

**E-AUCTION SALE NOTICE UNDER "THE I&B CODE, 2016"  
M/s. RA-NI PRECAST PRIVATE LIMITED (in Liquidation)**

Company Liquidator: Pathukasahasram Raghunathan Raman  
Reg. No: IBB/PA-N00295/2017-2018/10896  
Address: Ground Floor, # 93, Sivan Koil South Street, Vadapalani,  
Chennai - 600 026, Tamil Nadu. E-mail: prramancirp@gmail.com Tel: 044-24721852

The following Assets of **M/s. RA-NI PRECAST PRIVATE LIMITED** (in Liquidation) forming part of the Liquidation Estate of the Corporate Debtor are for e-auction sale by the Liquidator.

This Sale notice Supersedes the previous sale notice issued by the Liquidator on 30.08.2025 which has been Canceled.

The Sale of property hereunder will be conducted through the E-Auction platform: <https://ibbi.baanknet.com/eauction-ibbi/>

Sl. No.	Asset Description	Date and Time of E-Auction	Reserve Price	Earnest Money Deposit (EMD) & dead-line for submission
1.	<b>LOT 1: Asset No. :1</b> Land measuring about 7.46 acres in survey no. 411 & 319/2 at Pinayur Village, Uthiramerur Taluk, Kanchipuram District, Tamil Nadu.	<b>26/09/2025 (Friday)</b> From 12-00 NOON to 1-00 PM (with unlimited extension of 5 minutes each)	Rs. 1,35,00,000/- Rupees One Crore Thirty Five Lakh only	Rs. 13,50,000/- Rupees Thirteen Lakh Fifty Thousand only On or Before 24/09/2025 (Wednesday) through Baanknet e-wallet.

**Terms and Conditions of the E-auction Sale :**

- 1) The property at present is under the illegal possession of a third party who is running a factory unit at the place and the same is being sold with certified copies of the title documents as per the order of the Honorable NCLT, Chennai Bench -I dated 26.04.2024.
- 2) The Property is now being sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS", "NO COMPLAINT", and "WITHOUT RECOURSE" BASIS. The sale is without any warranties and indemnities.
- 3) The property offered for sale through this sale notice includes the land and a shed and does not include Plant & Machineries.
- 4) The bidders are advised to conduct their own due diligence regarding the ingress and egress, extents, legal title, and the situation prevailing at present at the site before submitting their Bids.
- 5) The interested Bidders can undertake Site with the assistance of liquidator
- 6) The Complete E-Auction process information document containing details of Assets, terms of payment, bid form Declaration and undertaking Forms, KYC documents & the General Terms and Conditions of online auction sale are available for downloading from website: <https://ibbi.baanknet.com/eauction-ibbi/>
- 7) The bidders interested in participating in the E-auction process are required to upload all the relevant documents on the e-auction portal itself.
- 8) The Bidders shall submit their EMD using an e-wallet through Baanknet site in the prescribed form.
- 9) All correspondence with the bidders shall be made only through the auction platform.
- 10) The bidders are requested to refer Schedule I – "Mode of Sale" under Regulation 33 of the I&B BOI (Liquidation Process) Regulations, 2016 before submitting the EMD and the Liquidator reserves his rights as provided in the Regulations.
- 11) The bidders shall submit an undertaking to the effect that they do not suffer from any ineligibility u/s 29A of the I&B Code 2016 and if found ineligible at any stage, the EMD of the bidder shall be forfeited.
- 12) The Liquidator reserves his rights to reject any or all of the Bids and extend, modify etc. any terms and conditions of the E-auction at any time.
- 13) The Liquidator reserves his rights to cancel the E-auction any time and at any Stage without assigning any reasons whatsoever
- 14) The Liquidator reserves his rights in announcing the successful bidder based on the highest bid received in the E-auction.
- 15) The last date for submission of Prescribed Documents and EMD is 24.09.2025 (Wednesday), before 05-00 PM
- 16) For e-auction details, contact IBB/ Baanknet Help Desk @ support.baanknet@psballiance.com and Mobile No. +91 8291220220

Date: 13-09-2025  
Place: Chennai  
E & O. E

Pathukasahasram Raghunathan Raman  
Company Liquidator  
IBBI/PA-N000295/2017-2018/10896  
E- Mail : prramancirp@gmail.com