



Reliance Asset Reconstruction Company Ltd.
Corporate Office: 11th Floor, North Side, R-Tech Park,
Western Express Highway, Goregaon (East), Mumbai 400 063

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd (RARC), a Trustee of “SBI Bank RARC 035 Trust” is an assignee and a secured creditor of below mentioned borrower by virtue of Assignment Agreement dated 20.04.2017 executed with State Bank of India.

The undersigned in exercise of powers conferred under the Securitization 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” and “NO RECOURSE” basis apart from other terms mentioned below.

Name of Borrower/guarantors		
1. M/s. RANJITH ELECTRICALS, Rep by its partner Mr.K.Ravi & Mr. T.R.Pandian, Flat No.1, Manmandir Flat, Plot No.1, Balaji Nagar Extension, New Perungalathur, Chennai – 600 063. Also at a, No.2/32, Arunagiri Nathar Street, New Perungalathur, Chennai – 6000 063. Also at B, No. 5, Railway Colony First Street, Nelson Manickam Road, Aminjikarai, Chennai – 600 029.	2. Mr. K. RAVI, S/o. Mr. L.Kuberan, No. 5, Railway Colony First Street, Nelson Manickam Road, Aminjikarai, Chennai – 600 029.	
3. Mr. T.R. PANDIAN, S/o Mr.T.S.Raghavan No. 2/32, Arunagiri Nathar Street, New, Perungalathur, Chennai – 600 063.	4. Mr. T.R. MAHADEVAN, S/o Mr.T.S.Raghavan No. 2/32, Arunagiri Nathar Street, New Perungalathur, Chennai – 600 063.	
5. Mr. T.R. ELLAPPAN, S/o Mr.T.S.Raghavan No. 2/32, Arunagiri Nathar Street, New Perungalathur, Chennai – 600 063.		
Outstanding dues as on dt.31.03.2025 - Rs.28,78,63,641.41/- (Rupees Twenty Eight Crores Seventy Eight Lakhs Sixty Three Thousand Six Hundred Forty One and Paise Forty One Only)		
Date of Possession - 30.05.2016		
DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD AMOUNT
Item – I All the piece and parcel vacant land admeasuring 12786 sq.ft comprised in Survey Numbers 9/2, 12/1, 12/2, T.S.No. 52/1, Block No. 55 of Koyembadu Village, Egmore – Nungambakkam Taluk at TSD Nagar, Koyembedu, Chennai – 600 107, the land being in three portions Item (a): admeasuring 3191 sq.ft North by : Purchaser’s land; South by : Plot No.9 and Plots in Block No. 55; East by : T.S.D.Nagar Road and West by : Door No.3/38 and Plots in Block No.55 Item (b): admeasuring 4800 sq.ft North by : T.S.D. Nagar; South by : Balance land; East by : T.S.D. Nagar and West by : Balance land; Item (c): admeasuring 4795 sq.ft North by : T.S.D. Nagar; South by : Balance land; East by : Balance land and West by : Plot Nos. 5/38, 3/38 & 3/36	Rs.7,42,90,000/- (Rupees Seven Crore Forty Two Lakhs Ninety Thousand Only Only)	Rs. 74,29,000/- (Rupees Seventy Four Lakhs Twenty nine Thousand Only)
<u>Details Of Auction Events: -</u> Inspection of Property : 25.04.2025 From 11.00A.M to 01.00 P.M Last date for bid submission : 06.05.2025 Date of e-auction : 07.05.2025 Between 3 PM to 4 PM (with Auto extension of 5 minutes each)		

TERMS AND CONDITIONS OF E-AUCTION SALE

- 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”.
- E-auction will be held through RARC's approved service provider **M/s ARCA EMART PRIVATE LIMITED** and E-auction tender documents containing online e-auction bid form along with General Terms and Conditions of online e-auction sale are available in websites: www.rarcl.com intending bidders may download relevant documents.
- 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 Authorized Officer of Reliance Asset Reconstruction Company Limited (RARC) at 11th floor, North Side, R Tech Park, Opp. WE Highway, Goregaon (East), Mumbai-400063 and by email to akshay.a.jadhav@relianceada.com and akshaay.rao@relianceada.com after which the participation ID and password shall be communicated at their email only. Last date of submission of Bid Form is on **06.05.2025**. 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. Certificate of Sale will be issued in favour of successful bidder / bidders only and we will not entertain add and replacement of new bidder / bidders.
5. Bidder has to mandatorily give undertaking under Section 29A of Indian Bankruptcy Code, 2016
6. 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.
7. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to **Current Account No: 040211010000004, Name of the Bank: Union Bank of India, Branch: Mumbai, Name of the Beneficiary: "Reliance Asset Reconstruction Company Limited", IFSC Code: UBIN0590070. Please note that the Cheque/Demand Draft shall not be accepted towards EMD.**
8. 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.1,00,000/- (Rupees One Lakhs Only)**. In case sole bidder, bidder has to improve his bid minimum by one incremental.
9. 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 shall deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder.
10. 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.
11. **The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.**
12. 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.
13. 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.
14. 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.
15. 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.
16. For further details, contact **Mr. Akshay Jadhav, Authorized Officer - Resolution, Mobile No-9136957677 and Mr. Akshaay Rao, Senior Vice President-Legal, Mobile No.9136763354** of Reliance Asset Reconstruction Company Ltd. at above mentioned address.
17. 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 15 DAYS NOTICE TO THE BORROWER/GUARANTORS/MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.

Place: Chennai
Date: 16.04.2025

Authorized Officer
For Reliance Asset Reconstruction Co. Ltd.,