



**PRIDHVI ASSET RECONSTRUCTION AND  
SECURITISATION COMPANY LIMITED**

**Ref. No.416/2023/373**

**RPAD**

**Date: 25.08.2023**

**To**

- 1. M/s. Smart Shoppers Pvt. Ltd.,**  
Rep. by its Director M. Senthil Kumar  
No.346 , Ground Floor, Sindhu Pantheon Plaza , Pantheon Road, Egmore ,  
**CHENNAI –600008**
- 2. M/s. Smart Shoppers Pvt. Ltd.,**  
Rep. by its Director M. Senthil Kumar  
No. A 176, 5<sup>th</sup> Street,  
Shanthi Colony, Anna Nagar, **CHENNAI – 600 040**
- 3. Mr. M. Senthil Kumar,**  
S/o Sri Muthu,  
Director, M/s. Smart Shoppers Pvt Ltd.,  
No. 346, Ground floor, Sindhu Pantheon Plaza,Pantheon Road, Egmore,  
**CHENNAI – 600 008.**
- 4. Mrs. G. Kavitha,**  
W/o Sri V. Rajagopal,  
No. 42/6, Flat BG-2,  
Shubiksha Apartments, Cholaimedu, **CHENNAI – 600 094.**
- 5. Mr. R. Subramani,**  
S/o Sri Ramasamy,  
No. 4/159, Kuttakadu, Veerapandi, **SALEM – 636 001.**

Dear Sir/Madam,

**Subject: NPA Account of M/s Smart Shoppers Pvt Ltd., - 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.**

Please find enclosed herein the Sale Notice issued by the undersigned with respect to the property 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 LIMITED

## ANNEXURE 1

### NOTICE INVITING E-AUCTION FOR SALE OF IMMOVABLE PROPERTY IN THE ACCOUNT OF M/s. SMART SHOPPERS PVT. LTD.

E- Auction Sale Notice for Sale of Immovable Asset 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 to the Secured Creditor, the physical Possession of which has been taken by the Authorised Officer of 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” on 07.10.2023**, for recovery of **Rs. 16,19,64,022/- (Rupees Sixteen crores nineteen lakhs sixty four thousand twenty two only) as on 31.07.2023** with expenses, further interest and costs due to the M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited (PARAS) Secured Creditor from **M/s. Smart Shoppers Pvt Ltd.**, represented by its Director Mr. M. Senthil Kumar and the Guarantors/Mortgagors viz., (i) Mrs. G. Kavitha W/o Sri V. Rajagopal; and (ii) Mr. R. Subramani S/o Sri Ramasamy, (Guarantors). The Reserve price will be Rs.90.00 lakhs and the earnest money deposit will be Rs.9.00 lakhs.

#### DESCRIPTION OF IMMOVABLE PROPERTY:

Flat bearing No. 303 with an undivided share of land: 490 sq.ft out of land extent of 5958 sq.ft together with residential flat (built up area of 1350 sq. ft) in T.S. No 5830/5,9182, Western Wing, 3rd Floor, ‘Skanda Flats’, Door No 47 & 49, Plot No. B&C, Abdul Aziz Street, T. Nagar, Chennai 600017 in the name of Mr. Senthil Kumar.

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

<b>RESERVE PRICE</b>	<b>Rs.90,00,000/- (Rupees Ninety lakhs only)</b>
<b>EARNEST MONEY DEPOSIT (EMD)</b>	<b>Rs.9,00,000/- (Rupees Nine lakhs only)</b>
<b>Last date for submission of Bid</b>	<b>05.10.2023 ( THURSDAY ) UPTO 4.00 PM.</b>
<b>Date of E-Auction</b>	<b>07.10.2023 ( SATURDAY )</b>
<b>Time of Auction</b>	<b>11.30 AM to 01.30 PM*</b>
<b>Bid Increment</b>	<b>Rs.1,00,000/- (One lakh only)</b>

\*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.

List of Encumbrance/Litigations:

Sl.	Court	Case No.	Status
1	Debt Recovery Tribunal, Coimbatore	SA 160/2019	Pending.

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.



## **PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED**

The intending participants/ bidders are advised to submit the Bid Forms with requisite details viz., proof of deposit of EMD, PAN Card, AADHAR, Address and ID Proof on or before the last date mentioned in the above auction table. The intending participants/ 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 05.10.2023 by 4.00 P.M. at the following address:

**Mr. V. Udaya Bhaskara Rao,**

**Authorised Officer,**

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

**E-mail id: udayabhaskar@paras.org.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.

Date and Time of Inspection of the property: **27/09/2023 between 03.00 PM to 05.00 PM.**

In the event the auction scheduled herein above fails for any reason whatsoever, PARAS reserves its rights to sell the secured asset under auction through this notice, by way of PRIVATE TREATY under the provisions of the SARFAESI Act, 2002.

