

E-AUCTION PROCESS INFORMATION MEMORANDUM

SHRI PARVATHREDDY CHAKRADHAR REDDY, DISCHARGED BANKRUPT

(PERSONAL GUARANTOR TO VICEROY HOTELS LIMITED)

In Bankruptcy vide Hon'ble NCLT Order Hyderabad Bench-I dated 18.09.2024

Address: H.No.8-2-293/82/A/258, Plot No.258, Road No.18, Jubilee Hills, Hyderabad- 500033

RESERVE PRICE: RS. 4.84 LAKHS(1/6th of Rs 29.00 LAKHS)

DATE OF PUBLIC SALE NOTICE—03.10.2026

LAST DATE FOR SUBMISSION OF BID / EMD – 16.10.2026

DATE OF E-AUCTION – 23.10.2026 (11:00 HRS TO 13:00 HRS)

Date:03.10.2026

Issued by

Atkuru Sai Prasad

BankruptcyTrustee

Regd.No:IBBI/IPA-003/IPA-N-00462/2024-2025/14501

In the matter of Shri Parvathreddy Chakradhar Reddy,

Bankrupt (Since Discharged) Email ID:

viceroy.bt@gmail.com

**Atkuru
Sai Prasad**

Digitally signed
by Atkuru Sai
Prasad

Date: 2026.10.05
17:10:26 +05'30'

Date: 15.09.2026.

INVITATION FOR BIDS FOR E-AUCTION OF IMMOVABLE PROPERTY OF SHRI PARVATHREDDY CHAKRADHAR REDDY, BANKRUPT (PERSONAL GUARANTOR TO VICEROY HOTELS LIMITED)

AUCTION OF IMMOVABLE PROPERTY UNDER THE PROVISIONS OF THE INSOLVENCY AND BANKRUPTCY CODE, 2016 BY AN ORDER OF THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL, HYDERABAD BENCH DATED 18.09.2024, PURSUANT TO RESOLUTION OF THE COMMITTEE OF CREDITORS DATED 29.06.2026 APPROVING THE RESERVE PRICE

Mr. Atkuru Sai Prasad, an Insolvency Professional registered with the Insolvency and Bankruptcy Board of India (IBBI) with Registration Number IBBI/IPA-003/IPA-N-00462/2024-2025/14501, has been appointed as the Bankruptcy Trustee in the matter of Shri Parvathreddy Chakradhar Reddy ("Bankrupt"- Since Discharged) by the Hon'ble National Company Law Tribunal ("NCLT"), Hyderabad Bench-I vide order dated 11.11.2025 to administer the estate of the Bankrupt under Bankruptcy. The Committee of Creditors ("COC"), at its Meeting held on 29.06.2026, approved a Reserve Price of Rs.29.00 Lakhs and authorized the Bankruptcy Trustee to conduct E-Auction for 1/6th share of the bankrupt(i.e. Rs 4.84 Lakhs.)

Address for Correspondence:

Flat No. 506, SV's Srinivasam Apartments, 5th Floor
Nehru Nagar, Ramanthapur, HYDERABAD-500013,
Telangana, India
Email: viceroy.bt@gmail.com
Contact No.: +91 9515053040

Notes:

1. This E-Auction Process Information Memorandum is issued only for Interested Bidders.
2. Terms and Conditions, deadlines, etc., for participating in the E-Auction are provided in this E-Auction Process Information Memorandum.
3. Further information on the timelines, notifications, updates and other details, if any, for the E-Auction Process is available with the Bankruptcy Trustee and can be obtained on the website of the E-Auction process service provider, i.e., C1 India Private Limited Platform at <https://www.bankeauctions.com>. Intending Bidders desirous to submit their Bids have to submit their Bids with the Bankruptcy Trustee on email at viceroy.bt@gmail.com to enable the bidder to participate on the E-Auction i.e., <https://www.bankeauctions.com>.
4. The Bankruptcy Trustee can change any terms and conditions at any time during the E-Auction Process. The Bankruptcy Trustee has the right to cancel the E-Auction Process partly or completely at any time. The decision of the Bankruptcy Trustee is final.

