



PRASADITYA ARC LIMITED

FORMERLY PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED

NOTICE INVITING SEALED TENDERS-CUM-E -AUCTION FOR SALE OF SECURED ASSET OF M/s. SIRIUS INFRA PROJECTS PVT LTD.

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

Notice Under Rule 9(1) of Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of i.e., M/s. Prasaditya ARC Limited {formerly known as Pridhvi Asset Reconstruction and Securitisation Company Limited (PARAS)} - Secured Creditor, will be sold on **“AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS”**, for recovery of Rs.38,95,08,094/- (Rupees Thirty Eight Crores Ninety Five Lakhs Eight Thousand and Ninety Four Only), outstanding as on 30.06.2026, with further interest and costs thereon due to the Secured Creditor (i.e., Prasaditya ARC Limited), from **M/s. Sirius Infra Projects Pvt Ltd** as borrower, Mr. B. Narsimha Reddy, Mr. K.Srinivasa Reddy, as Guarantors/Mortgagors and Mrs. Pushpa & Mr. Tejas (being Legal Heirs of Late Rajeev Mayor).

The authorised officer issued E auction - Sale of Schedule property 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 for submission of Bid form, Reserve Price, Earnest Money Deposit, Bid Increase Amount and Time of E-Auction are mentioned hereunder:

Date and time of Inspection	Last date of submission of bid	Date of E-Auction	
On 01.08.2026 Between 10.00 AM to 04.00 PM	On or before 05.00 PM on 01.09.2026	02.09.2026 (WEDNESDAY)	
Time of E-Auction Item No. – 1 from 11.00 AM to 11.30.A.M.		Mandatory Bid Increment Item No.1 - Rs.5,00,000/- (per increment)	
<i>* Time of E-Auction – with an auto extension clause 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.</i>			
List of Encumbrance/Litigations:			
S.No.	Court	Case No.	Status
1	Debt Recovery Tribunal-II, Hyderabad	SA 548/2023	Pending.

At the sale, the public are invited to participate in **“online e-auction”** through the website <https://www.bankeauction.com> of the service provider. The address details of Service Provider are: - M/s. C1 India Pvt. Ltd, Contact Person: (1) Mr. Dharani Krishna, Contact No.9948182222, E-mail ID: (1) dharani.p@c1india.com & (2) andhra@c1india.com

The intending participants/bidders are advised to go through the website <https://www.bankeauction.com> also www.prasadityaarc.co.in/auctions/ 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. Prasaditya ARC 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 online with requisite details viz. proof of deposit of EMD, PAN Card, Aadhaar, Address & ID Proof on or before the last date mentioned in the above auction table.

Registered and Corporate Office: D.No. 1-55, Raja Prasadamu, 4th Floor, Wing-I, Masjid Banda Road, Kondapur, Hyderabad-84
CIN: U67120TG2007PLC053327, Tel: 040-41413333, Email: co@paras.org.in, Web: www.paras.org.in



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The intending bidders shall send hard copy of Bid Form duly filled in along with self-attested copies of above documents by Registered Post/Speed Post/ Courier to the undersigned so has to reach on or before **01/09/2026 by 05.00 P.M.** at the following address:

Mr. MS Hussain, Vice President & Authorized Officer, M/s. Prasaditya ARC Limited {formerly known as Pridhvi Asset Reconstruction and Securitisation Company Limited (PARAS)}, Door No. 1-55, 4th Floor, 'Raja Praasadamu', Masjid Banda Road, Kondapur, Hyderabad – 500 084. *(Postal delays are not entertained). (Email id: mshussain@prasadityaarc.co.in).

The intending bidders are also advised to visit the property and fully satisfy themselves about the details of the property before participating in the e-auction. The intending participants are also advised to contact Mr. Mohammed Yaseer, Senior Manager (contact Mobile No. 91- 7032806200 – Office Land line No. 040-41413341, Email: yaseer@prasadityaarc.co.in for detailed queries, terms and conditions, queries, guidance, inspection of schedule property, perusal of copies of title deeds and latest encumbrance certificates to exercise due diligence and satisfy themselves about the title property under E -auction sale.

In the event the auction scheduled herein above fails for any reason whatsoever, Prasaditya ARC Limited have the right to sell the secured asset under auction through this notice by way of **PRIVATE TREATY** under the provisions of the SARFAESI Act, 2002.

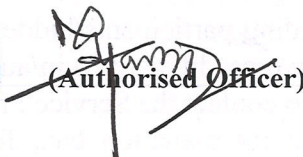
This is also a notice to the borrower/guarantor/legal heirs/mortgagor of **M/s. SIRIUS INFRA PROJECTS PVT LTD**, about holding of the sale on the above-mentioned date and other details.

DESCRIPTION OF THE IMMOVABLE SECURED ASSET		
Item No.1	Reserve Price: Rs.10,00,00,000/-	Earnest Money Deposit: Rs.1,00,00,000/-
All that property consisting of open land admeasuring Ac. 2.05 Gts in Survey No: 157 (HMDA has certified that the land use is under Residential zone) situated at Gopanpally Village, Serilingampally Mandal, Rangareddy Dist belonging to K.Srinivasa Reddy and bounded by:		
NORTH BY :	Road	
SOUTH BY :	Land belonging to Mallaiah	
EAST BY :	Land belonging to Vittal Rao	
WEST BY :	Land belonging to P. Ashok Goud	

For detailed terms and conditions of the sale, please visit website of secured creditor i.e., www.prasadityaarc.co.in/auctions/

Date: 20.07.2026
Place: Hyderabad




(Authorized Officer)