



Pridhvi Asset Reconstruction And Securitisation Company Ltd.

NOTICE INVITING SEALED TENDERS-CUM-E -AUCTION FOR SALE OF SECURED ASSET OF M/s. TOURISM AND TRAVEL MEDIA ENTERTAINMENT PVT. LTD.

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

Notice is hereby given to the public that the following secured asset will be sold by the undersigned under the provisions of SARFAESI Act by way of Sealed Tenders cum E -AUCTION on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis on the date, time and at the place mentioned hereunder for recovery of dues to M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited (PARAS) amounting to Rs. 55,22,94,941/- (Rupees Fifty Five Crores Twenty Two Lakhs Ninety Four Thousand Nine Hundred and Forty One Only) as on 31.01.2023 with further interest and costs thereon from M/s. Tourism and Travel Media Entertainment Pvt. Ltd.

DESCRIPTION OF THE IMMOVABLE SECURED ASSET

Reserve Price: Rs.6,10,00,000/-	Earnest Money Deposit: Rs.61,00,000/-
All that the portion of House bearing No.8-2-608/1/4 and 8-2-608/1/5 forming part of survey Nos.120 and 121 of Shaikpet Village, Shaikpet Revenue Mandal, admeasuring 357.5 Square Yards or 298.90 Square Meters, situated at Road No.10, Banjara Hills, Hyderabad, A.P., belonging to M/s. Time and Media and bounded by:	
North :	H.No.8-2-608/1/6; South :
East :	40'-0" Wide Road; West :
	Neighbour's House; Portion of H.No.8-2-608/1/4 & 5;

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 of E-Auction: 24.03.2023			
Last Date for submission of Bid: 21.03.2023 on or before (05.00 P.M)			
Reserve Price	Earnest Money Deposit	Bid Increase Amount	Time of E-Auction* Between
Rs.6,10,00,000/-	Rs. 61,00,000/-	Rs.2,00,000/-	11.00 AM to 12.00 Noon

* 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.

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> 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 Ltd
Bank	Union Bank of India
Branch	Mid Corporate Branch – Punjagutta Hyderabad
IFSC Code	UBIN0577901



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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.

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 as to reach on or before 21.03.2023 by 05.00 P.M. at the following address:

Mr. V. Udaya Bhaskara Rao, Authorized Officer, M/s. 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)**.

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.

Date & Time of Inspection of the property: 08.03.2023 between 11.30 A.M to 2.30 P.M.

The intending participants are also advised to contact Mr. V. Udaya Bhaskara Rao, Authorised Officer (contact Mobile No. 91- 9640993395 – Office Land line No. 040-41413305 (E-mail id: udayabhaskar@paras.org.in 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.

TERMS AND CONDITIONS OF SALE

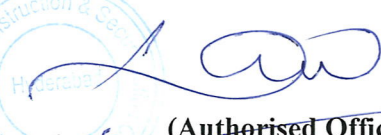
- 1) The aforesaid property will not be sold below the reserve price.
- 2) The successful bidder shall immediately, i.e., on the same day or not later than next working day, deposit 25% of the Tender amount (inclusive of the EMD already paid); if not then the property shall be sold again as per Rule 9(3) of Security Interest (Enforcement) Rules, 2002.
- 3) The balance 75% of the sale price shall be payable on or before the 15th (fifteenth) day from the date of confirmation of sale; or such extended period as per Rule 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 Authorized Officer reserves the right to reject/adjourn/cancel/postpone any/or all the tenders at any stage without assigning any reasons thereof. The sale will be confirmed in favour of the highest bidder. For any enquiry/query kindly reach email id: udayabhaskar@paras.org.in, Ph. No. 040 – 41413305;
- 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 office and website of M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited i.e., www.paras.org.in/tenders
- 6) 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;



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- 8) The intending bidders should make discreet enquiries as regards any encumbrances, claims, charges, attachments, prohibitory orders on the property by any authority/person and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of what so ever nature regarding the property put for sale will be entertained after submission of bid by the intending bidders.
- 9) The intending bidders are hereby informed that the sale of the secured asset is subject to approval of the Special Court at Eluru and further the intending bidders shall satisfy themselves about registrability of the property as PARAS is not aware of any other prohibition as regards registration of the property at the SRO concerned.
- 10) The highest bidder as confirmed by the Authorised Officer shall not be eligible to claim any damage(s)/interest/legal expense(s) if there is any delay in issuance of Sale Certificate or cancellation of auction for any reasons whatsoever.
- 11) Please note that before remitting the balance of bid amount the successful bidder should deduct TDS on the purchase price of the asset(s) sold, as applicable, if the purchase price exceeds Rs.50.00 Lakhs and remit the same to Income Tax Department and submit us the proof of remittance of the TDS amount.
- 12) Encumbrances known to PARAS - Please note that the schedule property is under attachment of CB-CID in connection with pending cases against M/s. Agri Gold Farms and Estate India Pvt Ltd.
- 13) Securitisation Application No.151 of 2022 is pending before Hon'ble DRT, Hyderabad.
- 14) CRLA 73/2022 filed in respect of Crl MP No 403/2019 is pending before Hon'ble High Court of Andhra Pradesh.
- 15) This is also a notice to the borrower/guarantors/legal heirs/mortgagors of **M/s. Tourism and Travel Media Entertainment Pvt. Ltd.**, about holding of the sale on the above-mentioned date and other details.

Date: 14.02.2023
Place: Hyderabad


(Authorised Officer)