Atkuru Sai
Prasad

Digitally signed
by Atkuru Sai
Prasad
Date: 2026.10.05
17:10:54 +05'30'

DISCLAIMER

1. This E-Auction Process Information Memorandum (“Memorandum”) is issued by Mr. Atkuru Sai Prasad, the Bankruptcy Trustee appointed by the Hon'ble NCLT, Hyderabad Bench-I, in the matter of Shri Parvathreddy Chakradhar Reddy (Bankrupt- Since Discharged) for general information purposes only.
2. The purpose of this document is to lay out the process for (i) submitting the E-Auction Bids for the immovable property of Shri Parvathreddy Chakradhar Reddy (Bankrupt- Since Discharged) in accordance with the Insolvency and Bankruptcy Code, 2016 ('Code') and (ii) submitting Bids for the immovable property of the Bankrupt in accordance with the Code.
3. This document is not a statutory document, and it has not been approved or registered with any regulatory or statutory authority of the Government of India or any State Government. Nothing herein or in materials relating to the Memorandum should be construed as legal, financial, accounting, regulatory or tax advice by the Bankruptcy Trustee.
4. It is to be noted that no information being provided in this Memorandum claims to be comprehensive. Independent due diligence of the intended users of this document or the bidders is highly recommended.
5. This Memorandum and information contained herein or disclosed should not be printed, reproduced, transmitted, sold, distributed, or published by the recipient, without prior written approval from the Bankruptcy Trustee.
6. Neither the Bankruptcy Trustee, nor his Associates, etc., shall be liable for any damages, whether direct or indirect, including loss of revenue or profits that may arise from or in connection with the use of this Memorandum, including for the E-Auction Process Participant not being selected as a Successful Bidder or on account of any decision taken by the Bankruptcy Trustee.
7. Further, apart from the provisions set out in this Memorandum, the E-Auction Process Participant shall be responsible for fully satisfying the requirements and provisions of the Insolvency and Bankruptcy Code, 2016 and of the Insolvency and Bankruptcy Board of India (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019 as well as all laws in force that are or may be applicable to the E-Auction Process Participant or the sale process and for obtaining requisite regulatory approvals / clearances, which will be the onus of the E-Auction Process Participant.
8. It is to be noted that by procuring a copy of this Memorandum, the recipient accepts the terms of this disclaimer, which forms an integral part of this Memorandum and part of all the other terms and conditions of this Memorandum.
9. Under no circumstances shall the E-Auction Process Participant make any contact, direct or indirect, by any mode whatsoever, with any person connected with the Bankrupt, until the Bankruptcy Trustee gives his Written Permission to this effect.

10. The Property and Asset of the Bankrupt are proposed to be sold on “AS IS WHERE IS, WHATEVER THERE IS AND NO RECOURSE BASIS” and the proposed sale of assets of the Bankrupt does not entail transfer of any other title, except the title which the Bankrupt holds

on its assets as on the date of transfer. The Bankruptcy Trustee does not take or assume any responsibility for any shortfall or defect or short coming in the immovable asset of the Bankrupt.

11. The E-Auction Process Participant shall bear all its costs and charges associated with or relating to the preparation and submission of its bid including but not limited to physical and electronic preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Bankruptcy Trustee or any other costs incurred in connection with or relating to its bid.

12. This Memorandum is neither an agreement nor an offer by the Bankruptcy Trustee to the Prospective Bidders or any other person. The objective of this E-Auction Process Information Memorandum is to provide interested parties with information that may be useful to them in making their bids.

13. Information provided in this Memorandum to the Bidder(s) has been collected and collated from several sources. The information given by no means claims to be an exhaustive account of statutory requirements and should not be regarded as complete.

1. INFORMATION MUST BE READ BEFORE BIDDING

This E-Auction Process Information Memorandum (“Memorandum”) has been issued for the purpose of carrying out an electronic auction (E-Auction) of the immovable property of Shri Parvathreddy Chakradhar Reddy (Bankrupt- Since Discharged), under the provisions of the Insolvency and Bankruptcy Code, 2016 (“Code”) and the Insolvency and Bankruptcy Board of India (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019 (“Bankruptcy Process Regulations”).

This Memorandum is issued by the Bankruptcy Trustee in the matter of Shri Parvathreddy Chakradhar Reddy (Bankrupt- Since Discharged) under the authority vested by the Hon'ble NCLT, Hyderabad Bench-I, pursuant to the resolution passed by the Committee of Creditors at its Meeting held on 29.06.2026 approving the Reserve Price, and in accordance with Regulations 27 to 35 of the IBBI (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019 (“Bankruptcy Regulations”).

The Memorandum provides the process, terms, and conditions for the sale of the immovable property through the E-Auction Platform <https://www.bankeauctions.com>.

1.1.

The information provided in this Memorandum should be read together with the provisions of the Code and the Bankruptcy Process Regulations. In the event of a conflict between this Memorandum and the Code or the Bankruptcy Process Regulations, the provisions of the Code or the Bankruptcy Process Regulations, as the case may be, shall always prevail.

1.2.

