



Pridhvi Asset Reconstruction And Securitisation Company Ltd.

NOTICE INVITING SEALED TENDERS-CUM-AUCTION FOR SALE OF SECURED ASSET OF M/S. SYNERGY BIOREFINERIES PRIVATE LIMITED

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (Refer proviso to rule 8(6))

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest 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 Borrowers and Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of M/s. Pridhvi Asset Reconstruction and Securitisation Company Ltd., will be sold in "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 **Rs.27,76,37,708/- (Rupees Twenty Seven Crores Seventy Six Lakhs Thirty Seven Thousand Seven Hundred and Eight Only)** as on **31.07.2025** with further interest and costs thereon due to the Secured Creditor i.e., M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited from **M/s. Synergy Biorefineries Private Limited**.

| Item Nos. | SCHEDULE OF PROPERTIES | |
|-----------|--|---|
| 1. | Reserve Price: Rs.1,35,00,000/- | Earnest Money Deposit (EMD): Rs.13,50,000/- |
| | All that part and parcel of Plant and Machinery situated at R.S.No.120, Jaggamagaripeta, Samalkot Mandal, Andhra Pradesh. | |
| 2. | Reserve Price: Rs.1,66,50,000/- | Earnest Money Deposit (EMD): Rs.16,65,000/- |
| | All that part and parcel of Land & Buildings situated in an extent of Ac.1.50 Cents and Ac.0.24 Cents (total extent of A.c.1.74 cents) at R.S.No.120, Jaggamagaripeta, Samalkot Mandal, Andhra Pradesh belonging to M/s Synergy Bio Refineries Private Limited : | |
| | Boundaries for Ac.1.50 Cents East: Land of Sri Masina Satyanarayana; West: Land sold away by Sri Koppiseti Subbanna and others; North: Puntha; South: Ac.0.24 cents of land belonging to M/s.Synergy Biorefineries Pvt Ltd | Boundaries for Ac.0.24 Cents East: Land of Sri Masina Satyanarayana; West: Land sold away by Sri Koppiseti Subbanna and others North: Land belonging to M/s.Synergy Biorefineries Pvt Ltd South: Land belonging to Cheruvu Garbham |
| | Note: That the sale of Item No.2 above, is subject to sale of Item No.1 Only. | |
| 3. | Reserve Price: Rs.7,02,90,000/- | Earnest Money Deposit (EMD): Rs.70,29,000/- |
| | a. Vacant land at R.S. No. 848/4 & 848/5, Extent Ac.2.40 cents (Ac.1.27 Cents + Ac.1.13 Cents), Peddapuram Village, Peddapuram Mandal, Peddapuram Sub-District, East Godavari District belonging to Mr. Nagabhairava Srikanth and bounded by: East: Land belonging to Golli Venkata Rao in S.No.852; West: Land belonging to Gokina Sivababu in S.No. 843; North: Land belonging to N. Prabhakar in S.No.842/2,3; South: Land belonging to C. Ramalakshmi in S.No. 853 and S.No.857; | |





Pridhvi Asset Reconstruction And Securitisation Company Ltd.

