

JOINT E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of the properties of Shri Ramani Resorts and Hotels Private Limited under the Insolvency and Bankruptcy Code, 2016 read with Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 together with sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT, 2002") read with Appendix IV-A and proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

SRI RAMANI RESORTS AND HOTELS PRIVATE LIMITED (in liquidation)
(herein mentioned as "Borrower" / "Corporate debtor") CIN:U55101TN2011PTC080728

Reg Address 8/42, Maharaja Surya Road, Alwarpet, Chennai 600018 & Mr.P R Shanmugam (herein mentioned as "Guarantor")

Site: Survey no: 202/2 & 202/5A, Suchindram Temple Road, Suchindram, Nagarkoil- 629704

Liquidator : Ashok Seshadri (IBBI regn: IBBI/PA 001/IP/P00937/2017-2018/11541) appointed vide order of the NCLT, Chennai Bench IA/BC/1037/CHE/2023 in Petition No. CP (IB) 22/CHE/2022 dated 13th July 2023
Liquidator's Address : INNOVB, 2nd Floor, SKCL Tech Square, SIDCO Industrial Estate, Guindy, Chennai 600032
Contact : +91 97896 72486 Email:resolution.ramani@gmail.com.

E-Auction Sale Notice is hereby given to the public in general and in particular to the Borrower and Guarantors for Sale of the **Semi Finished building constructed in the site as described below** under Regulation 32 and 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations"), The building forms part of the liquidation estate formed by the liquidator under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC"). This sale is jointly with the land of the Guarantors of the Corporate Debtor mortgaged / charged with the secured creditors, **State Bank of India** forming integral part of the project under SARFAESI ACT, 2002 read with Appendix IV and proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS"**.

Date & Time of e-auction: Monday, the 02nd of December 2024 from 10.00 a.m. to 04.00 p.m.
(with unlimited extension of 5 minutes each)

Contact Details of Secured Creditor representative: Ms. Sindu B, AGM, State Bank of India, SAM Branch, Egmore, Chennai. Email clo2samb.che@sbi.co.in. Mob:88383 38084

Contact details of the Liquidator: Ashok Seshadri. Email: resolution.ramani@gmail.com, Mobile: +91 97896 72486

SHORT DESCRIPTION OF THE ASSET ALONG WITH LAND DETAILS: SALE OF CORPORATE ASSETS THROUGH AUCTION.

PARTICULARS:	Reserve Price in Rs.	EMD in Rs.	Remarks
a. All the part and parcel of land as detailed below mortgaged to State Bank of India, Under SARFAESI ACT, 2002. Land measuring 12 Ares/29.64 cents comprised in survey Nos: 202/2 & 202/5A, Suchindram Temple Road, Suchindram, Nagarkoil-629704	5,56,67,160 (land)	55,66,716	In order to maximise the value, the asset of Sri Ramani Resorts and Hotels Private Limited (in liquidation) are being sold jointly with the parcels of land owned by Mr. P R Shanmugam, the Promoter of Sri Ramani Resorts and Hotels Private Limited and mortgaged to State Bank of India, the Secured lender. The land is given on lease to Sri Ramani Resorts and Hotels Private Limited for a period of 30 years from 17 th day of June 2014. The lenders have taken symbolic possession of the said Land & Building on 03.11.2016. The possession notice was challenged by the borrower in WP no 40794/2016 of Madras High Court and the same was disposed on 5.9.2019. The bank filed an appeal in Supreme Court vide SLP no 2820/2020 and obtained stay of the judgement of the Hon'ble Madras Court. The SLP is pending.
b. Assets owned by Sri Ramani Resorts and Hotels Private Limited (in Liquidation) comprising of Semi Finished Building situated at Survey no: 202/2 & 202/5A, Suchindram Temple Road, Suchindram, Nagarkoil.	4,27,00,000 And building 1,29,67,160)		
Further, the liabilities of the Corporate Debtor as on Liquidation Commencement Date i.e. 13th July 2023 shall be dealt/ settled by the Liquidator under section 53(1) of the Code.			