The information contained in this Memorandum or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Bankruptcy Trustee, is provided to Bidder(s) on the terms and conditions as set out in this Memorandum.

1.3.

The Bankruptcy Trustee may in his absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Memorandum.

1.4.

The issuance of this Memorandum does not imply that the Bankruptcy Trustee is bound to select a Bidder or to appoint any Bidder as Successful Bidder for the assets of the Bankrupt and the Bankruptcy Trustee reserves the right to reject all or any of the Bidders or bids without assigning any reason whatsoever.

1.5.

The E-Auction Platform (<https://www.bankeauctions.com>), C1 India Private Limited (“E-Auction Service Provider”), has been appointed as the E-Auction Service Provider for the E-Auction. The sale of the assets of the Bankrupt shall be undertaken through the E-Auction Service Provider for and on behalf of the Bankruptcy Trustee through the E-Auction platform provided on the website portal of the E-Auction Service Provider.

Particulars	Details
Type of BID	E-Auction
Seller	Mr. Atkuru Sai Prasad (Bankruptcy Trustee for Shri Parvathreddy Chakradhar Reddy)
Website of E-Auction service provider	https://www.bankeauctions.com
Service Provider	C1 India Private Limited
Reserve Price	Rs. 4.84 Lakhs
Earnest Money Deposit	Rs. 48,400/- (10% of Reserve Price)
Incremental Bid Amount	Rs. 10,000/-
Date of E-Auction	23.10.2026, from 11:00 hrs to 13:00 hrs, within limited extensions of 5 minutes each

Annexures and Formats

1. Annexure I: Bid Application Form-cum-Affidavit
2. Annexure II: Declaration by the Bidder
3. Annexure III: Technical Terms & Conditions of the E-Auction
4. Annexure IV: Confidentiality and Non-disclosure Undertaking
5. Annexure V: Asset Information Sheet

Atkuru Sai Prasad

Digitally signed by Atkuru Sai Prasad
Date: 2026.10.05
17:11:47 +05'30'

2. KEY DEFINITIONS

“Adjudicating Authority” or “NCLT” shall mean the Hon'ble Amaravati Bench of the National Company Law Tribunal.

“Code” shall mean Insolvency and Bankruptcy Code, 2016 and the related rules and regulations issued thereunder, as amended from time to time.

“Bankrupt” means Shri Parvathreddy Chakradhar Reddy (since discharged), an individual and personal guarantor to Viceroy Hotels Limited residing at H.No.8-2-293/82/A/258, Plot No.258, Road No.18, Jubilee Hills, Hyderabad- 500033 and now under Bankruptcy Process in terms of order of the Hon'ble NCLT, Hyderabad Bench-I.

“Bankruptcy Trustee” means an insolvency professional appointed as a Bankruptcy Trustee in accordance with Section 125 of the Code.

“Reserve Price” means the minimum price below which sale shall not be made, being Rs.4.84 Lakhs as approved by the Committee of Creditors at its Meeting held on 29.06.2026.

“Successful Bidder” means the Bidder whose bid is approved and who is declared successful by the Bankruptcy Trustee at the end of the determined auction phase.

3. INTRODUCTION

3.1.

The Bankruptcy Process of the Bankrupt has been initiated under the provisions of the Code and the Bankruptcy Process Regulations by an order of the Hon'ble NCLT, Hyderabad Bench-I with effect from 18.09.2024. As per the said order Shri Rajesh Chillale has been appointed as the Bankruptcy Trustee and vide Hon'ble NCLT, Hyderabad Bench-I order Dt 11.11.2025, Mr. Atkuru Sai Prasad has been appointed as Bankruptcy Trustee in place of Mr Rajesh Chillale.

3.2.

It is the endeavor of the Bankruptcy Trustee to sell the assets and properties comprising the Bankruptcy Estate of the Bankrupt under Section 155 of the Code in the manner specified under the Bankruptcy Regulations.

3.3.

The Committee of Creditors, at its Meeting held on 29.06.2026, approved a Reserve Price of Rs. 29.00 Lakhs and approved to auction 1/6th share of Mr Parvathreddy Chakradhar Reddy with a corresponding Earnest Money Deposit of Rs. 48,400/- (10% of Reserve Price) and an incremental bid amount of Rs. 10,000/-, and authorized the Bankruptcy Trustee to conduct the E-Auction through the C1 India E-Auction Platform, in the manner specified under the Code and the regulations issued thereunder.

Atkuru
Sai
Prasad



Digitally signed
by Atkuru Sai
Prasad
Date: 2026.10.05
17:12:13 +05'30'

4. TERMS AND CONDITIONS

4.1.