Date: 25.08.2023

Place: Hyderabad.

Sd/-

**Authorised Officer**



# PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED

## TENDER DOCUMENT FOR E AUCTION

Whereas the **Pridhivi Asset Reconstruction and Securitisation Company Limited (PARAS)** acting through its Authorised Officer, in exercise of its power under Section 13(2) of the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) has decided to sale through eAuction the properties mentioned in **ANNEXURE - I** for realization of the secured debts due to PARAS with up to date Intt. & expenses and other charges under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	Pridhivi Asset Reconstruction and Securitisation Company Limited (PARAS)
Auction to be Conducted by	M/S C1 India Pvt. Ltd., Plot No. 68, 3 <sup>rd</sup> floor, Sector – 44, Gurugram, Pin Code: 122 003. Haryana. India. (Support Landline Nos: +91-124 4302020 / 2021 / 2022 / 2023. Support Mobile No: +91 7291981124 / 1125 / 1126 Support mail id: <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a> Portal: <a href="https://bankeauctions.com">https://bankeauctions.com</a> Web: <a href="http://www.c1india.com">www.c1india.com</a>
Auction Schedule	Date of Auction:- As per publication Timings:- As per Publication Auction Website :- <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> Auction Website: - <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> Please refer sale notice for number of extensions. Note: if the extensions are not available in the sale notice, it will be considered as Unlimited extensions of 5 minutes.
Annexure	<ol style="list-style-type: none"> <li>1) Terms &amp; conditions of e-Auction</li> <li>2) Details of Bidder (Annexure – II) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> during the time of submission of the bid.</li> <li>3) Declaration by Bidder (Annexure – III) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> during the time of submission of the bid.</li> <li>4) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, PARAS mentioned in the Sale Notice just after availing training on e-Auction with a copy to <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a></li> <li>5) Price Confirmation Letter by H1 Bidder (Annexure – V) INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter the Authorised Officer, PARAS mentioned in the Sale Notice &amp; copy to <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a>, immediately on completion of the bidding.</li> <li>6) Annexure VI – Description of the Property</li> </ol>
Special Instructions	Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor PARAS will be responsible for any lapses / failure on the part of the Bidder, in such cases.

Registered and Corporate Office: D.No.1-55, Raja Praasadamu, 4th Floor, Wing-I,  
Masjid Banda Road, Kondapur, Hyderabad-84 CIN: U67120TG2007PLCO53327,  
Tel: 040-41413333, Email: [co@paras.org.in](mailto:co@paras.org.in), Web: [www.paras.org.in](http://www.paras.org.in)



## PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED

### **E-AUCTION BIDDING TERMS AND CONDITIONS**

1. Computerized e-Auction shall be conducted by service provider M/S C1 INDIA PVT. LTD. on behalf of PARAS, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither PARAS nor M/S C1 INDIA PVT. LTD. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.
2. M/S C1 INDIA PVT. LTD. shall arrange to train the bidder(s), without any cost. M/S C1 INDIA PVT. LTD. shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
3. Material for Bid: Sale of Properties by PARAS under SARFAESI Act, 2002.
4. Type of Auction: e-Auction.
5. Bidding Currency & Unit of Measurement: Bidding will be conducted in Indian Rupees (INR) Only
6. Starting (Opening) Price / Bid Increment: The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.
7. Bid Price: The Bidder has to quote the Reserve price.
8. For other terms and conditions, please see the e-auction notice published by PARAS Procedure of eAuctioning:
  - (a) e-Form Submission
  - (b) All interested bidder need to fill online form available on e-Auction domain with necessary details.
  - (c) Online e-Auction:
    - (i) PARAS will declare its Opening Price (OP), which shall be visible to the all Bidders during the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online eAuction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
    - (ii) The "Bid Increase Amount" has been fixed in respect of each property which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of "Bid Increase Amount".
    - (iii) If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for some minutes (refer sale notice for details), from the time that bid comes in. Please note that the auto-extension shall be for limited / unlimited times (as given under the sale notice) and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.



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9. Successful Bidder shall be required to submit the final prices, quoted during the e-Auction as per Annexure – III after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, PARAS at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
10. The bid once submitted by any prospective bidder/purchaser Or H1, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount deposited by the defaulting bidder.
11. The bidders will be able to view the following on your screen along with the necessary fields in the E Auction:
  - (a) Leading Bid in the Auction (H1 – Highest Rate)
  - (b) Bid Placed by bidder
  - (c) Opening Price & Minimum Increment Value.
  - (d) The bid rank of bidder in the auction
12. The decision of the PARAS regarding declaration of successful bidder shall be final and binding on all the Bidders.
13. PARAS shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
14. PARAS / M/S. C1 INDIA PVT. LTD. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
16. Successful bidder: At the end of the E-Auction, PARAS will evaluate all the bids submitted and will decide upon the successful bidder. PARAS's decision will be final & binding on all the bidders.
17. Duration of Auction: The auction of each property is schedule to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as Annexure -I below. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.



## PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED

### **TERMS & CONDITIONS FOR SALE OF PROPERTY (IES)**

1. The E-Auction is being held on “AS IS WHERE IS” “AS IS WHAT IS” and “AND WHATEVER THERE IS BASIS”.
2. The rule of CAVEAT EMPTOR (Buyer beware) is applicable. This is to say, that the intending bidders shall be deemed to have made themselves aware of the physical conditions, dimension, size, quantity and Condition etc. of the movable and immovable property by inspecting the properties before submitting their bid and no complaint/claim in this regard shall be entertained by the Authorized Officer
3. To the best of knowledge and information of the Authorised officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the PARAS. The property is being sold with all the existing and future encumbrances whether known or unknown to the PARAS. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.
5. The particulars specified in the auction notice published in the newspapers and annexed herein below as ANNEXURE I, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible/liable for any error, misstatement or omission.
6. The inspection of property put to auction will be permitted for interest bidders at sites to inspect on the day and time mentioned in the public notice annexed as ANNEXURE-I.
7. The EMD is required to be deposited in the bank account detailed below of PARAS Trust within the stipulated date and time as per the details mentioned in the sale notice. For payment mode, intended bidders are required to go through the attached sale notice.

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

Please refer the payment mode for the remittance of EMD amount to the concerned account given under the sale notice. advertisement released in the newspaper which is annexed herewith as ANNEXURE-I and bidders can register their name at “<https://www.bankeauctions.com>” and get user ID and Password free of cost and get training on e-Auction from our service provider, M/S C1 India Pvt. Ltd. by contacting on Support Ladline Nos. +91 124 4302020 / 2021/ 2022/ 2023, Support Mobile No: +91 7291981124 / 1125 / 1126 and e-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com).

8. After Registration of bidders in the web-site as mentioned in para (vi) above, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXUREI)

- (a) Copy of the NEFT/RTGS challan;
- (b) Copy of PAN card;
- (c) Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/Passport etc.
- (d) Copy of proof of address, without which the bid is liable to be rejected.



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9. The e-Auction will take place through web portal “<https://www.bankeauctions.com>” on the time specified in the eAuction notice published in the newspaper and as per ANNEXURE-I attached herewith.
10. The bidder has to specify the choice of the property for which offer is submitted from the list mentioned in the above website along with the EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)
11. The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. The property shall not be sold below the reserve price.
12. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
13. If the dues of the PARAS together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to PARAS are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
14. The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount in the multiple of amount mentioned against each property under column “Bid Increase Amount” in ANNEXURE-I. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as ANNEXURE-I.
15. The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (<https://www.bankeauctions.com>) online (within 07 working days from date of auction). The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
16. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e. on the same day or not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days subject to extensions as per Act from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer.
17. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
18. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.
19. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of PARAS shall be final. In such an eventuality, PARAS shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by PARAS. For any kind of dispute, bidders are required to contact the concerned authorized officer only. In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.
20. The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted.
21. If there is any delay in issuance of sale Certificate the Authorised Officer shall not be held responsible for any claim/interest/legal expenses for any reason.
- 22) Property sold which exceeds 50 lakhs shall attract TDS as per Income Tax rules.
- 23) In the event of failure of the auction PARAS reserves the right to sell the property under Private Treaty.



## PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED

### **OTHER TERMS & CONDITIONS FOR SALE OF PROPERTY (IES)**

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of PARAS or to any other party.
- The decision of PARAS declaration of successful bidder shall be final and binding on all the Bidders
- M/s. C1 INDIA PVT. LTD. / PARAS shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- M/s. C1 INDIA PVT. LTD. /PARAS is not responsible for any damages, including damages that result from, but are not limited to negligence. M/S .C1 INDIA PVT. LTD. will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-

Authorised Officer

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.bankeauctions.com>) and follow the following procedures:

Annexure – II: All the Prospective Bidder(s) will have to –

get the printout

fill it up and sign

upload the scanned copy while submitting the bid

Annexure – III: All the Prospective Bidder(s) will have to –

get the printout

fill it up and sign

upload the scanned copy while submitting the bid

Annexure – IV: Just after receiving Training on e-Auction, Bidder(s) will have to –

get the printout

fill it up and sign

e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice)

with a copy to [support@bankeauctions.com](mailto:support@bankeauctions.com)

Annexure – V: Just after the completion of e-Bidding Process, the H1 Bidder will have to –

get the printout

fill it up and sign

e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to [support@bankeauctions.com](mailto:support@bankeauctions.com)