| | | | |
|----|--|--|--|
| b. | Vacant land at R.S. No: 848/3 (Ac. 1.33 Cents), R.S. No. 852/1 (Ac.1.07 Cents) and R.S. No. 848/2 (Ac.1.17 cents), total admeasuring Ac.3.57 Cents in Peddapuram Village, Peddapuram Mandal, Peddapuram Sub-District, East Godavari District belonging to Mr. Nagabhairava Srikanth and bounded by: | | |
| | Boundaries for R.S. 848/3 (Ac. 1.33 Cents) East: Land covered by S. No. 852/1 and the land in S. No.852/2 held by Goli Venkat Rao to some extent; West: Land in S. No.848/2; North: Land sold by Adapa Surya Rao; South: Land belonging Dunna Krishnamma in S.No.848/4; | Boundaries for 852/1 (Ac.1.07 Cents) East: Land belonging to Goli Venkat Rao; West: Land in S. No.848/3; North: Land sold by Adapa Surya Rao in S.No. 850 to some extent and lands covered by S.No.851/1 sold to N. Prabhakar to some extent; South: Land belonging to Goli Venkat Rao in S.No.852/1; | Boundaries for 848/2 (Ac.1.17 Cents) East: Land in R.S. 848/3 to some extent and land held by Dunna Krishnamma in S.No.848/4 to some extent; West: Puntha in S.No.848/1; North: Land belonging to Chintapalli Padmaja in S.No. 848/5; South: Land held by Dunna Krishnamma in S.No.848/5; |
| c. | Vacant land at S. No. 853, Extent Ac.4.30 cents, situated in Punta Road, Near Vadlamuru Road, Peddapuram belonging to Nagabhairava Srivalli and bounded by: East: Full; West: Full; North: Full; South: Full | | |
| d. | Vacant land at S. No. 854, Extent Ac.4.32 cents, situated in Punta Road, Near Vadlamuru Road, Peddapuram belonging to Nagabhairava Srivalli and bounded by: East: Full; West: Full; North: Full; South: Full | | |
| e. | Vacant land at R.S. No. 851/1, Extent- Ac.4.34 cents, Peddapuram Mandal, East Godavari District, Peddapuram Registration Sub-District belonging to Mr. N. Prabhakar and bounded by: East: Yeti Gattu; West: Land belonging to Adapa Suryarao; North: Yeti Gattu in S.No.836; South: Land held by Goli Venkata Rao in S.No.851/2 to some extent and the land sold to N. Srikanth in S.No.852/1 to some extent. | | |

List of Encumbrance/Litigations:

| S.No. | Court | Case No. | Status |
|-------|---------------------------------------|--------------|----------|
| 1 | Debt Recovery Tribunal, Visakhapatnam | SA 168/2022 | Pending. |
| 2 | High Court of Andhra Pradesh | CRP 228/2023 | Pending |

For detailed terms and conditions of the Sale, please refer to the link provided in M/s.Pridhvi Asset Reconstruction and Securitisation Company Ltd., website i.e., www.paras.org.in/tenders.

Sale of Schedule property/ies will be held by adopting "Online- Auction Sale" through the website <http://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:





Pridhvi Asset Reconstruction And Securitisation Company Ltd.

| Date of E-Auction: 29.09.2025 (Monday) | | |
|--|-------------------------|----------------|
| Last Date for submission of Bid: 26.09.2025 (before 05.00 P.M) | | |
| | Time of Auction | Bid Increments |
| Item No.1 | 11.00 A.M. – 11.30 A.M. | Rs.25,000/- |
| Item No.2 | 11.30 A.M – 12.00 Noon | Rs.25,000/- |
| Item No.3 (LOT) | 12.00 Noon – 12.30 P.M | Rs.25,000/- |

** 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.*

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) ddharani.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 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 |

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 **26.09.2025 by 5.00 P.M.** at the following address:

Mr. M.S. Hussain, Authorized Officer, M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited, 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/ies and fully satisfy themselves about the details of the property/ies before participating in the e-auction.





Pridhvi Asset Reconstruction And Securitisation Company Ltd.

Date & Time of Inspection of the property/ies: 15.09.2025 for Item No.1 & 2 and 16.09.2025 for Item No.3 (LOT) between 11.00 A.M to 05.00 P.M. Only.

The intending participants are also advised to contact Mr. Mohammed Yaseer, senior Manager (Legal & Resolutions contact Mobile No. 91- 7032806200) – Office Land line No. 040-41413341 (E-mail id: yaseer@paras.org.in) for detailed queries, terms and conditions, queries, 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 property under E -auction sale.

In the event the auction scheduled herein above fails for any reason whatsoever, PARAS 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/mortgagors/guarantors of **M/s. Synergy Bio Refineries Pvt Ltd.**, about holding of the sale on the above-mentioned date and other details.

Date: 02.09.2025

Place: Hyderabad.



(Authorised Officer)