



# Pridhvi Asset Reconstruction And Securitisation Company Ltd.

Ref No. 346/2023/261

18.05.2023

## RPAD

To,

1. **M/s. Vikram Hospital Private Limited**  
(Company in Liquidation)  
Represented by Liquidator,  
**CA Ramchandra D. Choudhary**  
9-B, Vardan Complex,  
Near Vimal House, Lakhudi Circle,  
Navrangpura, **Ahmedabad - 380014**
2. **S.B. Vikarm,**  
S/o S. Bhaskar,  
No.11, Temple Road,  
Jayalakshmipuram,  
**Mysore-570012**

3. **Dr. S. Bhaskar,**  
S/o Late. Narayana Setty,  
No.11, Temple Road,  
Jayalakshmipuram,  
**Mysore-570012**
4. **S.N. Rajeshwar,**  
S/o Late. Narayana Setty,  
No.7, 1<sup>st</sup> main, Paramahansa Road,  
Yadavagiri, **Mysore-570020**
5. **M/s. Prime Lifeline Healthcare Pvt. Ltd.**  
#50/C, Vivekananda Road,  
Yadavagiri, Devaraja Mohalla,  
**Mysore-570020**

Dear Sir/Madam,

**Sub: NPA Account of M/s. Vikram Hospital Pvt Ltd., - Sale Notice under Rule 6 (2) and Rule 9 (1) of Security Interest (Enforcement) Rules 2002 i/w proviso to Rule 8 (b) of Security Interest (Enforcement) Rules, 2002.**

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Please find attached herein the Sale Notice issued by the undersigned with respect to the properties as described in the said Sale Notice on date as mentioned therein.

This is for your information.

Yours faithfully,

**AUTHORISED OFFICER**





# Pridhvi Asset Reconstruction And Securitisation Company Ltd.

**Sale Notice under Rule 6 (2) and Rule 9 (1) of Security Interest (Enforcement) Rules 2002 r/w proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002 – M/s Vikram Hospital Private Ltd.,**

E- Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 read with proviso to Rule 6 (2) and Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor/s & Guarantor/s that the below described movable and immovable property mortgaged/hypothecated/charged to the Secured Creditor, the Possession of which has been taken by the Resolution Professional appointed by NCLT, Bengaluru will be sold on “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**WHATEVER THERE IS**” basis on **16/06/2023**, for recovery of **Rs. 117,76,41,226/- (Rupees One hundred seventeen crores, seventy six lakhs, forty one thousand two hundred twenty six only)** as on **31.01.2023** along with further interest and costs due to Secured Creditor i.e., Pridhvi Asset Reconstruction and Securitisation Company Ltd., (PARAS) from **M/s. Vikram Hospital Private Limited., (Company in liquidation)** represented by its Liquidator and Guarantors: (i) Dr. S.B. Vikram; (ii) Dr. S. Bhaskar; (iii) Mr. S.N. Rajeshwar; and (iv) M/s. Prime Lifeline Healthcare Pvt Ltd.,

Sale of Schedule Properties will be held by adopting “Online Auction Sale” through the website <https://www.bankeauctions.com> of the Service provider. The details of date of E-auction, last date of submission of Bid Form, Reserve Price, Earnest Money Deposit, Bid increase amount and time of E-Auction are mentioned hereunder:

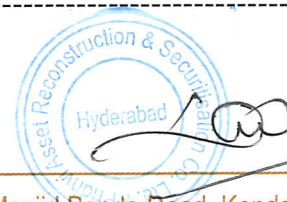
## **SCHEDULE – A (Description of Movable Property)**

All the Movable assets comprising of Medical equipment, including office furniture & fixtures, electrical fittings, vehicles, etc., located in the property bearing Door No. 46, New No. 30/1 and Door No. 3044, New No. D-31, (formerly CITB Site No.47), Vivekananda Road, Yadavagiri, Devaraja Mohalla, Mysuru-570 020. The detailed list of equipment and other assets will be available on the website “[www.Paras.org.in](http://www.Paras.org.in)”

## **SCHEDULE – B (Description of Immovable Property)**

Land and Building bearing Door No. 46, New No. 30/1 and Door No. 3044, New No. D-31 (formerly CITB Site No. 47), Land admeasuring 21600 Sq.ft., along with building with super built up area of 61200 Sq.ft., situated at Vivekananda Road, Yadavagiri, Devaraja Mohalla, Mysuru – 570 020 bounded by:

East: Conservancy  
West: Vivekananda Main Road  
South: Site No: 48  
North: Site No: 45





# Pridhvi Asset Reconstruction And Securitisation Company Ltd.

## Details of E-Auction sale of Schedule A & B Properties as Single Lot (Lot-1)

Description of Properties	Reserve Price	EMD amount	Bid Multiplier	Date and time of E-auction sale as a single lot	Last Date for submission of EMD & Bid Forms
Schedule – A – Movable properties & Schedule – B – Immovable Property	Rs.31.00 Cr.	Rs.3.10 Cr.	Rs.10.00 Lakhs	16/06/2023 12.30 pm to 1.30 pm*	14/06/2023 up to 4 pm

