



SALE NOTICE FOR IMMOVABLE PROPERTIES

E AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the public in general and the Borrower/ Mortgagor in particular that the below described immovable properties mortgaged/charged to the Secured Creditor, Srei Equipment Finance Limited ("SREI"), the symbolic possession of which have been taken by the Authorised Officer of SREI, will be sold on "As is where is", and "As is what is", "Whatever there is" basis on 20th November, 2025 for the recovery of Rs.46,92,45,533/- (Rupees Forty Six Crore Ninety Two Lakh Forty Five Thousand Five Hundred Thirty Three Only as on 31st July, 2021 with further interest along with costs and expenses till the date of full and final payment to SREI, Secured Creditor from Borrower Raffles Supply Chain Solutions Private Limited and Mortgagors namely Blue Marine Developers Private Limited, Blue Marine Promoters Private Limited, Kilimanjaro Agro Enterprises Private Limited, South Star Builders Private Limited, South Star Developers Private Limited, St. John Marketers Private Limited, St. John Warehousing Systems Private Limited, Tristar Creators Private Limited. *

DESCRIPTION OF IMMOVABLE PROPERTY

Property :-

ALL THAT piece and parcel of land measuring total of **820.02 acres** comprised in various survey nos, situated at different villages of Tuticorin Taluk, Tuticorin District in the state of Tamil Nadu as more fully described in **Schedule-I** below together with all common areas, paths and freeways and all facilities.

The Reserve Price and Earnest Money Deposit (EMD), Bid increment amount and time of E-Auction and last date for submission of EMD along with KYC documents for immovable properties to be sold will be as under:

Reserve Price (Below which the property will not be sold)	Earnest Money Deposit (EMD) 10% of the Reserve Price	Bid Increment Amount	Date and Time of E-Auction
Rs.21,84,00,000/- (Rupees Twenty One Crore Eighty Four Lakh) only	Rs.2,18,40,000/- (Rupees Two Crore Eighteen Lakh Forty Thousand)	Rs.1,00,000/- (Rupees One Lakh) Only	Date : 20.11.2025 Time: From: 12.30 pm To: 1.30 pm



Srei Equipment Finance Limited

CIN: U70101WB2006PLC109898

"Mahalakshmi" 290, 1st Floor, Peters Road, Gopalapuram, Chennai - 600 086
Tel: +91 44 6687 7911, 18002667734 (Toll Free)

Email: corporate@srei.com Website: www.srei.com

Head Office : Plot No. Y-10, Block EP, Sector-V, Salt Lake City, Kolkata-700091

Registered Office : 'Vishwakarma' 86C, Topsia Road (South), Kolkata-700046



TERMS AND CONDITIONS OF SALE

1. Auction / bidding shall be strictly through "Online Electronic Mode" and only through the website: <https://sarfaesi.auctiontiger.net/EPROC/> on 20th November, 2025 from 12.30PM to 1.30PM.
2. To the best of knowledge and information of the Authorised Officer, the encumbrance known to SREI is mentioned below in Point no 9. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of property/ies put on auction and claims/rights/dues/affecting the property/ies, prior to submitting their bid. The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of SREI. The property/ies is being sold with all the existing and future encumbrances whether known or unknown to SREI. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
3. For participating in e-auction, intending bidders have to deposit a refundable EMD not below 10% of Reserve Price only by **Demand Draft (DD) / Pay Order (PO)** favouring "**Srei Equipment Finance Limited**", payable at **Hyderabad**. No interest shall be payable by the Authorised Officer on the EMD.
4. The intending bidders should submit the duly filled in Bid Form (formats available at <https://sarfaesi.auctiontiger.net/EPROC/>) along with the DD/ PO and KYC of the Interested bidder towards EMD addressed to "**The Authorized Officer, Srei Equipment Finance Limited**", at Srei Equipment Finance Ltd. OM Chambers, 3rd Floor, Door No. 1-10-74/A/TF, Ward Block1, Dwarkadas Colony, Begumpet, Hyderabad - 500 016 latest by **19.11.2025 (Wednesday) before 4:00 pm**. The Bid form should be superscribed with "**Bid for participating in E-Auction Sale for Land at Tuticorin, Tamil Nadu**".
5. **The Bid Form along with details of the property/ies and particulars of terms & conditions of sale, forming part of this sale notice shall be available at <https://sarfaesi.auctiontiger.net/EPROC/>**
6. For participating in the e-auction sale, the intending bidders should register their details with the service provider M/s E-Procurement Technologies Ltd., B-704-705, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat; Contact Persons: Mr. Maulik Shrimali representing Auction Tiger, mob: +91-91735 28727; Email: maulik.shrimali@auctiontiger.net, well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
7. The Bid Amount is exclusive of TDS. The successful bidder needs to pay the TDS amount over and above the Bid amount.
8. **The Authorised Officer reserves the right accept/reject all or any of the offers /bids so received without assigning any reason whatsoever.**

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002 READ WITH RULE 9(1) OF SECURITY INTEREST RULES, 2002

