLOT No.50, Yadavanagar Colony, Alkapuri, Hyderabad, Telangana – 500035 Also at: R/o.H.No.3-12-92, Plot Nos.143 & 144, Rock Town, Behind Traffic Police Station, Mansoorabad, Hyderabad, Telangana – 500068
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3). Ms. JYOTHI REDDY (Guarantor in Serial Account No. 1 to 5) Address: R/o.H.No.3-12-92, Plot Nos.143 & 144, Rock Town,Behind Traffic Police Station, Mansoorabad, Hyderabad, Telangana – 500068 Also at: R/o.H.No.11-13-491, Alkapuri, L B Nagar, Ranga Reddy District, Telangana- 500074	4). Ms. GOGULA RANI RUDHRAMA DEVI (Guarantor in Serial Account No. 2 to 3) Address: R/o.H.No.11-13-491, Alkapuri, L B Nagar, Ranga Reddy District, Telangana- 500074 Also, at: R/o. Flat No. 209, Mahara Block, Garden Towers,Masab Tank, Hyderabad, Telangana – 500038	
5). Mrs. SUNITHA REDDY (Guarantor in Serial Account No. 1 and 6) Address: R/o.H.No. 3-12-92, Plot Nos.143 & 144, Rock Town, Behind Traffic Police Station, Mansoorabad, Hyderabad, Telangana – 500068		
DESCRIPTION OF THE PROPERTY <u>Property owned by J. Sunitha Reddy & G. Jyothi Reddy:</u> Land with approved Residential/ Commercial land & Building/Shed/Conventional Halls, total land area admeasuring Ac.4.25 Gts or 14997.95 S.Yds Or 4.625 Acres, situated at SY.Nos. 73/2/A, 73/2/AA, 73/2/EE & 10/E, Thattiannaram village Gram Panchayat, Hayatnagar Revenue Mandai, R.R.Dist. Convention – 1 (A.C, Shed): 14580 Sft.R.C.C. Structure attached to convention – 1 (GF&FF): 4140 Sq.ft. Dining with kitchen (J-2) (A.C. Shed): 13284 Sq.ft. R.C.C. Structure attached to J-2 (GF & FF): 3772 Sq.ft. Banquet & Office (A.C. Shed with POP) : 6720 Sq.ft Compound Wall, internal Road, Swimming Pools, Extra Items, Amenities, Miscellaneous & Services. Boundaries: East: Land Belongs to M Ramachandra Reddy West: 12" Wide Passage & SY No 10 North: Sy No 73/2 South: 12" Wide Passage and hypothecation of Machinery / Goods / stocks / Books of debts, includes Plant & Equipment, Furniture’s & Fittings located at Green Lands Dhaba premises.	RESERVE PRICE Rs. 19,00,00,000/- (Rupees Nineteen Crore Only)	EMD AMOUNT Rs. 2,00,00,000/- (Rupees Two Crore Only)

Inspection of Property : 28-12-2021 between 11.00 AM to 3.00 PM

Last date for bid submission : 18-01-2022 up to 5.PM

Date of e-auction : 19-01-2022 between 11.30 AM To 12.30 PM
(with auto extension of 5 minutes each)

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The property shall not be sold below the reserve price and sale is subject to the confirmation by Reliance Asset Reconstruction Company Limited (RARC) as secured creditor. The properties shall be sold strictly on **"AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE"**.
2. E-auction will be held through RARC's approved service provider M/s. e-Procurement Technologies Ltd. (Auction Tiger) at website: <https://reliancearc.auctiontiger.net>(web portal of M/s. e-Procurement Technologies Ltd.). E-auction tender document containing online e-auction bid form along with General Terms and Conditions of online e-auction sale are available in websites: www.rarcl.com and <https://reliancearc.auctiontiger.net>. **intending bidders may download relevant documents or may get in touch with the service provider at their contact number or address mentioned below.** The contacts of **M/s. e-Procurement Technologies Ltd. (Auction Tiger) - Mr.Praveen Thevar, Mobile: 9722778828, Help Line No.: 079 - 68136851 | 70 |71| Email: praveen.thevar@auctiontiger.net or telangana@auctiontiger.net**
3. The intending bidders are required to have a valid email id as the participation ID and password by e-auction agency shall be communicated at their e-mail id only.
4. Intending bidders have to submit their BID in the prescribed format with EMD remittance details along with

self-attested KYC documents (PAN, AADHAR card etc) and the same shall be submitted to Authorised Officer of Reliance Asset Reconstruction Company Limited (RARC) at Hyderabad Branch Co-karma, 5th Floor, # 309-311, Liberty Plaza, M, No. 3-6-365, Himayath Nagar, Hyderabad -500023. And by email to gvl.prasanna@relianceada.com and after which the participation ID and password shall be communicated at their email only. Last date of submission of Bid Form is on **18.01.2022** up to 5 PM. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD and Bid below the reserve price shall be rejected summarily.

5. Neither RARC nor the service provider will be responsible for any lapses/failure on the part of the bidder on account of network disruptions. Toward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-ups etc.
6. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to **Current Account No: 0175360000001183, Name of the Bank: Lakshmi Vilas Bank Ltd, Branch: Matunga, Mumbai, Name of the Beneficiary: LVB RARC 038 Trust, IFSC Code: DBSS0IN0175**. Please note that the Cheque/Demand Draft shall not be accepted towards EMD
7. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in multiple of **Rs. 10,00,000/-**(Rupees Ten lakh Only).
8. The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder, subject to TDS as may be applicable.
9. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall deemed to be forfeited without any further notice. However, extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of Authorized Officer.
10. The EMD of unsuccessful bidders will be returned without interest on or before 21.01.2022.
11. The particulars given by the Authorized officer are stated to the best of his knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc.
12. The undersigned Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons.
13. The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid.
14. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only.
15. For further details, contact to Gvl Prasanna, Chief Manager – Legal, Mobile No-9030929327, Mr. Prabhu P, Assistance Vice President - RESOLUTION, Mobile No- 9833644220 or Mr. Vinod Pawaskar, Head-Legal, Mob. 8080722836 Reliance Asset Reconstruction Company Ltd. at above mentioned address.
16. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-auction will be entertained.

THIS NOTICE WILL ALSO SERVE AS STATUTORY 30 DAYS NOTICE TO THE BORROWER/GUARANTORS/MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.

Place: **Mumbai**

Date: **09/12/2021**