## Details of E-Auction sale of Schedule A & B Properties as separate Lots (Lot -2)

Description of Properties	Reserve Price	EMD amount	Bid Multiplier	Date and time of E-auction sale as a single lot	Last Date for submission of EMD & Bid Forms
Schedule – A – Movable property	Rs. 3.00 Cr.	Rs. 30.00 Lakhs	Rs.3.00 Lakhs	16/06/2023 2.00 pm to 3.00 pm*	14/06/2023 up to 4 pm
Schedule – B – Immovable Property	Rs. 28.00 Cr.	Rs. 2.80 Cr.	Rs.7.00 Lakhs	16/06/2023 3.30 pm to 4.30 pm*	14/06/2023 up to 4 pm

\*Time of E-auction – with an auto extension of 5 minutes each i.e., e-auction end time will be extended by 5 minutes each, if bid is made before closure of auction.

The e-Auction for Schedule -A and Schedule-B properties as a single Lot will be conducted on 16/06/2023 at 12.30 pm. In the event Schedule A & B properties are not sold in the said auction as a single lot, then above said Schedule A & B properties will be sold in separate lots on the same day i.e., 16/06/2023 at 2.00 pm and 3.30 pm respectively. However in the auction of separate lots, if Schedule-A property is sold, then only the auction of Schedule-B will be confirmed. If Schedule-A property is not sold, then the auction conducted for Schedule-B will be cancelled.

Encumbrances known to Secured Creditor if any: NIL

The intending participants/bidders are advised to go through the website <https://www.bankeauctions.com> and also [www.paras.org.in/tenders](http://www.paras.org.in/tenders) for detailed terms and conditions of e-auction sale and are also required to contact the Service provider for online registration, user ID, password, help, procedure, online training about e-auction etc., for submitting their bid forms and for taking part in e-auction sale proceedings.

Date: 18.05.2023

Place: Hyderabad.

  
Authorised Officer



# Pridhvi Asset Reconstruction And Securitisation Company Ltd.

## Details of Terms & Conditions of Sale

Sale of Schedule properties will be held by adopting "Online E-auction Sale" through the website <https://www.bankeauctions.com> of the service provider. The details of date of E-auction, last date of submission of bid form, reserve price, Earnest Money Deposit, bid increase amount and time of E-auction are mentioned hereunder:

### SCHEDULE – A (Description of Movable Property)

All the Movable assets comprising of Medical equipment, including office furniture & fixtures, electrical fittings, vehicles, etc., located in the property bearing Door No. 46, New No. 30/1 and Door No. 3044, New No. D-31, (formerly CITB Site No.47), Vivekananda Road, Yadavagiri, Devaraja Mohalla, Mysuru-570 020. The detailed list of equipment and other assets will be available on the website "[www.Paras.org.in](http://www.Paras.org.in)"

### SCHEDULE – B (Description of Immovable Property)

Land and Building bearing Door No. 46, New No. 30/1 and Door No. 3044, New No. D-31 (formerly CITB Site No. 47), Land admeasuring 21600 Sq.ft., along with building with super built up area of 61200 Sq.ft., situated at Vivekananda Road, Yadavagiri, Devaraja Mohalla, Mysuru – 570 020 bounded by:

East: Conservancy  
West: Vivekananda Main Road  
South: Site No: 48  
North: Site No: 45

### Details of E-Auction sale of Schedule A & B Properties as Single Lot

Description of Properties	Reserve Price	EMD amount	Bid Multiplier	Date and time of E-auction sale as a single lot	Last Date for submission of EMD & Bid Forms
Schedule – A – Movable properties & Schedule – B – Immovable Property	Rs.31.00 Cr.	Rs.3.10 Cr.	Rs.10.00 Lakhs	16/06/2023 12.30 pm to 1.30 pm*	14/06/2023 up to 4 pm

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\*Time of E-auction – with an auto extension of 5 minutes each i.e., e-auction end time will be extended by 5 minutes each, if bid is made before closure of auction.





# Pridhvi Asset Reconstruction And Securitisation Company Ltd.

Public are invited to participate in "Online E-auction" through the website <https://www.bankeauctions.com> of the service provider.

The address and details of service provider are: M/s C 1 India Pvt Ltd.,

Contact person: Mr. Dharani Krishna.

Contact No: 99481 82222

E mail id: (1) [dharaani.p@c1india.com](mailto:dharaani.p@c1india.com) and (2) [andhra@c1india.com](mailto:andhra@c1india.com)

The intending participants/bidders are advised to go through the website <https://www.bankeauctions.com> and also [www.paras.org.in](http://www.paras.org.in) for detailed terms and conditions of e-auction sale and are also required to contact the service provider for online registration, user ID, password, help, procedure, online training about e-auction etc., for submitting their bid forms and for taking part in e-auction sale proceedings.

