



PRASADITYA ARC LIMITED

FORMERLY PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED

RPAD

BY REGD.POST/SPEED POST/COURIER

Ref No: 384/2026

Dated: 08.10.2026

To,

1. M/s. Sri Pavana Keerti Hotels India
Private Limited,
Represented by its Liquidator
Sri G.V. Subba Rao, Liquidator.
MCH No.3-6-552 to 558 & 558/1,
5th, 6th and 7th Floor in Millennium
Wajihuddin Estate,
Himayathnagar Main Road,
Hyderabad - 500 029.

2. Mr Adinarayana Virigineni,
H. No. 3-181/1, Main Road,
Nidamunur - PO.
Nalgonda Dist. PC - 508 278.
Telangana.

3. Mrs Virigineni Usha,
r/o: H. No. 3-181, Main Road,
Nidamunur, Nalgonda Dist.,
Telangana - PC: 508278

4. Mrs Virigineni Anantamma,
r/o: H. No. 3-181, Main Road, Nidamunur,
Nalgonda Dist., Telangana - 508278

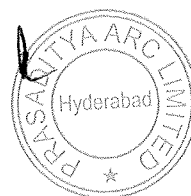
5. Mr. Yerasingu Venkata Swamy,
S/o Venkata Narasaiah,
r/o: 1-18c, Chilamkur, Pamuru,
Prakasam Dt. Andhra Pradesh 523108

6. Mr Malineni Veera Subba Rao,
r/o: H. No. 4-166/1,
Nidamunuru Mandal, Nalgonda Dist.,
Telangana - 508278

7. Ms. Kadiyala Suneetha,
D/o Krishna Prasad Rao Kadiyala,
r/o: Flat No: 102, Block D,
APARNA TOWERS,
Kothaguda, Serilingampally,
Hyderabad. 500 084

8. Mr Anjaiah Virigineni,
r/o: H. No. 3-182 Main Road,
Nidamunur, Nalgonda Dist.,
Telangana - 508278

9. Mr Yarasingu Pedda Musalaiah,
S/o Venkata Narasaiah,
r/o: 1-8b, Chilamkur, Pamuru,
Prakasam district. - 523 108.
Andhra Pradesh





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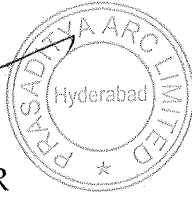
Sirs / Madam,

Sub: Notice of sale under proviso to rule 8(6) and 9(1) of Security Interest
(Enforcement) Rules, 2002 in respect of mortgaged property of land in an extent of
0.37 ½ guntas in Sy. No. 436/A/3/2 and 3.13 ½ guntas in 437/A/3/2 situated in Vempadu
Village, Nidamunur Mandal, Nalgonda District, belonging to Mr. Yerasingu Venkata
Swamy

Please find attached herein the Sale Notice issued by the undersigned with respect to the
sale of mortgaged property as described in the attached Sale notice on the date as
mentioned therein.

This is for your information.

Yours sincerely,



AUTHORISED OFFICER



PRASADITYA ARC LIMITED

FORMERLY PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED

E – AUCTION SALE NOTICE for Sale of Immovable property

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 borrower(s) and Guarantor(s) and Mortgagor(s) of the account: M/s. Sri Pavana Keerthi Hotels India Pvt. Ltd., under PARAS-SPKHL-085 Trust, that the below described immovable property mortgaged / charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer, will be sold on “**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 of Rs.26,76,49,460/- (Rupees Twenty six crores seventy six lakhs forty nine thousand four hundred sixty only) as on 16.09.2017 along with future interest, expenses and costs, due to the Secured Creditor from M/s. Sri Pavana Keerthi Hotels India Pvt. Ltd., and its guarantors / mortgagors: Mr. Virigneni Adinarayana; Mr. Virigineni Anjaiah; Mrs. Kadiyala Sunitha; Mr. Virigneni Venkata Narasimha Rao; Mrs. Virigneni Usha; Mrs. Virigneni Ananthamma; Mr. Yerasinghu Venkata Swamy; Mr. Malleneni Veera Subba Rao; Mr. Yarasinghu Pedda Musalaiah. The description of property, date of auction, Reserve Price, EMD details are as under:

Description of the schedule property		RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)
1	All that land to the extent of Ac 0.37 ½ Guntas situated in Sy No. 436/A/3/2 of Vempadu (V), Nidamunur (M), Nalgonda District belonging to Yerasingu Venkata Swamy and bounded by: East: Vijaya Lakshmi's Land in Sy.No.437; West: Penumacha Chandana's Land; North: Penumacha Chandana's Land; South: 33'Ft Pathway	80.00 Lakhs	8.00 lakhs.
2	All that land admeasuring Ac 3.13½ guntas situated in Sy. No. 437/A/3/2 of Vempadu (V), Nidamunur (M), Nalgonda District belonging to Yerasingu Venkata Swamy and bounded by: East: Pathway/ Road leads to Vempadu Village; West: Penumacha Chandana's Land in Sy.No.436; North: Penumacha Venkatapathi Raju's Land in Sy.No.34/2 Land; South: 33'Ft Pathway.		

E-auction date: 17/11/2026 - Time: 11.00 AM to 12.00 Noon

Incremental bidding: Rs.1.00 lakh.

(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.)

The intending participants/bidders are advised to go through the website <https://www.bankeauctions.com> & also www.prasadityaarc.co.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.

Place: Hyderabad,

Dated: 08.10.2026.

K. Keerthi
AUTHORISED OFFICER