Last date for submission of Eligibility Documents to Liquidator : 20th November 2024
Last date for sharing of information and site visit : 29th November 2024
Last date for crediting the EMD to the bank account : 29th November 2024
Date and Time of E-auction : 02nd December 2024 from 10.00 AM to 04.00 PM.

- a) The detailed Terms & Conditions, E-Auction Bid Document, Declaration & other details of online auction are available on <https://www.bankauctions.in>.
- b) In case of any dispute, regarding the e-auction, the decision of the liquidator shall be final and binding. NCLT Chennai shall have exclusive jurisdiction to deal with any disputes.
- c) The sale shall be concluded under respective Acts for the relevant Assets.
- d) During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **Rs. 2,00,000/-** to the last higher bid of the bidders.
- e) All statutory dues/ attendant charges/ other dues relating to the respective asset/ property including registration charges, stamp duty, taxes etc. shall have to be borne by the bidder.
- f) In case of any clarifications, Please contact the undersigned at resolution.ramani@gmail.com or the representative of the secured creditor, **Ms.Sindu.B** at clo2samb.che@sbi.co.in or e-auction service provider **Mr Dinesh** at dinesh@bankauctions.in. The auction is subject to the terms and conditions stipulated in the E auction bid document.

Sd/-
Ashok Seshadri, Liquidator
Sri Ramani Resorts and Hotels Private Limited
Date: **05th November 2024** ; Place : **Chennai**

Sd/-
Sindu B, Assistant General Manager/ Authorised Office
State Bank of India SAMB, Chennai

NAGARJUNA AGRI- TECH LIMITED

Registered Office: 56, Nagarjuna Hills, Panjagutta, Hyderabad – 500082, CIN: L01119TG1987PLC007981, Tel. No.: (+91) 8977398159, Email: natl@rediffmail.com, Website: www.nagarjunaagritechlimited.com

Recommendations of the Committee of Independent Directors ("IDC") of M/s. Nagarjuna Agri-Tech Limited ("Target Company") under Regulation 26(7) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and subsequent amendments thereto ("SEBI (SAST) Regulations") on the Open Offer (as defined below) made by Mrs. Rachna Suman Shaw ("Acquirer") to the public shareholders of the Target Company.

Corporate
Regd. Office: I
Email: investors@pur
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**Statement
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Sl. No.	Particulars
1	Total Income from Operations
2	Net Profit / (Loss) for the period (before Tax, Extraordinary items)
3	Net Profit / (Loss) for the period before Tax and Extraordinary items
4	Net Profit / (Loss) for the period after Tax and Extraordinary items
5	Total Comprehensive Income for the period (after tax) and Other Comprehensive Income
6	Paid up Equity Share Capital
7	Reserves (excluding Revaluation Reserve)
8	Securities Premium Account
9	Net worth
10	Paid up Debt Capital / Outstanding Debt
11	Outstanding Redeemable Preference Shares
12	Debt Equity Ratio
13	Earnings per equity share of Rs. 10/-
	1 Basic
	2 Diluted
14	Capital Redemption Reserve
15	Debt Redemption Reserve
16	Debt Service Coverage Ratio
17	Interest Service Coverage Ratio

- Notes:**
1. The above is an extract of the detailed form Disclosures Requirements Regulations, 2020 and the Company (www.purvaankara.com)
 2. For the other line items referred in Regulation 20 are available on the website of the BSE Ltd.
 3. There is no impact on net profit/loss, total assets and six months ended 30th September 2024.

Place: Bengaluru, India
Date: November 05, 2024

Reg. office: Ackruti Corp

Ph: 91 22 5280 4900 | Fax: 91 22 5280 4901

Unaudited Financial Results

Sl. No.	Particulars
1.	Total Income from Operations
2.	Net Profit / (Loss) for the period (before Tax, Extraordinary items)
3.	Net Profit / (Loss) for the period before Tax and Extraordinary items
4.	Net Profit / (Loss) for the period after Tax and Extraordinary items