



Reliance Asset Reconstruction Company Ltd.
11th Floor, North Side, R-Tech Park, Western Express
Highway, Goregaon (East), Mumbai- 400063.

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 borrowers by virtue of Assignment Agreement dated **30.12.2014** executed with City Union 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**” and “**NO RECOURSE**” basis apart from other terms mentioned below.

Name of Borrower/guarantors
1. M/s. Satyam Educational Trust, At : - D.No. 37/1, 2nd Floor, D.D.S. Building, Court Road, Kanyakumari Dist 629 001,
2. Mr. A. Thinagar S/o T.Athisayarajah, 3. Mr. T.Athisayarajah S/o Thiruvannatha Perumal Nadad D, 4. Mrs. A.Kanimozhy W/o A.Thinagar, 5. Mrs. A.Thanalakshmi W/o T.Athisayarajah, Addressee 2 to 4 all Resident At: - D.No.35, B5, Ashok Avenue, Sargunaveedhi, Nargercoll, Kanyakumari Dist - 629 001,
6. Mr.J.Sivaram S/o Jayachandran, 7. Mrs. Vasanthi Manjula W/o Jayachandran, 8. Mrs. Anna Lakshmi W/o Jayachandran, 9. Mr.M. Jayachandran S/o Muthuaiah Nadar, Addressee 6 to 9 all Resident At: - D.No.15/16, Pallivasal Street, Kodaikanal Town - 624 101,
10. Mr.s. Ratnaswamy S/o Subramania Nadar, 11. Mr.Sudhakar S/o. Rathasamy, Addressee 10 to 11 all Resident At: - D.No. 7/137 - 81 F, Tharavilai, Asaripallam Post, Neendakarai - A Village, Nagarcoil, Asgastheewaram Taluk, Kanyakumari Dist- 629001,
Outstanding dues as on dt.17.10.2024 - Rs.14,93,16,716.37/- (Rupees Fourteen Crore Ninety Three Lakhs Sixteen Thousand Seven Hundred Sixteen and Paise Thirty Seven Only)
Date of Symbolic Possession – 19.07.2024
Descriptions of mortgaged properties
(Properties owned by Mrs. Anna Lakshmi, Mr, Jayachandran, Mrs. Vasanthi Manjula and Mr. Sivaram) Item No. 1 The property consists of a building bearing Door No. 182/1 and its site of 806 sq.ft comprised in T.S. No. 1377/2 of TSW 10 of Tirunelveli village, High Road, Tirunelveli Taluk, Tirunelveli District with the following boundaries: East : T.S. No. 1377/1 Thangakaniammal compound Wall, South : Item No. 2 (Property herein) West : Common wall between Western and Eastern portion of 182/1, North : T.S. No. 1384, Nellaiyappar High Road, Drainage Item No. 2 The property consists of a building bearing Door Nos. 182R/4, Northern portion of 182R/5, 182/V and its site of 2598.75 sq.ft comprised in T.S.No. 1377/2 of Tirunelveli Village, Tirunelveli Taluk, Tirunelveli District with the following boundaries:

East : T.S. No. 1377/1 Thangakaniammal compound wall,
South : Property of Subash,
West : Pathway,
North : Item No. 1, Item No. 3 and property of Subash & Kathiresan.

Item No. 3 (Common pathway rights)

Undivided 1/3rd share in the common pathway leading to upstairs measuring an extent of 54 sq.ft comprised in T.S. No. 1377/2 of Tirunelveli village, Tirunelveli Taluk, Tirunelveli District with the following boundaries.

Boundaries of the said 54 sq.feet

East : Property of Subash Chandrabose

South : Item No. 2

West : Pathway

North : T.S. No. 1377/2, Property of Ponnaiah Nadar

Item no. 4 (Common pathway rights)

Undivided 1/3rd share in the common pathway leading to upstairs measuring an extent of 721.875 sq.ft comprised in T.S. No. 1377/2 of Tirunelveli village, Tirunelveli Taluk, Tirunelveli District with the following boundaries:

East :Item No.2

South : T.S. No. 1377/2, property of Thiruvananthaperumal Nadar and others, pathway

West : T.S. No. 1377/2, Property of Ponniah Nadar and others,

North : Item No. 5 (Pathway)

RESERVE PRICE - Rs.2,06,00,000/- (Rupees Two Crores Six Lakhs Only)

EMD AMOUNT- Rs.20,60,000/- (Rupees Twenty Lakhs Sixty Thousand Only)

Encumbrances known to secured creditor

Not known

Details Of Auction Events: -

Inspection of Property : 26.11.2024 from 11.00 A.M. to 01.00 P.M.

Last date for bid submission : 27.11.2024.

Date of e-auction : 28.11.2024 between 2:00 P.M. to 3:00 P.M. (with 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 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.
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 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 after which the participation ID and password shall be communicated at their email only. **Last date of submission of Bid Form is on 27.11.2024.** 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 510909010016110, Name of the Bank: City Union bank, Branch: Khar, Name of the**

Beneficiary: Reliance ARC – 007 Trust, IFSC Code: CIUB0000084. 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 multiples of **Rs.1,00,000/- (Rupees One Lakhs Only)**. In case sole bidder, bidder has to improve his bid minimum by one incremental compulsory.
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 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.
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. Satheesh Kumar P, Associate Vice President – Legal, Mobile No- 8939677550** , **Mr. Justin Sam Prakash J, Deputy Manager -Legal, Mobile No.- 8526526363** of M/s. 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 30 DAYS NOTICE TO THE BORROWER/GUARANTORS/MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.

Place: Triunelveli
Date: 18.10.2024

Authorized Officer
For Reliance Asset Reconstruction Co. Ltd.,