



Pridhvi Asset Reconstruction And Securitisation Company 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 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 properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of i.e., M/s. 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", on 27.09.2023 (i.e., WEDNESDAY) for recovery of Rs.32,22,55,522/- (Rupees Thirty Two Crores Twenty Two Lakhs Fifty Five Thousand Five Hundred and Twenty Two Only), outstanding as on 31.07.2023 under one portfolio, with further interest and costs thereon due to the Secured Creditor i.e., PARAS from M/s. Kothuri Venkata Ratnam Company (due of Rs.8,05,57,339/-), M/s. Sri Lakshmi Chillies Trading Company (due of Rs.3,07,69,435/-), M/s. Sri Raghavendra Chillies Trading Company (due of Rs.3,07,71,430/-), M/s. Sri Vasavi Chillies Traders (due of Rs.6,90,01,556/-), M/s. Varasiddi Vinayaka Traders (due of Rs.3,05,83,196/-) & M/s. Vijayalakshmi Chillies Corporation (due of Rs.8,05,72,566/-) as borrowers, Mr. Kothuri Venkata Vara Prasada Rao Gupta, Mr. Kothuri Venkata Siva Koteswara Rao Gupta, Mr. Vura Satya Narayana Gupta, Mrs. Vura Rajeswari, Mrs. Syamala Paremi, Mrs. Amara Naga Malleswari, Mrs. Kothuri Satyavathi Devi, Mr. Venkata Subba Rao Kothuri, Mrs. Kothuri Pavani Padmaja, Mr. Amara Venkateswarlu, Mrs. Gopu Raja Ratna Sindhuri, Mr. Gopu Subramanyam, Mr. Gopu Krishna Raghavendra Gupta as Guarantors/Mortgagors.

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	Min. Bid Increments
On 18.09.2023 Between 10.00 AM to 05.00 PM	On or before 05.00 PM on 25.09.2023	27.09.2023 (WEDNESDAY)	Rs.1,00,000/-
Time of E-Auction	Item No. 1 – 10.30 AM to 11.AM, Item No.2 – 11.00AM to 11.30AM, Item No. 3 (LOT) – 11.30AM to 12.Noon, Item No.4 (LOT) – 12.Noon to 12.30 PM, Item No.5 (LOT) – 12.30PM to 1.PM, Item No.6 (LOT) – 1.Pm to 1.30 PM & Item No.7 – 1.30 PM to 2.PM		

* 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> also 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.



Pridhvi Asset Reconstruction And Securitisation Company Ltd.

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

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 25.09.2023 by 05.00 P.M. at the following address:

Mr.R. Mallikarjuna, Authorized Officer & Vice President, 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.

The intending participants are also advised to contact Mr Yaseer, Senior Manager (contact Mobile No. 7032806200 – Office Land line No. 040-41413342 (E-mail id: yaseer@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.

DESCRIPTION OF IMMOVABLE PROPERTIES

Item No. 1	Reserve Price: Rs.5,50,00,000/-	Earnest Money Deposit: Rs.55,00,000/-
Guntur District, Nallapadu Sub District, Guntur City, Krishna Nagar, III line, Ward No.18, Block No.20, T S NO.1671, Nallapadu Village, D NO.34/2, 41/1A, 44/1B, 42, 43 an extent of 488 1/9 sq.yds (out of Ac.10.77 cts), having construction of RCC building with Ground Floor Plinth area of 2198 sq. ft, First Floor 2198 sq. ft & Second Floor 624 sq. ft, belonging to Smt. Kothuri Satyavathi Devi is being bounded by : East: Municipal Road; South: Site of Majeti Pandu Ranganatham; West: Site of Chinta Krishna Rao; North: Compound wall of Gopala settee;		
Item No. 2	Reserve Price: Rs.2,76,00,000/-	Earnest Money Deposit: Rs.27,60,000/-
Guntur Dist., Nallapadu Sub-Dist, Guntur City, Krishna Nagar, 1st Line, Nallapadu Village, D No. 38/1A and sub-division No. 38/1A2, belonging to Mr.Amara Venkateswarlu, with in these boundaries an extent of 275- 8/9 sq. yds site, having construction of RCC building with Ground Floor Plinth area of 1358 sq. ft, First Floor Plinth area of 1108 sq. ft, bounded by: East: Site of Illendula Venkata Padmavathi, and Maddi Padmavathi, 39-06 ft; South: Property of Alapati Venu Gopala Rao, 63-00 ft; West: 40-00ft. wide Municipal Road, 39-00 ft; North: Property of N. Sada Sambasiva Reddy 63-06 ft;		
Item No.3 (a & b under one lot)	Reserve Price: Rs.1,80,00,000/-	Earnest Money Deposit: Rs.18,00,000/-
Item No.3a - Guntur District, Guntur Sub District, Guntur City, Lalapet Old Ward 10, Block No.3 T.S.No.377 building with Door No.22-12-88, an extent of 150 Sq.Yds, having construction of RCC building with Ground Floor Plinth area of 1400 sq. ft, First Floor Plinth area of 1400 sq. ft, belonging to Sri. Gopu Krishna Raghavendra Gupta and bounded by: East: Road; South: Kanigalpula Venkata Narasimharao; West: Kanigalpula Venkata Narasimha Rao; North: K. Hanumantha rao;		



Pridhvi Asset Reconstruction And Securitisation Company Ltd.