The E-Auction of the asset / immovable property of the Bankrupt will be conducted on “AS IS WHEREIS,” “WHATEVER THERE IS” and “NO RECOURSE BASIS” through C1 India Private Limited at E-Auction Platform: <https://www.bankeauctions.com>.

4.2.

The E-Auction Sale Notice dated **04.10.2026**, published in **NAVA TELANGANA** (Telugu) at Hyderabad and **Financial Express (English)** dated **04.10.2026** covering the City of Hyderabad shall be read in conjunction with this Memorandum containing details of the asset of the Bankrupt under E-Auction.

4.3.

The intending bidders prior to submitting their bids should make their independent inquiries regarding title, encumbrances, statutory liabilities and all other aspects pertaining to the property.

4.4.

The intending bidder is required to remit the amount of Earnest Money Deposit (EMD) of Rs. 48,400/- to **RBL Bank Limited, IFSC: RATN0000494, Account No. 409002533187 held in the name & style of Parvathreddy Chakradhar Reddy – Under Bankruptcy Process**, by way of NEFT / RTGS or any other mode of remittance.

4.5.

The intending bidders should submit the proof of remittance of the EMD amount along with KYC documents, PAN Card, Aadhaar Card, Address Proof, GST Registration Certificate (if applicable), valid e-mail ID and mobile number.

4.6.

Intending Bidders will have to email their Bid Documents / KYC documents on email id: viceroynet@gmail.com on or before 16.10.2026 (23:59 hrs) and remit the EMD on or before 16.10.2026.

4.7.

The Bidders participating in the E-Auction will have to bid for at least the Reserve Price of Rs. 4.84 Lakhs indicated against the property and increase over the Reserve Price shall be by a minimum incremental amount of Rs. 10,000/-.

4.8.

The E-Auction shall be conducted **on 23.10.2026 from 11:00 hrs to 13:00 hrs**. In case a bid is placed in the last 5 minutes of the closing time of the E-Auction, the closing time will automatically get extended for another 5 minutes, and such extensions shall be unlimited.

4.9.

The Bankruptcy Trustee will issue a Letter of Intent (LOI) to the Successful Bidder within 2 days of declaration of Successful Bidder.

4.10.

The Successful Bidder shall bear the applicable stamp duties/transfer charges, registration charges, GST and all statutory dues.

4.11.

After payment of the entire sale consideration and interest, if any payable, the Certificate of Sale containing due disclosure of the fact that the sale is “AS IS WHERE IS”, “WHATEVER THERE IS” and “NO RECOURSE BASIS” will be issued.

5. THE BANKRUPT AND HIS ASSETS OVERVIEW

Brief Background:

5.1.

Shri **Parvathreddy Chakradhar Reddy** (“Bankrupt”- Since Discharged) is an individual who extended personal guarantee to Viceroy Hotels Limited.

5.2.

The Bankruptcy Process against the Bankrupt was initiated by the Hon'ble NCLT, Hyderabad Bench-I vide order dated 18.09.2024, and Mr. Atkuru Sai Prasad vide NCLT Order dated 11.11.2025 was replaced as the Bankruptcy Trustee of the Bankrupt in place of Mr Rajesh Chillale, as detailed in Clause 3.1 above.

5.3.

The Secured Creditor relinquished its security interest over the asset forming part of the Lot mentioned in the E-Auction sale notice / Memorandum in favour of the Bankruptcy Estate.

5.4.

The Committee of Creditors has accordingly approved the Reserve Price and authorized the E-Auction.

5.5.

Details of the asset are furnished under Annexure-V.

6. DOCUMENTS REQUIRED TO BE SUBMITTED TO ASCERTAIN ELIGIBILITY OF THE BIDDER

The E-Auction Process Participant or the Intending Bidder would need to submit the following forms, documents, and authorizations to participate in the E-Auction:

1. Proof of Identity
2. Current Address Proof
3. PAN Card and Aadhaar Card
4. Valid Email ID
5. Landline/Mobile Phone Number
6. Authorization to the Signatory and GST Registration Certificate(in case bidder is a legal entity)
7. Affidavit and Undertaking
8. Bid Application Form
9. Declaration by Bidder
10. Confidentiality and Non-Disclosure Undertaking

**Atkuru Sai
Prasad**

Digitally signed by Atkuru
Sai Prasad
Date: 2026.10.05 17:12:48
+05'30'

7. PHYSICAL VERIFICATION, SITE VISIT AND STATUS OF THE PROPERTY

The property described in Annexure-V may be inspected by intending bidders on any working day from 05.10.2026 to 15.10.2026, between 11:00 hrs and 16:00 hrs, by prior appointment only. No inspection shall be permitted after 15.10.2026.