Date: 04th November, 2025


Mr. M. Vijay Sai
Authorised Officer
Contact:- 9626267689

Email Id: m.sai@srei.com

Place: Tuticorin, Tamilnadu



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Schedule-I

Name of Mortgagor	Details of the property																																																																														
Blue Marine Developers Private Limited	ALL THAT land measuring about 54.21 Acres situated Village- Thimmarajapuram, Tuticorin Taluk, Tuticorin District in the state of Tamil Nadu comprised in following Survey Nos. as follows: <table><tr><th>Village</th><th>Survey No.</th><th>Extent</th></tr><tr><td>Thimmarajapuram</td><td>14/1</td><td>2.71</td></tr><tr><td>Thimmarajapuram</td><td>14/2</td><td>2.72</td></tr><tr><td>Thimmarajapuram</td><td>25/4</td><td>2.22 ,</td></tr><tr><td>Thimmarajapuram</td><td>30/3A</td><td>1.16</td></tr><tr><td>Thimmarajapuram</td><td>54/5C</td><td>0.67</td></tr><tr><td>Thimmarajapuram</td><td>55/4A</td><td>0.63</td></tr><tr><td>Thimmarajapuram</td><td>55/4B</td><td>0.47</td></tr><tr><td>Thimmarajapuram</td><td>63/2A</td><td>0.56</td></tr><tr><td>Thimmarajapuram</td><td>126/2</td><td>2.20</td></tr><tr><td>Thimmarajapuram</td><td>139/1B</td><td>2.87</td></tr><tr><td>Thimmarajapuram</td><td>161/3</td><td>3.64</td></tr><tr><td>Thimmarajapuram</td><td>171/1A</td><td>2.54</td></tr><tr><td>Thimmarajapuram</td><td>174/1</td><td>1.80</td></tr><tr><td>Thimmarajapuram</td><td>175/1</td><td>2.46</td></tr><tr><td>Thimmarajapuram</td><td>19/1B</td><td>1.83</td></tr><tr><td>Thimmarajapuram</td><td>31/1A</td><td>1.46</td></tr><tr><td>Thimmarajapuram</td><td>32/3</td><td>1.84</td></tr><tr><td>Thimmarajapuram</td><td>73/2</td><td>1.48</td></tr><tr><td>Thimmarajapuram</td><td>81/2B</td><td>0.89</td></tr><tr><td>Thimmarajapuram</td><td>31/2A</td><td>4.42</td></tr><tr><td>Thimmarajapuram</td><td>32/2B</td><td>1.51</td></tr><tr><td>Thimmarajapuram</td><td>51/3</td><td>0.19</td></tr><tr><td>Thimmarajapuram</td><td>54/4C</td><td>0.27</td></tr><tr><td>Thimmarajapuram</td><td>56/1</td><td>1.04</td></tr><tr><td>Thimmarajapuram</td><td>56/7</td><td>2.17</td></tr></table>	Village	Survey No.	Extent	Thimmarajapuram	14/1	2.71	Thimmarajapuram	14/2	2.72	Thimmarajapuram	25/4	2.22 ,	Thimmarajapuram	30/3A	1.16	Thimmarajapuram	54/5C	0.67	Thimmarajapuram	55/4A	0.63	Thimmarajapuram	55/4B	0.47	Thimmarajapuram	63/2A	0.56	Thimmarajapuram	126/2	2.20	Thimmarajapuram	139/1B	2.87	Thimmarajapuram	161/3	3.64	Thimmarajapuram	171/1A	2.54	Thimmarajapuram	174/1	1.80	Thimmarajapuram	175/1	2.46	Thimmarajapuram	19/1B	1.83	Thimmarajapuram	31/1A	1.46	Thimmarajapuram	32/3	1.84	Thimmarajapuram	73/2	1.48	Thimmarajapuram	81/2B	0.89	Thimmarajapuram	31/2A	4.42	Thimmarajapuram	32/2B	1.51	Thimmarajapuram	51/3	0.19	Thimmarajapuram	54/4C	0.27	Thimmarajapuram	56/1	1.04	Thimmarajapuram	56/7	2.17
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	Thimmarajapuram	73/1	1.46
	Thimmarajapuram	83/2	4.83
	Thimmarajapuram	89/5	1.33
	Thimmarajapuram	107/1	2.84
Blue Marine Promoters Private Limited	ALL THAT land measuring about 39.70 Acres situated Village- Thimmarajapuram, Tuticorin Taluk, Tuticorin District in the state of Tamil Nadu comprised in following Survey Nos. as follows:		
	Village	Survey No.	Extent
	Thimmarajapuram	76/2	1.56
	Thimmarajapuram	88/3B	0.89
	Thimmarajapuram	91/5	1.07
	Thimmarajapuram	102/2A	0.14
	Thimmarajapuram	102/3A	1.79
	Thimmarajapuram	108/1A	1.85
	Thimmarajapuram	108/1B	1.96
	Thimmarajapuram	133/1	1.65
	Thimmarajapuram	133/2A	0.94
	Thimmarajapuram	144/4	1.86
	Thimmarajapuram	87/3	2.64
	Thimmarajapuram	99/2	4.84
	Thimmarajapuram	37/5	2.10
	Thimmarajapuram	87/1	0.67
	Thimmarajapuram	41/1	4.41
	Thimmarajapuram	38/1	1.54
	Thimmarajapuram	41/2	1.90
	Thimmarajapuram	72/2	2.33
	Thimmarajapuram	76/4	1.90
	Thimmarajapuram	80/3	2.72
	Thimmarajapuram	138/1B	0.94
Kilimanjaro Enterprises Limited	Agro Private	ALL THAT land measuring about 502.21 Acres situated Village- Sekkarakudi, Tuticorin Taluk, Tuticorin District comprised in following Survey Nos. as follows:	
	Name of Village	Survey No	Extent
	Sekkarakudi	1893/2	1.94

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Sekkarakudi	1866/1A	1.17
Sekkarakudi	1716/2B	3.75
Sekkarakudi	1855/3B	3.95
Sekkarakudi	1860/8	2.00
Sekkarakudi	1748/1	0.22
Sekkarakudi	1748/2	2.42
Sekkarakudi	1836/1A	0.31
Sekkarakudi	1836/1B	0.32
Sekkarakudi	1836/2A	0.73
Sekkarakudi	1836/2B	0.53
Sekkarakudi	1837	1.58
Sekkarakudi	1842/1A	0.27
Sekkarakudi	1842/1B	1.75
Sekkarakudi	1713/2A	1.65
Sekkarakudi	1715/2B	2.03
Sekkarakudi	1707/1	0.89
Sekkarakudi	1726/1	1.98
Sekkarakudi	1726/2	2.11
Sekkarakudi	1870/3	1.14
Sekkarakudi	1880/2D	2.49
Sekkarakudi	1725/2	3.36
Sekkarakudi	1819	2.94
Sekkarakudi	1816/1	2.52
Sekkarakudi	1700/1	0.05
Sekkarakudi	1700/3	1.27
Sekkarakudi	1715/2A	2.15
Sekkarakudi	1721/1B	1.89
Sekkarakudi	1723/1A	3.66
Sekkarakudi	1721/1A	2.07
Sekkarakudi	1809/1	1.07
Sekkarakudi	1895/1A	3.21