Item No.3b - Guntur District, Guntur Sub District, Guntur City, Lalapet Old Ward 10, Block No.3 T.S.No.377 building with Door No.22-12-88, an extent of 122 Sq. Yds, with roof tiles having Ground Floor only, belonging to Sri. Gopu Krishna Raghavendra Gupta and bounded by: East: Item (I) above; South: Joint wall with K. V. Narasimha Rao; West: Galli; North: Joint wall with Gunda Punnaiah.

(Total extent of item no.3 a & b {under 2 registrations documents} is 272 sq.yrds)

Item No. 4 (a & b under one lot)	Reserve Price: Rs.3,50,00,000/-	Earnest Money Deposit: Rs.35,00,000/-
---	--	--

Item No. 4a -Guntur District, Nallapadu Sub registrar, Guntur city, V line, Krishna Nagar, Nallapadu, Survey No.33, an extent of 227.5/9 sq.yds – 190.21 sq.mts out of Ac.2.75 cents, municipal, D No.3-29-13/25 on Northern side property and bounded by: East: Municipal Road, 29.3 ft., South: Joint wall between the subject property and the property of Voora Venkata Subbarao, 70 ft., West: Property sold by Janapati Peda Bikshalu and the subject property wall, 29.3 ft., North: Compound wall and the property of Dasari Radha Krishna Murthy, 70 ft., RCC building bearing SC No.19870 and within all appurtenances therein belonging to Sri V Satyanarayana Gupta, S/o (Late) V V Subba Rao.

Item No. 4b - Guntur District, Nallapadu Sub registrar, Guntur city, V line, Krishna Nagar, Nallapadu, Survey No.33, covering in an extent of 200.2/9 sq.yds out of in an extent of Ac.2.75 cents, D No.3-29-13/25 on Southern side property and bounded by: East: Municipal Road, 25.9 ft., South: Property of Illuri Saidulu and the subject property compound wall, 70 ft., West: Property sold by Janapati Peda Bikshalu and the subject property wall, 25.9ft., North: Joint Property No.5 wall between the property and remaining property of vendor, 70ft., RCC building bearing SC No.19870 and within all appurtenances therein belonging to Smt V. Rajeswari.

(Total extent of item no.4 a & b {under 2 registrations documents} is 427.77 sq.yrds, consist of Common RCC construction on both sites, Ground floor plinth area 1187 sq.ft and First floor plinth area 1187 sq. ft)

Item No. 5 (a & b under one lot)	Reserve Price: Rs. 3,80,00,000/-	Earnest Money Deposit: Rs.38,00,000/-
---	---	--

Item No. 5a - Guntur District, Guntur Sub-District, Guntur Municipal Corporation Limits, Ramachandrapura Agraharam Village, Patta No.1053, Paimaishi No.5, Block Nos.9, 10, D.No.79 in an extent of 1761.22 sq.yds of Plot No.3, with AC sheet godown having Ground Floor Plinth area of 5706 sq. ft & Parking shed plinth area 1286 sq. ft, belonging to Sri. Gopu Krishna Raghavendra Gupta is being bounded by: East: Plot No.2, 131ft; South:30ft wide Road,121 ft; West: Plot No.4 sold by vendors to Kothuri Satyavathi, 131ft; North: 40ft wide Road,121 ft;

Item No. 5b - Guntur District, Guntur Sub-District, Guntur Municipal Limits, Ramachandrapura Agraharam Village, Patta No.1053, Paimaishi No.5, Block Nos.9, 10, D.No.79 in an extent of 1761.22 sq.yds of Plot No.4, with AC sheet godown having Ground Floor Plinth area of 5707 sq. ft, belonging to Smt. Kothuri Satyavathi Devi is being bounded by: East: Plot No.3 sold by vendor to Kothuri Pushpavathi, 131ft; South:30ft wide Road,121 ft; West: Plot No.5, 131ft; North: 40ft wide Road,121 ft;

(Total extent of item no.5 a & b {under 2 registrations documents} is 3522.44 sq.yrds)