The intending participants shall deposit EMD amount by RTGS/NEFT/Funds transfer to the credit of E-auction collection below mentioned account of Secured Creditor:

Account No	100631100000229
Secured Creditor	M/s. PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED.
Bank	UNION BANK OF INDIA
Branch	Mid Corporate Branch, Punjagutta, Hyderabad
IFSC Code	UBIN0577901

The intending bidders are advised to submit the Bid Forms with requisite details viz., proof of deposit of EMD, PAN Card, AADHAR, Address and ID Proof along with duly signed Terms and conditions of the sale and other Terms and conditions of sale on or before the last date mentioned in the above auction table. The intending bidders shall send hard copy of Bid form duly filled in along with self attested copies of above documents by Regd. Post / Speed Post / Courier to the undersigned so as to reach on or before 14/06/2023 by 5.00 P.M. at the following address:

Mr. V. Udayabhaskara Rao,

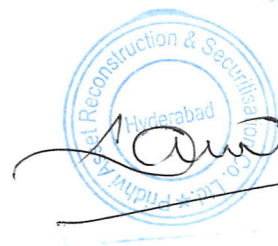
Chief Manager & Authorised Officer,

Contact. Mobile: 9640993395. Office land line No: 040-41413305.

E-mail id: [Udayabhaskara@paras.org.in](mailto:Udayabhaskara@paras.org.in)

The intending bidders are also advised to visit the property and fully satisfy themselves about the details of the properties before participating in the e-auction.

Date and Time of Inspection of the property: 03/06/2023 between 11.00 AM to 3.00 PM.



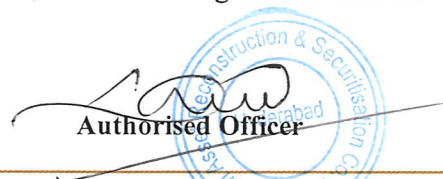


# Pridhvi Asset Reconstruction And Securitisation Company Ltd.

## **Terms & conditions of sale:**

- 1) The aforesaid property/ies will not be sold below the reserve price;
- 2) The successful bidder shall immediately i.e., on the same day or not later than next working day, deposit 25% of the Tender amount (inclusive of the EMD already paid); if not the property shall be sold again as per Rule 9 (3) of Security Interest (Enforcement) Rules, 2002.
- 3) The balance 75% of the sale price shall be payable on or before the 15<sup>th</sup> (fifteenth) day from the date of confirmation of sale; or such extended period as per Rule 7 (1) and 9 (4) of Security Interest (Enforcement) Rules, 2002 and if the successful bidder fails to pay even after such extended period, the amount deposited shall be forfeited.
- 4) The Authorised Officer reserves the right to reject/adjourn/cancel/postpone any/or all the tenders at any stage without assigning any reasons thereof. For any enquiry/query kindly reach email id: udayabhaskar@paras.org.in, Ph. No. 040 - 41413305; 9640993395.
- 5) Interested parties may submit their bids along with EMD and the KYC documents in the manner prescribed in the "Other Terms and Conditions", which form part of these terms and conditions and which are available at the website of service provider i.e., <https://bankeauctions.com> and also at the Office and website of M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited [www.paras.org.in/tenders](http://www.paras.org.in/tenders);
- 6) The bids without EMD are liable to be rejected;
- 7) The successful bidder/s is/are liable for payment of the stamp duty, registration and all other charges for registration of the sale certificate to be issued. PARAS shall not be held liable for any charge, lien, encumbrance, property tax or any dues to government or anybody in respect of property under sale;
- 8) The intending bidders should make discrete enquiries as regards any encumbrances, claims, charges, attachments, prohibitory orders on the property/ies by any authority/person and should satisfy themselves about the title, extent, quality and quantity of the property/ies before submitting their bid. No claim of what so ever nature regarding the property/ies put for sale will be entertained after submission of bid by the intending bidders. Further the intending bidders shall satisfy themselves about registrability of the property/ies as PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LTD., is not aware of any prohibition as regards registration of the property/ies at the SRO concerned;
- 9) The highest bidder as confirmed by the Authorised Officer shall not be eligible to claim any damage(s), interest, legal expenses if there is any delay in issuance of Sale Certificate or Cancellation of auction for any reasons thereof.
- 10) Please note that before remitting the balance of bid amount the successful bidder should deduct 1% of the bid amount towards TDS for the purchase price of the asset(s) sold which exceeds Rs.50 Lakhs and remit the same to Income Tax Department and submit us the proof of remittance of the TDS amount.
- 11) In the event the auction scheduled herein above fails for any reason whatsoever, PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LTD., have the right to sell the secured assets under auction through this notice by way of PRIVATE TREATY under the provisions of the SARFAESI Act, 2002.
- 12) This is also a notice to the Liquidator of the Borrower Company as well as the erstwhile Directors/guarantors of M/s. Vikram Hospital Pvt Ltd., about holding of the sale on the above mentioned date and other details.

Date: 18.05.2023  
Place: Hyderabad

  
Authorised Officer