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Sekkarakudi	1870/2	0.61
Sekkarakudi	1870/8	1.21
Sekkarakudi	1860/6	2.9
Sekkarakudi	1880/1B3	1.63
Sekkarakudi	1861/3A	1.21
Sekkarakudi	1806/2A	0.19
Sekkarakudi	1806/2B	5.06
Sekkarakudi	1800/3	1.46
Sekkarakudi	1798/1	0.85
Sekkarakudi	1798/2	1.79
Sekkarakudi	1823/1A	1.58
Sekkarakudi	1824/3B	2.25
Sekkarakudi	1882/1A	1.26
Sekkarakudi	1882/1B	1.31
Sekkarakudi	1883/2	1.43
Sekkarakudi	1882/2	1.32
Sekkarakudi	1719/2A	2.1
Sekkarakudi	1845/2A	0.91
Sekkarakudi	1845/2B	0.98
Sekkarakudi	1846/1E	0.89
Sekkarakudi	1847/1D	1.14
Sekkarakudi	1847/1F	0.53
Sekkarakudi	1847/2D	1.56
Sekkarakudi	1847/2F	0.57
Sekkarakudi	1814	2.49
Sekkarakudi	1816/2A	1.38
Sekkarakudi	1817/2A	1.88
Sekkarakudi	1879/1	1.07
Sekkarakudi	1823/1B	1.49
Sekkarakudi	1824/3A	1.46



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Sekkarakudi	1824/3E	0.81
Sekkarakudi	1846/1C	1.04
Sekkarakudi	1847/1C	0.74
Sekkarakudi	1847/1E	0.73
Sekkarakudi	1847/2C	0.84
Sekkarakudi	1847/2E	0.79
Sekkarakudi	1848/1C	0.66
Sekkarakudi	1891/1B	2.64
Sekkarakudi	1719/2B	4.54
Sekkarakudi	1888/2B	0.84
Sekkarakudi	1888/3	1.09
Sekkarakudi	1838/3B	2.12
Sekkarakudi	1862/1B	2.27
Sekkarakudi	1859	2.24
Sekkarakudi	1847/1A	0.64
Sekkarakudi	1847/2A	0.44
Sekkarakudi	1848/1A	0.86
Sekkarakudi	1342/1	0.80
Sekkarakudi	1701/3	0.59
Sekkarakudi	1702/2A	2.75
Sekkarakudi	1702/5	0.02
Sekkarakudi	1703/2	1.75
Sekkarakudi	1704/1A	1.43
Sekkarakudi	1793/1	1.31
Sekkarakudi	1878	1.4
Sekkarakudi	1860/7	1.83
Sekkarakudi	1818/1	3.46
Sekkarakudi	1818/3	2.12
Sekkarakudi	1716/1A	3.46
Sekkarakudi	1716/1B	4.47

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Sekkarakudi	1843/3	2.22
Sekkarakudi	1843/4	0.07
Sekkarakudi	1877	1.31
Sekkarakudi	1852/1B	0.54
Sekkarakudi	1856/1A	0.96
Sekkarakudi	1856/5	0.12
Sekkarakudi	1880/2C	2.03
Sekkarakudi	1829	1.38
Sekkarakudi	1872/1	1.48
Sekkarakudi	1872/3	0.17
Sekkarakudi	1876/1	0.99
Sekkarakudi	1876/3	0.05
Sekkarakudi	1899/3	1.28
Sekkarakudi	1902	0.86
Sekkarakudi	1873/4D	2.17
Sekkarakudi	1719/1	3.12
Sekkarakudi	1893/1	2.54
Sekkarakudi	1852/1A	1.12
Sekkarakudi	1852/1C	0.54
Sekkarakudi	1853/1	2.33
Sekkarakudi	1853/3	1.58
Sekkarakudi	1856/1B	1.01
Sekkarakudi	1894	1.43
Sekkarakudi	1895/2	0.62
Sekkarakudi	1897/1	1.33
Sekkarakudi	1717/2	3.2
Sekkarakudi	1903	0.44
Sekkarakudi	1895/1B	3.71
Sekkarakudi	1901	1.11
Sekkarakudi	1873/4B	1.74



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Sekkarakudi	1828/2	1.33
Sekkarakudi	1720/2	2.49
Sekkarakudi	1722/2	1.82
Sekkarakudi	1802/1	1.28
Sekkarakudi	1838/2B	2.35
Sekkarakudi	1838/3A	0.07
Sekkarakudi	1827	1.58
Sekkarakudi	1883/1	1.00
Sekkarakudi	1727/1	1.64
Sekkarakudi	1738/1	1.00
Sekkarakudi	1741	2.42
Sekkarakudi	1720/1A	1.82
Sekkarakudi	1720/1B	2.03
Sekkarakudi	1810/1A	1.99
Sekkarakudi	1810/1B	0.01
Sekkarakudi	1704/1B2	1.37
Sekkarakudi	1704/2B	1.4
Sekkarakudi	1735/1	0.73
Sekkarakudi	1880/2E	2.24
Sekkarakudi	1866/2	1.9
Sekkarakudi	1866/5	0.07
Sekkarakudi	1860/4B1	3.83
Sekkarakudi	1860/5	1.15
Sekkarakudi	1891/1A	2.79
Sekkarakudi	1891/1C	2.38
Sekkarakudi	1704/1B1	0.07
Sekkarakudi	1704/2A	1.19
Sekkarakudi	1706/2	1.07
Sekkarakudi	1757/3	0.35
Sekkarakudi	1758/1C	0.58



