

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd (RARC), a Trustee of "Reliance ARC 007 Trust" is an assignee and a secured creditor of below mentioned borrower by virtue of Assignment Agreement dated 30.12.2014 executed with City Union Bank.

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**" and "**NO RECOURSE**" basis apart from other terms mentioned below.

Name of Borrower/guarantors	Outstanding dues as on 17.09.2025	Date of Symbolic Possession
1. M/s. Aakash Textiles, Add: - Shop No.246/360, Crown Complex, Bangalore Road, Opp.to Mohan Lodge, Krishnagiri, Dilsukhnagar – 635001. 2. Mrs. S. Kamatchi, W/o. S. Sankaran. Proprietor, Add: - No.63/2, II Street, Opp to Shanti Nagar, London Pet, Krishnagiri – 635001.	Rs.1,80,09,025.45/- (Rupees One Crore Eighty Lakhs Nine Thousand Twenty Five and Paise Forty Five Only)	11.12.2024
DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD AMOUNT
Property Lot No.I Property situated in Tiruvannamalai District, Cheyyar RD, Vembakkam Sub RD, Cheyyar TK, Perungattur village in S.No. 683/81 dry Hec 0.11.5, S.No.683/B2 dry Hec 0.11.5. S.No. 687/1 dry Hec 0.11.5 and S.No. 687/2 dry Hec 0.36.5 all the above said land are clubbed together, leveled and plotted as house sites and named as Srinivasa Nagar in this Plot 17. Description of Boundaries for Plot No.17: East of 23 feet street South of Plot No. 16 West of Vacant site and North of vacant site In this East West on the Southern side 72 feet and Northern side 61 feet, North South on the Western side 25 feet and Eastern side 69 feet Totally 3125 ½ Sq.ft.	Rs.15,60,000- (Rupees Fifteen Lakhs Sixty Only)	Rs.1,56,000/- (Rupees One Lakhs Fifty Six Thousand Only)
Property Lot No. II Property situated in Tiruvannamalai District, Cheyyar RD, Vembakkam Sub RD, Cheyyar TK, Perungattur village in S.No. 683/81 dry Hec 0.11.5, S.No.683/B2 dry Hec 0.11.5. S.No. 687/1 dry Hec 0.11.5 and S.No. 687/2 dry Hec 0.36.5 all the above said land are clubbed together, leveled and plotted as house sites and named as Srinivasa Nagar in this Plot 23. Description of Boundaries for Plot No. 23: East of Vacant site South of Plot 24 West of Plot No.23 North of Plot No.22 In this unequal plot measuring totally 2142 ½ Sq feet.	Rs.10,70,000- (Rupees Ten Lakhs Seventy Only)	Rs.1,07,000/- (Rupees One Lakhs Seven Thousand Only)
Property Lot No. III The properties are situated at Vellore Dist, Arakonam RD, Kalaval Sub RD, Arcot Taluk, Kalaval Panchayat, New Sr.No.277/18 (OLD S.No.277/1) Hec 1.12.5. Ac 2.78, Valaipandal Road, VIP Nagar In this Plot No.6, Thimiri Union and Katavat Panchayat, 2170 sq.ft House site only 201.67 sq.meter.	Rs.15,00,000- (Rupees Fifteen Lakhs Only)	Rs.1,50,000/- (Rupees One Lakhs Fifty Thousand Only)

Description of boundaries: South of Flot No. 5. West of Duraikannuland North of Plot No.7 and East of 23 feet Road In the East West both sides are 62 feet, North South both side 35 feet total 2170 Sq.ft		
Property Lot No. IV The property is situated at Vellore Dist, Arakonam RD, Kalaval Sub RD Arcot Taluk, Kalavai Panchayat, New Sr.No.277/1B (old S.No. 277/1] in this Plot No.7. Thimiri Union and Kalavai Panchayat, 2236 sq.ft House site only 207.81 sq. meter Description of boundaries: South of Plot No.6, West of Duraikannu land North of 30 feet Road East of 23 feet Road In the East West on the Northern side 62 feet, Southern side 64 1/2 feet North South both side 35 feet a total of 2236 sq ft.	Rs.15,50,000- (Rupees Fifteen Lakhs Fifty Thousand Only)	Rs.1,55,000/- (Rupees One Lakhs Fifty Five Thousand Only)
Details Of Auction Events: - Date of Inspection Property : 27.10.2025 from 11.00 A.M. to 2.00 P.M. Last date for bid submission : 28.10.2025 up to 5 P.M Date of e-auction : 29.10.2025 between 11:00 A.M. to 12:00 P.M. (with 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 property 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.
- 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 **6th Floor, Khivraj Complex II, No.477-482, Anna Salai, Nandanam, Chennai - 600035** or by email to satheesh.p.kumar@relianceada.com, Nevlin.pinto@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 28.10.2025 up to 5.00 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. 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.
- Bidder has to mandatorily give undertaking under Section 29A of Indian Bankruptcy Code, 2016
- 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.
- 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.**
- The balance sale consideration amount will be remitted in Current Account No.: **510909010016110, Name of the Bank: City Union Bank (Khar), Branch: Khar, Mumbai, Name of the Beneficiary: Reliance ARC 007 Trust, IFSC Code: CIUB0000084 through RTGS/NEFT.**
- 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.50,000/- (Rupees Fifty Thousand Only)** for each property. In case of a sole bidder, bidder has to compulsory improve his bid minimum by one incremental.
- 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.

11. If the successful bidder fails to deposit the sale price as stated above, all deposits including EMD shall be 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.
12. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.
13. 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.
14. 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.
15. 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.
16. 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.
17. For further details, contact Mr. **Satheesh Pichandy Kumar, Associate Vice President-Legal, Mobile No. 8939677550, Mr. Nevlin Pinto J, Assistant Manager – Legal, Mobile No.9004962963** of Reliance Asset Reconstruction Company Ltd. at above mentioned address.
18. 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: Tiruvannamalai and Vellore
Date: 22.09.2025

Authorized Officer (for RARC 007 Trust)
For Reliance Asset Reconstruction Co. Ltd.,