

**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: pramancirp@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 is for e-auction sale by the Liquidator.

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.	LOT 1 : Asset No. 1 Two partially completed residential Flat No. A206 & Flat No. A207 in "Green 201" apartments located at Survey No.147, Pudhupakkam Village, Thiruporur Taluk, Chengalpattu District -603 103.	24/12/2025 (Wednesday) From 10-30 AM to 11-30 AM (with unlimited extension of 5 minutes each)	Rs. 10,95,000/- Rupees Ten Lakh and Ninety Five Thousand Only	Rs. 1,09,500/- Rupees One Lakh Nine Thousand Five Hundred Only On or Before 22/12/2025 (Monday)

Terms and Conditions of the E-auction Sale :

- 1) 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. The Flats are 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 bidders are advised to conduct their own due diligence regarding the extents, legal title and assess the situation prevailing at the site before submitting their Bids.
- 3) The interested Bidders can undertake Site visit with the assistance of liquidator
- 4) 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/>
- 5) The bidders interested in participating in the E-auction process are required to upload all the relevant documents on the e-auction portal itself.
- 6) The Bidders shall submit their EMD using an e-wallet through **Baanknet** site in the prescribed form.
- 7) All correspondence with the bidders shall be made only through the auction platform.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) The Liquidator reserves his rights to cancel the E-auction any time and at any Stage without assigning any reasons whatsoever
- 12) The Liquidator reserves his rights in announcing the successful bidder based on the highest bid received in the E-auction.
- 13) The last date for submission of Prescribed Documents and EMD is 22.12.2025 (Monday), before 05-00 PM
- 14) For e-auction details, contact IBBI Baanknet Help Desk @ support.baanknet@psballiance.com and Mobile No. +91 8291220220.

Date: 10-12-2025
Place: Chennai

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

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