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Sekkarakudi	1758/3B2	2.15
Sekkarakudi	1717/1	3.06
Sekkarakudi	1813/1	1.22
Sekkarakudi	1808/1	2.00
Sekkarakudi	1808/2	2.00
Sekkarakudi	1846/1A	1.35
Sekkarakudi	1898/2	1.31
Sekkarakudi	1899/1	0.67
Sekkarakudi	1899/2	0.64
Sekkarakudi	1831/1	2.04
Sekkarakudi	1831/2	1.70
Sekkarakudi	1817/2B	1.59
Sekkarakudi	1838/2A	1.90
Sekkarakudi	1845/2C	0.91
Sekkarakudi	1880/1B1	1.65
Sekkarakudi	1890	6.26
Sekkarakudi	1892/1	2.21
Sekkarakudi	1892/2	0.95
Sekkarakudi	1870/10	1.59
Sekkarakudi	1870/5	0.36
Sekkarakudi	1835/1B	1.95
Sekkarakudi	1835/3	0.58
Sekkarakudi	1873/1	1.4
Sekkarakudi	1870/4	0.88
Sekkarakudi	1870/9	0.04
Sekkarakudi	1790/2A	3.11
Sekkarakudi	1809/2A	0.61
Sekkarakudi	1809/2B	0.15
Sekkarakudi	1809/2C	0.37
Sekkarakudi	1860/4A2	2.16
Sekkarakudi	1889	1.76



Srei Equipment Finance Limited

CIN: U70101WB2006PLC109898

"Mahalakshmi" 290, 1st Floor, Peters Road, Gopalapuram, Chennai - 600 086

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Email: corporate@srei.com Website: www.srei.com

Head Office : Plot No. Y-10, Block EP, Sector-V, Salt Lake City, Kolkata-700091

Registered Office : 'Vishwakarma' 86C, Topsia Road (South), Kolkata-700046



Sekkarakudi	1844/1	0.45
Sekkarakudi	1844/3	0.06
Sekkarakudi	1854/1	2.73
Sekkarakudi	1852/2B	3.88
Sekkarakudi	1854/2	4.45
Sekkarakudi	1817/1C	1.10
Sekkarakudi	1863/1A	1.21
Sekkarakudi	1852/2A	3.80
Sekkarakudi	1851/5	1.51
Sekkarakudi	1843/1	0.19
Sekkarakudi	1843/2	1.74
Sekkarakudi	1339	4.27
Sekkarakudi	1340	1.21
Sekkarakudi	1341	1.69
Sekkarakudi	1792/2	1.01
Sekkarakudi	1796	2.03
Sekkarakudi	1879/2	2.52
Sekkarakudi	1797	1.01
Sekkarakudi	1804/2	0.68
Sekkarakudi	1810/2B	1.8
Sekkarakudi	1811/2	1.25
Sekkarakudi	1851/2	3.51
Sekkarakudi	1866/1B	0.59
Sekkarakudi	1866/4	0.13
Sekkarakudi	1789/1	0.15
Sekkarakudi	1789/2	2.32
Sekkarakudi	1794	1.28
Sekkarakudi	1277/1	1.47
Sekkarakudi	1337/1	1.83
Sekkarakudi	1287/2	4.00
Sekkarakudi	1845/1A	0.42



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Sekkarakudi	1845/1B	2.93
Sekkarakudi	1715/1	15.43
Sekkarakudi	1739	3.8
Sekkarakudi	1846/1B	1.09
Sekkarakudi	1847/1B	0.85
Sekkarakudi	1847/2B	0.94
Sekkarakudi	1848/1B	0.91
Sekkarakudi	1713/2B	1.36
Sekkarakudi	1712/3	0.85
Sekkarakudi	1846/1D	0.84
Sekkarakudi	1718	1.81
Sekkarakudi	1838/1	2.16
Sekkarakudi	1272/2	2.05
Sekkarakudi	1273/2	2.45
Sekkarakudi	1275/2	1.43
Sekkarakudi	1278/2	1.21
Sekkarakudi	1285/1	0.44
Sekkarakudi	1285/2	0.44
Sekkarakudi	1286/2	1.68
Sekkarakudi	1284/1A	2.05
Sekkarakudi	1282/1A	1.24
Sekkarakudi	1282/2A	0.05
Sekkarakudi	1284/1B	0.10
Sekkarakudi	1835/1A	1.73
Sekkarakudi	1291/2	1.41
Sekkarakudi	1291/1	3.58
Sekkarakudi	1286/1	1.74
Sekkarakudi	1711/2	1.42
Sekkarakudi	1724/2	2.42
Sekkarakudi	1880/1A	4.99
Sekkarakudi	1287/1	1.98

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Sekkarakudi	1875/3	0.28
Sekkarakudi	1820/2A	0.73
Sekkarakudi	1820/2B	5.49
Sekkarakudi	1841/1	4.12
Sekkarakudi	1841/1	1.33
Sekkarakudi	1702/1	0.43
Sekkarakudi	1701/1	0.49
Sekkarakudi	1702/4	0.12
Sekkarakudi	1723/2B	2.25
Sekkarakudi	1725/3	2.4
Sekkarakudi	1742	2.75
Sekkarakudi	1724/3	2.39
Sekkarakudi	1848/2	2.74
Sekkarakudi	1758/2A	1.14
Sekkarakudi	1832/1	1.9
Sekkarakudi	1810/2A	0.1
Sekkarakudi	1811/1	0.2
Sekkarakudi	1790/2B	0.17
Sekkarakudi	1828/1	4.36
Sekkarakudi	1830	1.24
Sekkarakudi	1851/3	1.65
Sekkarakudi	1860/1	3.84
Sekkarakudi	1860/3	0.09
Sekkarakudi	1849/2	1.38
Sekkarakudi	1851/4	0.20
Sekkarakudi	1865/2	1.78
Sekkarakudi	1896/1	1.04
Sekkarakudi	1896/4	0.40
Sekkarakudi	1896/2	1.04
Sekkarakudi	1896/3	0.40
Sekkarakudi	1825/2	1.93

