

**Asset Reconstruction Company (India) Ltd., (Arcil)**

CIN-U65999MH2002PLC134884 | Website: www.arcil.co.in

Acting in its capacity as Trustee of Arcil-SBPS-008-III Trust (Arcil) set up in respect of financial assets relating to M/s. Parthas Textiles

Arcil Office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai - 400 028.

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower(s)/ Guarantor(s)/ Mortgagor(s), in particular, that the below described immovable & movable property/ies mortgaged/ charged to Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of Arcil- SBPS- 008- III Trust ("Arcil") (pursuant to the assignment of financial asset by South Indian Bank to Arcil vide registered Assignment Agreement dated September 28, 2021, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower	M/s. Parthas Textiles, Address: PB No. 1774, Ernakulam, Kochi – 682016
Name of the Guarantors / Co-Borrowers / Mortgagors	1. Mr. K.L.Rajendran Reddiar 2. Mrs. Shyamala Mohanraj 3. Mrs. Seematti Rajendran 4. Mrs. Sreedevi Sivakumar 5. Mr. Laxmankumar Veeriahmohan R 6. Mr. Praveenraj Rajendran 7. Mr. K.L.Rajakrishnan 8. Ms. Sradhaxna Mudrika (Legal Heir of Late Mr. K.L.Sivakumar) 9. Ms. Sruthi Mudrika (Legal Heir of Late Mr. K.L.Sivakumar) 10. Ms. Sidhi Mudrika (Legal Heir of Late Mr. K.L.Sivakumar) 11. Mr. Murali Parthasarathy (Legal Heir of Late Mr. K.L.Parthasarathy) 12. Ms. Ramla Parthasarathy (Legal Heir of Late Mr. K.L.Parthasarathy)
Outstanding amount as per SARFAESI Notice dated 01.06.2021	Rs. 37,69,94,523.20/- (Rupees Thirty-seven crore sixty-nine lakhs ninety-four thousand five hundred twenty-three and paise twenty only) outstanding as on May 31, 2021 with further interest thereon at contractual/ documented rates and other incidental expenses etc.
Possession	Arcil has taken physical possession as per provisions of SARFAESI Act, 2002 on September 13, 2023.
Outstanding amount as on April 13, 2026	Rs.59,28,96,751/- (Rupees Fifty-nine crore twenty-eight lakhs ninety-six thousand seven hundred fifty-one only) outstanding as on April 13, 2026 with further interest thereon at contractual/ documented rates and other incidental expenses etc.
Date of Inspection	April 23, 2026 to May 19, 2026 (10 am to 6 pm)
Earnest Money Deposit (EMD)	For Lot 1: Rs.1,29,70,000/- (Rupees One crore twenty-nine lakh seventy thousand only). For Lot 2: Rs.30,000/- (Rupees Thirty thousand only). The Earnest Money has to be deposited by way of Demand Draft/ Pay Order/ NEFT/ RTGS Favouring "Asset Reconstruction Company (India) Ltd.", Current Account: 02912320000561, HDFC Bank Limited, Branch: Lower Parel, Mumbai, IFSC Code: HDFC0000291
Last Date for submission of Bid & EMD	May 20, 2026 by 3:00 p.m.
Reserve Price	For Lot 1: Rs.12,97,00,000/- (Rupees Twelve crores ninety-seven lakhs only) For Lot 2: Rs.3,00,000/- (Rupees Three lakhs only)
Bid Increment	For Lot 1: Rs.1,00,000/- (Rupees One lakh only) & in such multiples For Lot 2: Rs.1,000/- (Rupees One thousand only) & in such multiples
Date & Time of E-Auction	May 21, 2026 at 10:00 a.m.
Pending Litigations known to ARCIL	WP(C) 32/ 2026 before High Court, Ernakulam Transfer Petition Diary No. 19826/ 2026 before Supreme Court, Delhi for transfer of WP(C) 44996 of 2025 before High Court, Ernakulam
Encumbrances/ Dues known to ARCIL	For Lot 1: PF Arrears claim amounting to Rs.25,57,788/- plus Rs.50/- as cost of recovery as on April 24, 2025.
Description of the Secured Assets being auctioned.	Lot 1: Owned and mortgaged by Parthas Textiles: All that part and parcel of land admeasuring 7.96 Ares (19.669 cents) along with commercial building (Textile Showroom) with approximate area 27,753 sq.ft. in Cochin Corporation and along with movables therein situated in Sy.No. 735/5 and 737/12, Ernakulam Village, Kanayanoor Taluk, Ernakulam District and covered under Sale Deed No. 2597 of 1991 dated 29.07.1991, Gift Deed No. 1170 of 1990 dated 28.03.1990, 1171 of 1990 dated 28.03.1990 and Sale Deed No. 1406 of 1969 dated 14.07.1969, all of Ernakulam SRO. Bounded as follows: North: Property of Dena Bank, South: Road, East: MG Road, West: Property of Sivakumar Lot 2: Owned and hypothecated by Parthas Textiles: Stock as available in the above mentioned Lot no. 1 i.e., Textile Showroom.

Terms and Conditions:

- The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website www.arcil.co.in
- The Auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of ARCIL, www.arcil.co.in and the link mentioned herein above as well as the website, for bid documents, the details of the secured asset put up for auction/ obtaining the bid forms.
- The bidders can participate in the e-auction for each Lot 1 and Lot 2, separately.
- The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ ARCIL/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
- The bidders cannot submit a bid equal to the Reserve Price (the minimum amount shall be Reserve Price plus Bid Incremental amount).
- For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Srinivasa Yekabote, Contact Number: +91 2266248626 or +91 9821232244, email id: srinivasa.yekabote@arcil.co.in & Ms. Jyoti Bhavsar, Contact Number: +91 22 66248607 or +91 9820300091, email id: jyoti.bhavsar@arcil.co.in.
- All the intending purchasers/ bidders are required to register their name in the portal mentioned above as www.arcil.co.in and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
- For inspection of the property or more information, the prospective bidders may contact Mr. Srinivasa Yekabote, at the above mentioned address or +91 22 66248626 or +91 9821232244, email id: srinivasa.yekabote@arcil.co.in & Ms. Jyoti Bhavsar, Contact Number: +91 22 66248607 or +91 9820300091, email id: jyoti.bhavsar@arcil.co.in between 9:30 a.m. to 6:30 p.m. from Monday to Friday only.
- At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
- The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/ rights/ dues.
- The particulars specified in the auction notice published in the newspapers have been stated to the best of the information of the undersigned; however undersigned shall not be responsible/ liable for any error, misstatement or omission.
- In the event of and on later development due to intervention/order of any court or tribunal save appropriate legal opinion and legal remedy available to ARCIL, if the sale is required to be cancelled ARCIL shall refund the "EMD" and/or 'Sale Proceeds' only without interest and the purchaser / bidder. The Purchaser/ Bidder shall have no right to raise any claim, against ARCIL or its officers, of whatsoever nature with respect to loss, damages, costs/expenses, loss of business opportunity etc.
- The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
- In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Sd/-

Authorized Officer

Asset Reconstruction Company (India) Ltd.

Trustee of Arcil-SBPS-008-III Trust

Place : Mumbai

Date : April 23, 2026