



# Pridhvi Asset Reconstruction And Securitisation Company Ltd.

Ref No. 484/2025/409

01.08.2025

## RPAD

To,

<b>1. M/s. Akshaya Private Limited (APL) Rep. by its Director 7th Floor, 117/1, LB Road, Adyar, CHENNAI - 600 020.</b>	<b>2. Mr. T Chitty Babu S/o Late Mr. Sivasubramaniam Thangappan No.48/53, III Main Road Gandhi Nagar, Adyar, CHENNAI – 600 020</b>
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Dear Sir,

**Sub: NPA Account of M/s. Akshaya Private Limited (APL).,  
- Sale Notice under Rule 9 (1) of Security Interest (Enforcement) Rules 2002  
r/w proviso to Rule 8 (6) 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,

**Sd/-**

**AUTHORISED OFFICER**



# Pridhvi Asset Reconstruction And Securitisation Company Ltd.

## NOTICE INVITING SEALED TENDERS – CUM – AUCTION FOR SALE OF SECURED ASSET OF M/s. AKSHAYA PRIVATE LIMITED (APL)

**Sale Notice under Rule 9 (1) r/w proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002.**

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, Mortgagor/s & Guarantor/s that the below described immovable property mortgaged/hypothecated/charged to the Secured Creditor, the Possession of which has been taken by the Secured Creditor M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited (PARAS) will be sold on **“AS IS WHERE IS”, “AS IS WHAT IS” and “WHATEVER THERE IS”** basis on **11/09/2025**, for recovery of **Rs. 100,21,03,347/-** (Rupees One Hundred Crores, Twenty One Lakhs, Three Thousand, Three Hundred Forty Seven only) due as on 31<sup>st</sup> May, 2024, together with further interests and default interests at the contractual rate from the said date till actual payment or realization due to Secured Creditor i.e., Pridhvi Asset Reconstruction and Securitisation Company Ltd., (PARAS) from **M/s. Akshaya Private Limited.,** represented by its Director and Guarantor: Sri T. Chitty Babu S/o late Mr. Sivasubramaniam Thangappan.

Sale of Schedule Property 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 / Description of Immovable Property**

All that piece and parcel of the lands totally admeasuring 2.06 acres comprised in S.Nos.235/1B (Part) (0.77 acres or 33365.77 sq.ft.), 235/2 (Part) (0.33 acres or 14321.92 sq.ft.), 235/6B (Part) (0.67 acres or 29335.10 sq.ft.) and 235/7 (Part) (0.29 acres or 12610.40 sq.ft.) including plot bearing Nos. 244 to 260 in the approved layout bearing No. 17/2016, situated at Sembakkam village, Kancheepuram District, Tamil Nadu, India along with all buildings, structures, erections, and constructions of every description which are erected, constructed, standing or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected, constructed and standing or attached to the aforesaid lands and premises or any part thereof and all trees, fences, hedges, ditches, ways, sewerages, drains, water-courses, liberties, privileges, easements and appurtenances whatsoever to the aforesaid lands or any part thereof belonging to or in anywise appertaining or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor and manner acceptable to the Mortgagee and upon the same which is bounded as follows:

North by : 9.15 mtrs wide road in approved layout bearing No.17/2016.  
South by : 18.30 mtrs wide road in approved layout bearing No.17/2016.  
East by : 9.15 mtrs wide road in approved layout bearing No.17/2016.  
West by : 11 mtrs wide road Sembakkam to Kayar Panchayath Road.



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## Details of auction schedule and Reserve Price

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
Rs.9.20 Crores	Rs.92.00 lakhs	Rs.1.00 lakh.	11/09/2025 11.00 AM* to 12.00 Noon	10/09/2025 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.

Encumbrances known to Secured Creditor if any: NIL

For detailed terms and conditions of Sale, please refer to the link provided in M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited, website i.e., [www.paras.org.in/tenders](http://www.paras.org.in/tenders)

Sale of Schedule Property/ies will be held by adopting “Online-Auction Sale” through the website <https://www.bankeauctions.com> of the service provider. For detailed terms and conditions of e-auction sale, public are 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 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) [ddharani.p@c1India.com](mailto:ddharani.p@c1India.com) and (2) [andhra@c1India.com](mailto:andhra@c1India.com)



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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 10/09/2025 by 4.00 P.M. at the following address:

Mr. K.V. Ramakrishna Prasad, Vice President (Legal & Resolutions) & Authorised Officer, M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited, Door No: 1-55, 4<sup>th</sup> 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 properties before participating in the e-auction.

**Date and Time of Inspection of the property: 30/08/2025 between 11.00 AM and 3.00 PM.**

The intending participants are also advised to contact Mr. K.V. Ramakrishna Prasad, Vice President (Legal & Resolutions)/Authorised Officer (Contact. Mobile: 96522 50044. Office land line No: 040-41413314. E-mail id: ramakrishnaprasadkv@paras.org.in) for detailed queries, terms & conditions, guidance, inspection of schedule properties, perusal of copies of title deeds and latest encumbrance certificates to exercise due diligence and satisfy themselves about the title of property under E-auction sale.

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

This is also a notice to the Borrower Company as well as the Directors/guarantors of M/s. Akshaya Private Limited., about holding of the sale on the above mentioned date and other details.

Date: 01.08.2025  
Place: Hyderabad

Sd/-  
Authorised Officer