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Sekkarakudi	1826	3.50
Sekkarakudi	1812	3.14
Sekkarakudi	1875/1	1.01
Sekkarakudi	1822/3	2.52
Sekkarakudi	1868/1	3.87
Sekkarakudi	1712/1	1.68
Sekkarakudi	1713/1A	1.69
Sekkarakudi	1714	1.48
Sekkarakudi	1713/1B	1.21
Sekkarakudi	1723/2A	3.54
Sekkarakudi	1724/1	2.37
Sekkarakudi	1725/1	2.75
Sekkarakudi	1743	9.24
Sekkarakudi	1800/1	1.56

South Star Builders Private Limited

ALL THAT land measuring about 54.45 Acres situated Village- Varthadareddipatti, Tuticorin Taluk, Tuticorin District in the state of Tamil Nadu comprised in following Survey Nos. as follows:

Village	SURVEY NOS	Extent
Varthadareddipatti	169/3	4.87
Varthadareddipatti	3/1B	1.90
Varthadareddipatti	11/2B,2C, 12/2B,2C, 165/8	2.01
Varthadareddipatti	30/2F	3.38
Varthadareddipatti	112/5 & 117/7	2.24
Varthadareddipatti	371/2A	5.84
Varthadareddipatti	19/2	1.67
Varthadareddipatti	369/3A,3B,3C & 22/1A	3.65
Varthadareddipatti	12/1D, 1C, 1E, 1B	1.85
Varthadareddipatti	3/1A	1.63
Varthadareddipatti	8/4,5,6, 34/1, 30/2A, 2B	7.76
Varthadareddipatti	115/3	0.90
Varthadareddipatti	166/3	0.86



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Srei Equipment Finance Limited

CIN: U70101WB2006PLC109898

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Registered Office : 'Vishwakarma' 86C, Topsia Road (South), Kolkata-700046



		Varthadareddipatti	171/3 & 171/4	2.41
		Varthadareddipatti	75/2B	2.05
		Varthadareddipatti	32/1C	3.58
		Varthadareddipatti	171/1A & 171/1B	1.47
		Varthadareddipatti	369/1A, 1B, 1C	4.78
		Varthadareddipatti	117/4	2.20
South Star Developers Private Limited	ALL THAT land measuring about 41.52 Acres situated Village- Varthadareddipatti, Tuticorin Taluk, Tuticorin District in the state of Tamil Nadu comprised in following Survey Nos. as follows:			
		Village	Survey No	Extent
		Varthadareddipatti	168/4	0.36
		Varthadareddipatti	165/3	0.46
		Varthadareddipatti	372/2	1.38
		Varthadareddipatti	372/5	0.99
		Varthadareddipatti	166/1	1.00
		Varthadareddipatti	158/1	1.96
		Varthadareddipatti	373/2B1	0.15
		Varthadareddipatti	373/2B5	0.59
		Varthadareddipatti	373/2B2	0.13
		Varthadareddipatti	373/2B6	0.84
		Varthadareddipatti	373/2B3	0.10
		Varthadareddipatti	373/2B7	0.64
		Varthadareddipatti	373/2B4	0.59
		Varthadareddipatti	374/1A1	0.05
		Varthadareddipatti	374/1A2	0.11
		Varthadareddipatti	374/1A3	0.44
		Varthadareddipatti	14/1	1.95
		Varthadareddipatti	1/1	2.56
		Varthadareddipatti	149/1	2.73
		Varthadareddipatti	2/1	1.62
		Varthadareddipatti	16/1	3.38
		Varthadareddipatti	10/3	3.05
		Varthadareddipatti	9/2A	3.25

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Head Office : Plot No. Y-10, Block EP, Sector-V, Salt Lake City, Kolkata-700091
Registered Office : 'Vishwakarma' 86C, Topsia Road (South), Kolkata-700046