Item No. 6(a,b,c & d under one lot)	Reserve Price: Rs.2,95,00,000/-	Earnest Money Deposit: Rs.29,50,000/-
--	--	--

Item No. 6a - Guntur District, Guntur Sub-District, Guntur Municipal Corporation Limits, Town Survey not yet conducted, Ramachandrapuram Agraharam, No. 1053, Block No. 4, D.No. 78/1, in an extent of 1168 sq. yds *(out of 1168 sq. yrds deduction for road winding 67.31 sq. yrds, present available extent of 1100.69 sq.yrds only)* having AC Sheet Godown constructed on Ground Floor, belonging to Sri Gopu Krishna Raghavendra Gupta is being bounded by: East : Site of Suryadevara Prakasamma, 87ft; South: 30 ft. Wide Road left by the Vendor, 121.06ft ; West : Site of Kotturi Venkata Siva Koteswara Gupta, 84 ft; North: Peekala Vagu, 124.06ft;

Item No. 6b -Guntur District, Guntur Sub-District, Guntur Municipal Limits, Town Survey not yet conducted, Ramachandrapuram Agraharam, No. 1053, Block No. 4, D.No. 78/1, in an extent of 146 sq yds having AC Sheet Godown constructed on Ground Floor, belonging to Sri. Kothuri Venkata Siva Koteswara Gupta is being bounded by: East: Site of vendee purchased from Neelam Kameswari, 82 ft.; South: 30 ft. wide road left by the vendors, 16ft.; West: Site sold by vendor to Suryadevara Chandra Sekhar, 82ft; North: Peekala Vagu, 16ft.;



Pridhvi Asset Reconstruction And Securitisation Company Ltd.

Item No. 6c - Guntur District, Guntur Sub-District, Guntur Municipal Limits, Town Survey not yet conducted, Ramachandrapuram Agraharam, No. 1053, Block No. 4, D.No. 78/1, in an extent of 249 sq yds having AC Sheet Godown constructed on Ground Floor, belonging to Sri. Kothuri Venkata Siva Koteswara Gupta is being bounded by: East: Site of Vendee purchased from Koduru Suseela 82.06ft, South: 30 ft. wide road left by the vendors, 27.03 ft, West: Site of vendee purchased from Bokkasam Swarajamma, 82 ft; North: Peekala Vagu, 27.03 ft;

Item No. 6d - Guntur District, Guntur Sub-District, Guntur Municipal Limits, Town Survey not yet conducted, Ramachandrapuram Agraharam, No. 1053, Block No. 4, D.No. 78/1, in an extent of 1080 sq yds having AC Sheet Godown constructed on Ground Floor, belonging to Sri. Kothuri Venkata Siva Koteswara Gupta is being bounded by: East: Site of Gopu Krishna Raghavendra Gupta, 84 ft, South: 30 ft, wide road left by the others, 116.09ft, West: Site purchased from Neelam Kameswaramma, 82.06 ft; North: Peekala Vagu, 116.09ft;

(Total extent of item no.6 b,c,d {under 3 registrations} is 1475 sq.yrds, deduction for road winding 68 sq. yrds, present available extent of 1407 sq.yrds only. Total extent available in item no.6(a,b,c,d) is 1100.69+1407=2507.69 sq.yds) total godowns plinth area 10331 sq. ft (6 a,b,c,d).

Item No. 7

Reserve Price: Rs.2,50,00,000/-

Earnest Money Deposit: Rs.25,00,000/-


Guntur District, Guntur Sub District, Guntur City old Ward No.10, New Ward No.14, Block No.1, TS No.88 and 144 an extent of 293 Sq. Yards site with building thereon consisting RCC construction - Cellar Plinth Area 1140 sq.ft, Ground Floor Plinth Area 1140 sq.ft, First Floor 1140 sq.ft and Second Floor 252 sq.ft., with Door No.s 22-11-81,82 belonging to Sri Kothuri Venkata Siva Koteswara Gupta, S/o Mr. Kothuri Venkata Vara Prasada Rao Gupta and bounded by: East: Road; South: T. Satyanarayana; West: Siddabathini Akkayamma; Again South: Siddabathini Akkayamma; North: Ch. V. Kotiratnam;

Note: All the above properties are common collateral securities to the debts of 1.M/s.Kothuri Venkata Ratnam Company, 2.M/s.Vijaya Lakshmi Chillies, 3. M/s.Varasiddi Vinayaka Traders, 4.M/s.Sri Vasavi Chillies Traders, 5.M/s.Sri Raghavendra Chillies Trading Company, 6. M/s.Sri Lakshmi Chillies Trading Company.

For detailed terms and conditions of the sale, please visit website of secured creditor i.e., www.paras.org.in/tenders

Date: 24.08.2023

Place: Hyderabad


Authorised Officer

