



Pridhvi Asset Reconstruction And Securitisation Company Ltd.

Details of Terms & Conditions of Sale

Sale of Schedule property will be held 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 of submission of bid form, reserve price, Earnest Money Deposit, bid increase amount and time of E-auction are mentioned hereunder:

RESERVE PRICE	Rs.3,25,00,000/- (Rupees Three Crores Twenty Five Lakhs only)
EARNEST MONEY DEPOSIT (EMD)	Rs.32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand only)
Last date for submission of Bid	09.09.2025 (TUESDAY) UPTO 4.00 PM.
Date of E-Auction	10.09.2025 (WEDNESDAY)
Time of Auction	11.30 AM to 12.30 PM*
Bid Increment	Rs.1,00,000/- (One Lakh only)

*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.

DESCRIPTION OF IMMOVABLE PROPERTY:

All that piece and parcel of the converted land bearing Old Sy. No: 123, present Sy. No: 706, land admeasuring 4.00 Acres situated at Devarayasamudra Village, Aavani Hobli, Mulbagal Taluk, Kolar District and bounded by:

NORTH : Land of R. G. Ramappa; **SOUTH**: Sy. No: 123/P22 of Sri N. B. Sreenivas Rao;
EAST : Govt. Road towards Aavani; **WEST** : Land of R. G. Ramappa;

Public are invited to participate in "Online E-auction" through the website <https://www.bankeauctions.com> of the service provider.

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) dharani.p@c1india.com and (2) andhra@c1india.com

The intending participants/bidders are advised to go through the website <https://www.bankeauctions.com> and 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 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 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 09.09.2025 by 4.00 P.M. at the following address:



Pridhvi Asset Reconstruction And Securitisation Company Ltd.

Mr. MS Hussain, Vice President & 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.
Contact. Mobile: 8008455665; Office land line No: 040-41413333
Email id: mshussain@paras.org.in *(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 and Time of Inspection of the property: 21.08.2025 between 11.00 AM to 2.00 PM.

Terms & conditions of sale:

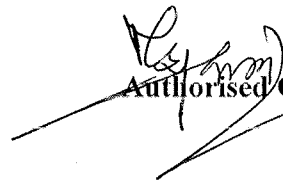
- 1) The aforesaid property will not be sold below the reserve price;
- 2) The successful bidder shall immediately i.e., on the same day or not later than next working day, deposit 25% of the Tender amount (inclusive of the EMD already paid); if not the property shall be sold again as per Rule 9 (3) 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 Authorised Officer reserves the right to reject/adjourn/cancel/postpone any/or all the tenders at any stage without assigning any reasons thereof. After opening the tenders on the scheduled date, there could be inter-se bidding amongst the qualifying tenderers at the sole discretion of the Authorised Officer and the sale will be confirmed in favour of the highest bidder. For any enquiry/query kindly reach email id: mshussain@paras.org.in, Ph. No. 040 – 41413315; 8008455665 or Mr. G. Uma Maheswara Rao, Manager - Contact Mobile No: 91-8247281849, Landline: 040-41413333, email id: umamahesh@paras.org.in.
- 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 website of service provider i.e., <https://bankeauctions.com> and also at the Office and website of M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited www.paras.org.in/tenders;
- 6) The 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;
- 8) The intending bidders should make discrete 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. Further the intending bidders shall satisfy themselves about registrability of the property as PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LTD., is not aware of any prohibition as regards registration of the property at the SRO concerned;



Pridhvi Asset Reconstruction And Securitisation Company Ltd.

- 9) The highest bidder as confirmed by the Authorised Officer shall not be eligible to claim any damage(s), interest, legal expenses if there is any delay in issuance of Sale Certificate or Cancellation of auction for any reasons whatsoever.
- 10) Please note that before remitting the balance of bid amount the successful bidder should deduct 1% of the bid amount towards TDS for the purchase price of the asset(s) sold which exceeds Rs.50 Lakhs and remit the same to Income Tax Department and submit us the proof of remittance of the TDS amount.
- 11) 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 asset under auction through this notice by way of PRIVATE TREATY under the provisions of the SARFAESI Act, 2002.
- 12) This is also a notice to the borrower/guarantors of **M/s. Vaishnavi Brick Industries** about holding of the sale on the above mentioned date and other details.

Date: 02.08.2025
Place: Hyderabad


Authorised Officer