	<table><tr><td>Varthadareddipatti</td><td>9/2D</td><td>0.42</td></tr><tr><td>Varthadareddipatti</td><td>9/2C</td><td>0.09</td></tr><tr><td>Varthadareddipatti</td><td>162/1A</td><td>1.01</td></tr><tr><td>Varthadareddipatti</td><td>23/2A</td><td>2.51</td></tr><tr><td>Varthadareddipatti</td><td>23/2B</td><td></td></tr><tr><td>Varthadareddipatti</td><td>23/2C</td><td></td></tr><tr><td>Varthadareddipatti</td><td>68/5</td><td>4.24</td></tr><tr><td>Varthadareddipatti</td><td>41/1</td><td>2.68</td></tr><tr><td>Varthadareddipatti</td><td>57/1</td><td>2.24</td></tr></table>	Varthadareddipatti	9/2D	0.42	Varthadareddipatti	9/2C	0.09	Varthadareddipatti	162/1A	1.01	Varthadareddipatti	23/2A	2.51	Varthadareddipatti	23/2B		Varthadareddipatti	23/2C		Varthadareddipatti	68/5	4.24	Varthadareddipatti	41/1	2.68	Varthadareddipatti	57/1	2.24			
Varthadareddipatti	9/2D	0.42																													
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Varthadareddipatti	41/1	2.68																													
Varthadareddipatti	57/1	2.24																													
St. John Marketers Private Limited	ALL THAT land measuring about 20.24 Acres situated Village- Varthadareddipatti, Tuticorin Taluk, Tuticorin District in the state of Tamil Nadu comprised in following Survey Nos. as follows: <table><tr><th>Village</th><th>Survey No.</th><th>Extent</th></tr><tr><td>Varthadareddipatti</td><td>37</td><td>3.000</td></tr><tr><td>Varthadareddipatti</td><td>55/2</td><td>2.060</td></tr><tr><td>Varthadareddipatti</td><td>39/1</td><td>3.790</td></tr><tr><td>Varthadareddipatti</td><td>85/2</td><td>1.450</td></tr><tr><td>Varthadareddipatti</td><td>50/3</td><td>1.200</td></tr><tr><td>Varthadareddipatti</td><td>41/2B</td><td>0.940</td></tr><tr><td>Varthadareddipatti</td><td>69/1</td><td>1.580</td></tr><tr><td>Varthadareddipatti</td><td>56/4</td><td>3.020</td></tr><tr><td>Varthadareddipatti</td><td>71/1</td><td>3.200</td></tr></table>	Village	Survey No.	Extent	Varthadareddipatti	37	3.000	Varthadareddipatti	55/2	2.060	Varthadareddipatti	39/1	3.790	Varthadareddipatti	85/2	1.450	Varthadareddipatti	50/3	1.200	Varthadareddipatti	41/2B	0.940	Varthadareddipatti	69/1	1.580	Varthadareddipatti	56/4	3.020	Varthadareddipatti	71/1	3.200
Village	Survey No.	Extent																													
Varthadareddipatti	37	3.000																													
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Varthadareddipatti	69/1	1.580																													
Varthadareddipatti	56/4	3.020																													
Varthadareddipatti	71/1	3.200																													
St. John Warehousing Systems Private Limited	ALL THAT land measuring about 55.47 Acres situated Village- Thimmarajapuram and Varthadareddipatti, Tuticorin Taluk, Tuticorin District in the state of Tamil Nadu comprised in following Survey Nos. as follows: <table><tr><th>Village</th><th>Survey No.</th><th>Extent</th></tr><tr><td>Thimmarajapuram</td><td>219/1C</td><td>1.48</td></tr><tr><td>Thimmarajapuram</td><td>216/1A</td><td>0.68</td></tr><tr><td>Thimmarajapuram</td><td>204</td><td>2.68</td></tr><tr><td>Thimmarajapuram</td><td>349/2B</td><td>0.84</td></tr><tr><td>Thimmarajapuram</td><td>350/2</td><td>1.00</td></tr><tr><td>Thimmarajapuram</td><td>216/1C</td><td>0.70</td></tr></table>	Village	Survey No.	Extent	Thimmarajapuram	219/1C	1.48	Thimmarajapuram	216/1A	0.68	Thimmarajapuram	204	2.68	Thimmarajapuram	349/2B	0.84	Thimmarajapuram	350/2	1.00	Thimmarajapuram	216/1C	0.70									
Village	Survey No.	Extent																													
Thimmarajapuram	219/1C	1.48																													
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	Thimmarajapuram	346/1	3.27
	Thimmarajapuram	190/4	1.14
	Thimmarajapuram	190/3	0.86
	Thimmarajapuram	216/1B	0.70
	Thimmarajapuram	227/1C	2.87
	Varthadareddipatti	16/2D	0.91
	Varthadareddipatti	153/2	1.70
	Varthadareddipatti	21/2A & 2B	2.09
	Varthadareddipatti	23/2A, 2B & 2C	2.51
	Varthadareddipatti	29/2A, 29/2B, 170/3	4.90
	Varthadareddipatti	372/1, 371/1A, 15/1B	6.75
	Varthadareddipatti	371/2B	2.59
	Varthadareddipatti	31/1	3.11
	Varthadareddipatti	31/2	3.11
	Varthadareddipatti	2/2	1.62
	Varthadareddipatti	18/1	0.65
	Varthadareddipatti	18/5	0.72
	Varthadareddipatti	105/2	0.86
	Varthadareddipatti	95/3	2.40
	Varthadareddipatti	16/2A	0.67
	Varthadareddipatti	16/2C	0.88
	Varthadareddipatti	183/8	0.42
	Varthadareddipatti	185/1	1.82
	Varthadareddipatti	142/4	1.54
	Varthadareddipatti	219/1C	
	Varthadareddipatti	216/1A	
Tristar Creators Private Limited	ALL THAT land measuring about 52.22 Acres situated Village- Thimmarajapuram and Varthadareddipatti, Tuticorin Taluk, Tuticorin District in the state of Tamil Nadu comprised in following Survey Nos. as follows:		
	Village	Survey No.	Extent
	Thimmarajapuram	73/4B, 34/1A &	3.78

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		91/4	
	Thimmarajapuram	184/2A	0.37
	Thimmarajapuram	255/1	1.03
	Thimmarajapuram	166/1	5.08
	Thimmarajapuram	147/1B & 143/2	3.69
	Thimmarajapuram	256/6A & 256/4A	1.47
	Thimmarajapuram	53/6, 53/9 & 31/1C	3.32
	Varthadareddipatti	15/1C	1.43
	Varthadareddipatti	30/1	3.68
	Varthadareddipatti	374/1B1, 1B4 & 1B3	3.34
	Varthadareddipatti	9/4	9.00
	Varthadareddipatti	33/1 & 33/3	4.88
	Varthadareddipatti	30/2	3.22
	Varthadareddipatti	181/1	2.88
	Varthadareddipatti	8/2	1.96
	Varthadareddipatti	173	3.09



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Srei Equipment Finance Limited

CIN: U70101WB2006PLC109898

OM Chambers, 3rd Floor, Door No. 1-10-74/A/TF, Ward Block1, Dwarkadas Colony,
Begumpet, Hyderabad - 500 016

Website: www.srei.com

Head Office: Plot No. Y-10, Block EP, Sector- V, Salt Lake City,
Kolkata 700091 Registered Office: "Viswakarma", 86C Topsia
Road (South), Kolkata- 700046

