

**Asset Reconstruction Company(India) Ltd. (Arcil)**CIN-U65999MH2002PLC134884 | Website: www.arcil.co.in;

Acting in its capacity as Trustee of Arcil- SBPS 073-I Trust ("ARCIL")

Trust set up in respect of financial assets relating to M R Enterprises Group Account (M R Enterprises, M R Garden, M R Garments, Rex International, A P Ravi and R Manju and Savitri P M)

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 property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of Arcil-SBPS 073-I Trust ("ARCIL") (pursuant to the assignment of financial asset by Indian Bank to ARCIL vide registered Assignment Agreement dated December 23, 2022 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 of 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	1. Mr. AR Ravi, Proprietor of M/s MR Enterprises 2. Mrs. R Manju, Proprietress of MR Garden, 3. MR Garments represented by AP Ravi, 4. Mrs. R Manju, Proprietrix of M/s Rex International, Mrs. P Savitri & AP Ravi Also at, No 55, Akshya Plaza, 1st Floor, No 7 Harish Road, Egmore, Chennai, Tamil Nadu- 600008. Also at, 29 Karpagambal Street, Mylapore, Chennai 600 004												
Name of the Guarantors/ Co-Borrowers/ Mortgagors	1. Mr. AR Ravi 2. MR Garden 3. MR Garments 4. Rex International 5. JD Selvarani 6. MR Enterprises 7. Mrs. AP Ravi & R Manju 8. P Savitri 9. P Kanagaraj 10. R Manju												
Outstanding amount as per SARFAESI Notice dated May 28, 2018, May 31, 2018, June 1, 2018 and July 3rd 2018	Rs. 5,03,90,183.23/- (Indian Rupees Five Crores Three Lakhs Ninety Thousand One Hundred Eighty-Three and Paise Twenty-Three Only) as on dated May 28, 2018, May 31, 2018, June 1, 2018 and July 3rd 2018, together with further interest thereon at contractual/documentated rates and other incidental expenses from May 02, 2018, onwards till payment.												
Possession	ARCIL has taken Symbolic possession as per provisions of SARFAESI Act, 2002 on June 20, 2023.												
Date of Inspection	Will be arranged on request												
Earnest Money Deposit (EMD)	Item 01: Rs. 21,00,000/- (Indian Rupees Twenty-One Lakh Only). Item 02: Rs. 16,20,000/- (Indian Rupees Sixteen lakh and Twenty Thousand Only). Item 03: Rs. 4,00,000/- (Indian Rupees Four Lakh Only). Item 04: Rs. 3,10,000/- (Indian Rupees Three Lakh Ten Thousand Only) The Earnest Money has to be deposited by way of 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	27.04.2026 before 5:00 p.m.												
Reserve Price	Item 01: Rs. 2,10,00,000/- (Indian Rupees Two Crore Ten Lakh Only). Item 02: Rs. 1,62,00,000/- (Indian Rupees One Crore Sixty-Two Lakhs). Item 03: Rs. 40,00,000/- (Indian Rupees Forty Lakh Only). Item 04: Rs. 31,00,000/- (Indian Rupees Thirty One Lakh Only)												
Bid Increment	Item 01: Rs.30,000/- (Rupees Thirty Thousand only) & in such multiple) Item 02: Rs.30,000/- (Rupees Thirty Thousand only) & in such multiple) Item 03: Rs.20,000/- (Rupees Twenty Thousand only) & in such multiple) Item 04: Rs.20,000/- (Rupees Twenty Thousand only) & in such multiple)												
Date & Time of E-Auction	MR Enterprises Item 1 on 28.04.2026 at 3.15 p.m. MR Enterprises Item 2 on 28.04.2026 at 3.45 p.m. MR Enterprises Item 3 on 28.04.2026 at 4.30 p.m. MR Enterprises Item 4 on 28.04.2026 at 5.00 p.m.												
Link for Tender documents	www.arcil.co.in												
Pending Litigations known to ARCIL	To the best of knowledge and information of the Authorized Officer, SA matter is pending before DRT – Chennai												
Encumbrances/Dues known to ARCIL	Yes												
Description of the Secured Asset being auctioned.	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Description of the mortgaged Properties</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Flat no- B Ground floor, Flat no- C First floor & Flat no- D First, floor, Mono REX Garden, Survey number- 148/1-part, Plot no- 18A, MES Power station road, Kadaperi village, Tambaram taluk, Kancheepuram district, Chennai- 600045 (3 Properties)</td> </tr> <tr> <td>2.</td> <td>Plot No. 19, 20, Saravanavelu Street, Kamala Kannappan Nagar, Poonthottam, Villupuram – 605 103. (2 Properties)</td> </tr> <tr> <td>3.</td> <td>Flat No.CT4, Third floor, Block No. C, Anirudha Apartments, Velachery to Tambaram Main Road, Selaiyur, Chennai- 600073</td> </tr> <tr> <td>4.</td> <td>Plot No 20, Kannadasan 4th Street, Archana Nagar, Peerankaranai Village, New Perungalathur, Chennai 600 063.</td> </tr> <tr> <td colspan="2">All the properties are under Symbolic Possession</td> </tr> </tbody> </table>	Sr. No.	Description of the mortgaged Properties	1.	Flat no- B Ground floor, Flat no- C First floor & Flat no- D First, floor, Mono REX Garden, Survey number- 148/1-part, Plot no- 18A, MES Power station road, Kadaperi village, Tambaram taluk, Kancheepuram district, Chennai- 600045 (3 Properties)	2.	Plot No. 19, 20, Saravanavelu Street, Kamala Kannappan Nagar, Poonthottam, Villupuram – 605 103. (2 Properties)	3.	Flat No.CT4, Third floor, Block No. C, Anirudha Apartments, Velachery to Tambaram Main Road, Selaiyur, Chennai- 600073	4.	Plot No 20, Kannadasan 4th Street, Archana Nagar, Peerankaranai Village, New Perungalathur, Chennai 600 063.	All the properties are under Symbolic Possession	
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Terms and Conditions:

- The Auction Sale is being conducted by the Authorized 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. Arcil is the service provider to arrange platform for e-auction.
- 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 of the service provider, ARCIL for bid documents, the details of the secured asset put up for auction/ obtaining the bid forms.
- 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 Authorized Officer/ ARCIL/ service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Ragothaman V Contact No 9962042022, Email id ragothaman.v@arcil.co.in and Yuvek J, Contact Number: 9962005554, email id: yuvek.j@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. Ragothaman, 9962042022 and Mr. Yuvek J, 9962005554 (Mob), yuvek.j@arcil.co.in, (email) or the abovementioned address
- At any stage of the auction, the Authorized 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 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 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place : Chennai
Date: 26/03/2026

Sd/
Authorized Officer
Asset Reconstruction Company (India) Ltd.
Trustee of ARCIL_ Arcil-SBPS 073-I Trust