E Auction Sale Notice for Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to Rule 8 (6) and Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

TERMS & CONDITIONS OF ONLINE AUCTION SALE

1.	Name and Address of the Secured Creditors:	Srei Equipment Finance Limited (SREI) bearing CIN: U70101WB2006PLC109898, situated at: OM Chambers, 3rd Floor, Door No. 1-10-74/A/TF, Ward Block1, Dwarkadas Colony, Begumpet, Hyderabad - 500 016 Website: www.srei.com Head Office: Plot No. Y-10, Block EP, Sector-V, Salt Lake City, Kolkata 700091; Registered Office: "Viswakarma", 86C Topsia Road (South), Kolkata- 700046.
2.	Contact Person:	Mr. M. Vijay Sai (Mob. No.: 9626267689)
3.	Description of the immovable property to be auctioned:	Property ALL THAT piece and parcel of land measuring total of 820.02 acres comprised in various survey nos, situated at different villages of Tuticorin Taluk, Tuticorin District in the State of Tamil Nadu together with all common areas, paths and freeways and all facilities.
4.	Name of Borrower:	Raffles Supply Chain Solutions Private Limited
5.	Name of the Mortgagor/s & Guarantor/s:	• Blue Marine Developers Private Limited, • Blue Marine Promoters Private Limited, • Kilimanjaro Agro Enterprises Private Limited, • South Star Builders Private Limited, • South Star Developers Private Limited, • St. John Marketers Private Limited, • St. John Warehousing Systems Private Limited, • Tristar Creators Private Limited
6.	Date and time of Auction:	Date: 20th November, 2025 between 12.30 pm to: 1.30 pm with unlimited extension of "5"minutes each i.e. the end time of e-auction will be extended by 5 Minutes each time if bid is made within the last 5 minutes before closure of auction.
7.	Reserve Price (Rs.):	Rs.21,84,00,000/- (Rupees Twenty One Crore Eighty Four Lakh Only)
8.	Earnest Money Deposit (EMD) (Rs.):	Rs.2,18,40,000/- (Rupees Two Crore Eighteen Lakh Forty Thousand)
9.	Last date of submission of bids:	19th November, 2025 (Wednesday)
10.	Bid Increment Amount by:	Rs.1,00,000/- (Rupees One Lakh Only).
11.	Debt Due with interest and cost:	Rs.46,92,45,533/- (Rupees Forty Six Crore Ninety Two Lakh Forty Five Thousand Five Hundred Thirty Three Only) due as

		on 31st July, 2021
12.	Date & Time of inspection of property for intending purchasers:	With prior appointment on 05.11.2025 to 18.11.2025 between 12:30 pm to 3:30 pm. (Contact Details & Mob. Nos.: Mr. M. Vijay Sai (Mob. No.: 9626267689))
13.	Address at which the bids to be collected & submitted:	OM Chambers, 3rd Floor, Door No. 1-10-74/A/TF, Ward Block1, Dwarkadas Colony, Begumpet, Hyderabad - 500 016
14.	Details of encumbrances over the properties, as known to the Bank/FIs:	There is no encumbrance known to SREI.
15.	The Properties are being sold on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” Basis As such, sale is without any kind of warranties & indemnities.	
16.	Particulars of the properties / assets (viz. extent & measurements specified in the E-Auction Sale Notice) have been stated to the best of information of the Authorised Officer and Authorised Officer shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.	
17.	E-Auction Sale Notice issued by the SREI is an invitation to the general public to participate in bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the SREI. Interested bidders are advised to peruse the copies of title deeds as available with SREI and to conduct own independent enquiries/due-diligence/search/etc., about the title, encumbrances and present condition of the properties/assets and claims, encumbrances, dues, etc affecting the properties before submission of bid/s.	
18.	Auction / bidding shall be strictly through “ Online Electronic Mode ” and only through the website: https://sarfaesi.auctiontiger.net/EPROC/ provided by the service provider M/s. E-Procurement Technologies Limited, B-704-705, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat. Contact Persons: Mr. Maulik Shrimali representing Auction Tiger, mob: +91-91735 28727; Email: maulik.shrimali@auctiontiger.net , who shall arrange and coordinate the entire process of auction through the e-auction platform.	
19.	The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. SREI /service provider shall not be held responsible for the internet connectivity, network problems, system crash, power failure etc.	
20.	For participating in the e-auction sale, the intending bidders should register their details with the service provider M/s E-Procurement Technologies Ltd. , B-704-705, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat. Contact Persons: Mr. Maulik Shrimali representing Auction Tiger, mob: +91-91735 28727; Email: maulik.shrimali@auctiontiger.net , well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.	
21.	For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% of reserve price only by Demand Draft (DD) / Pay Order (PO) favouring “SREI Equipment Finance Limited”, payable at Hyderabad.	
22.	The intending bidders should submit the duly filled in Bid Form (formats available at https://sarfaesi.auctiontiger.net/EPROC/ along with the DD/ PO towards EMD in a sealed cover addressed to “ The Authorized Officer, Srei Equipment Finance Limited ”, at the office at OM Chambers, 3rd Floor, Door No. 1-10-74/A/TF, Ward Block1, Dwarkadas Colony, Begumpet, Hyderabad - 500 016 latest by 19.11.2025 (Wednesday) before 4:00 pm . The sealed cover should be superscribed with “ E-Auction Sale for All that piece and parcel of land measuring total of 850.92 acres at Tuticorin ”	
23.	After expiry of the last date of submission of EMD DD / PO, the Authorised Officer shall examine the details of interested bids received by him and confirm the details of the qualified bidders (who have provided their details and paid the specified EMD with SREI) to the service provider M/s E-Procurement Technologies Ltd. , to enable them to allow only those bidders to participate in the online <i>inter se</i> bidding /auction proceedings on the date and time mentioned in E-Auction Sale Notice.	
24.	Inter-se bidding among the qualified bidders shall start from the Reserve Price. During the process of inter-se bidding, there will be unlimited extension of “5” minutes each, i.e. the end time of e-auction shall be automatically extended by 5 Minutes each time if bid is made within 5 minutes from the last extension.	
25.	Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.	

26.	The EMD received late for any reason whatsoever will not be entertained.
27.	Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY EMAIL , both to the Authorised Officer, Srei Equipment Finance Limited and to the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
28.	The interested bidders, who have submitted their EMD along with necessary documents on or before 17.11.2025 till 4:00 p.m., shall be eligible for participating in e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid increase amount" against properties. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extensions of 5 minutes each). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
29.	The successful bidder shall deposit 25% of the bid amount (including EMD) on or before 21st November, 2025 to SREI being knocked down in his /her favour and balance 75% of bid amount within 15 days from the date of e-auction to the credit of Srei Equipment Finance Limited , payable at Hyderabad. Any taxes (TDS and or GST) over and above the Bid amount to be borne by the successful Bidder. The time period for balance payment may be extended only at the consent of SREI.
30.	In case of default in payment of above stipulated amounts by the successful bidder /auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the properties will be again put to sale. The defaulting bidder shall have no claim / right in respect of properties / amount. As the sale is subject to confirmation by SREI, the offers would be treated as open.
31.	At the request of the successful bidder in writing, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance 75% of the bid amount subject to the provision of applicable law.
32.	Municipal/ Revenue /Panchayat /Local Body Taxes, Society dues, Electricity dues, Water dues, etc., (if any) has to be paid / borne by the successful bidder only.
33.	Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of the entire purchase price/ bid amount.
34.	Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. Any taxes (TDS and or GST) to be borne by the successful Bidder.
35.	SREI / Authorised officer will be at liberty to amend / modify / delete any of the above conditions as may be deemed necessary in the light of the facts and circumstances of the case. In case the offer for purchase of assets on deferred payment basis from a purchaser is accepted, SREI / Authorised officer reserves its right to annul/amend the offer if it receives unsatisfactory report from the banker/s of the purchaser or for any other valid reasons.
36.	SREI / Authorized officer may postponed/ cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider or SREI or on the notice board at SREI office, Hyderabad.
37.	The decision of the Authorised Officer will be final, binding and unquestionable.
38.	All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
39.	This sale is without prejudice to SREI's right to proceed against the Borrower / Guarantors etc. before Debts Recovery Tribunal and / or as per the recovery certificate that may be obtained by SREI.
40.	The Authorised Officer / Secured Creditors shall not be responsible for any changes, lien, encumbrance, property tax, society charges, water tax, municipal tax or any other dues payable to the government or anybody in respect of the properties under sale.
41.	The successful bidder/s shall bear exclusively all the charges / taxes / rates payable for conveyance including stamp duty, registration charges, other surcharge, if any, any other known / unknown liability, expenses, taxes, any other dues to the Government or anybody in respect of properties sold.

42.	The intending bidders should make discreet enquires as regards to the properties / area / extent of the same /amenities / facilities /etc., from any authorities besides the SREI's charges and go through the title documents and satisfy themselves about the title extent of the properties, any statutory liabilities, arrears of property tax before submitting the bid. No claim of whatsoever nature regarding the properties put for sale, encumbrance over the properties, or any other matter pertaining to sale of assets will be entertained after submission of the online bids.
43.	SREI / Authorised Officer reserve the right to accept or reject any or all tenders/bids before confirmation of sale and cancel the e-auction sale without assigning any reason whatsoever.
44.	SREI / Authorized Officer does not undertake any responsibility to procure any permission/ license /approval /certificate / order / etc., in respect of the properties/assets offered for sale or for settlement of any dues whatsoever in respect of the said properties/assets. The successful bidder / purchaser will have to obtain necessary approval / license / permissions from any concerned authorities pertaining to the properties on its own and on its own cost.
45.	The sale is subject to confirmation by the secured creditors i.e. SREI.
46.	No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.
47.	Correspondence about any change / modification in the offer after submission of tender / bidwill not be entertained. Bids once made shall not be cancelled or withdrawn. All bids made from the User ID given to bidder will be deemed to have been made by him / them / it only.
48.	The purchaser will not carry any industrial / manufacturing activities at the premises after acquisition / purchase of properties or store any hazardous or prohibited items as specified by the Government from time to time. Any act except for the purpose stated hereinabove, will be solely on the purchaser and the purchaser will be solely liable / responsible for the consequences.
49.	EMD amount shall be adjusted in case of the highest / successful bidders. For unsuccessful bidders it will be refunded within 7 days from the date of e-auction and bidders will not be entitled to claim any interest, cost, expenses and any other charges (if any).
50.	The sale certificate shall be issued in the same name in which the tender / bid/ is submitted.No request for change of name of bidder(s) / substitution shall be entertained.
51.	All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
52.	The Authorized Officer reserves its right to negotiate with the highest bidders for further improvement in the offer in order to maximize the recovery of public money.
53.	The e-auction will be conducted under the supervision of the Authorised Officer of SREI and an auction agency engaged by SREI for the purpose. Disputes, if any, shall be within the jurisdiction of Tamil Nadu Court only.
54.	In case the E-auction schedule is cancelled before the scheduled date of sale, it will only be displayed on the notice board /website of SREI.
55.	Words and expression used herein above shall have the same meaning assigned to them in SARFAESI Act, 2002, and rules framed there under.
56.	For details and assistance on the bidding / e-auction procedure, the prospective bidders may contact Mr. M. Vijay Sai (Mob. No.: 9626267689/Email: m.sai@srei.com)or Mr. Maulik Shrimali, representing Auction Tiger, (Mob.: 9173528727 /Email : maulik.shrimali@auctiontiger.net;).
Special Instructions / Caution:	
Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither the Authorised Officer of Secured Creditor nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.	