Intending bidders desirous of inspecting the property shall send a request by email to viceroy.bt@gmail.com stating the name of the person(s) proposing to attend, contact number, proof of identity and the preferred date, so as to be received on or before 05.10.2026. Inspection shall be facilitated by Shraddha Solutions-support services, Visakhapatnam, Mobile: 9849636969 deputed by the Bankruptcy Trustee.

Intending bidders shall attend the inspection at their own risk, cost and expense. Neither the Bankruptcy Trustee nor any person acting on his behalf shall be liable for any injury, loss or damage of any nature suffered during or in connection with the site visit.

Copies of the title documents of the property available on record with the Bankruptcy Trustee / support services may be perused at the office of the Bankruptcy Trustee at Hyderabad through the aforesaid support services agency, on any working day between 11:00 hrs and 17:00 hrs, on the same notice as above. Photocopies shall be provided only upon written request and at the cost of the intending bidder.

Occupancy and possession. The Bankruptcy Trustee is in symbolic possession of the property. The Successful Bidder shall be delivered such possession as the Bankruptcy Trustee holds as on the date of the Sale Certificate, and the Successful Bidder shall, at his own cost and risk, take such steps as may be necessary to obtain physical possession, and the Bankruptcy Trustee shall render such assistance as may be reasonably required without incurring any liability or cost in that behalf.

Statutory dues and outgoings. Arrears, if any, of property tax payable to the Greater Hyderabad Municipal Corporation, electricity charges, water charges, and maintenance / association dues in respect of the property, are to be ascertained from respective sources. All arrears, dues and outgoings in respect of the property, whether or not ascertained and whether pertaining to the period prior to or after the date of sale, shall be borne and discharged solely by the Successful Bidder, in addition to the bid amount, and no claim in that regard shall lie against the Bankruptcy Trustee or the Bankruptcy Estate.

Encumbrances. The security interest of the secured creditor over the property has been relinquished in favour of the Bankruptcy Estate as recorded in Clause 5.3.

The particulars set out in this Clause 7 are furnished in good faith on the basis of the records and information presently available with the Bankruptcy Trustee, and do not constitute any representation or warranty. The sale is on an "AS IS WHERE IS", "WHATEVER THERE IS" and "NO RECOURSE" basis. Every bidder shall be deemed to have inspected the property and satisfied himself in all respects, whether or not he has in fact availed of the inspection facility offered under this Clause, and no bid, once submitted, shall be capable of withdrawal or variation on the ground of any defect, deficiency, encumbrance, occupancy or arrears subsequently discovered.

8. DUE DILIGENCE

The Bankruptcy Trustee shall endeavor to provide necessary assistance facilitating the conduction of due diligence by intending bidders.

9. ASSET TO BE AUCTIONED AND RESERVE PRICE, EMD AMOUNT AND INCREMENTAL BID VALUE

Lot No.	Asset/Asset Parcel	Reserve Price (Rs.in Lakhs)	EMD (Rs. in)	Incremental BidAmount (in Rs.)
1	1/6 th share of 3080 sft(i.e.513.33 sft) constructed portion in the Ground Floor of Triveni Complex premises bearing Municipal No. 4-1-971 to 974 now under lease with State Bank of India, Triveni Complex Branch, Abids, Hyderabad with undivided share of land of 12.5 Sq Yds situated at Abid Road, Hyderabad	4.84	48,400/-	10,000/-

Explanations:

1. The Bankruptcy Trustee does not give any assurance or warranty of the physical condition of the asset / property under E-Auction.
2. The details of the asset, with full description thereof, held by the Bankrupt are furnished in Annexure-V.

Atkuru
Sai
Prasad

Digitally signed
by Atkuru Sai
Prasad
Date:
2026.10.05
17:13:27 +05'30'

10. EARNEST MONEY DEPOSIT(EMD)**10.1.**

All the intending bidders shall provide 10% of the Reserve Price, i.e., Rs. 48,400/- (Rupees Forty Eight Thousand Four Hundred only), towards Earnest Money Deposit (“EMD”) by way of NEFT / RTGS transfer.

10.2.

The EMD, which would not bear any interest, has to be paid by the Intending Bidder prior to furnishing the Bid Form.

10.3.

The details of remittance shall be sent through email to the Bankruptcy Trustee.

10.4.

EMD of unsuccessful bidders shall be refunded within 7 working days from the date of conclusion of the E-Auction, save that the Bankruptcy Trustee may retain the EMD of the second highest bidder until the sale in favour of the Successful Bidder is completed.

10.5.

The EMD amount shall be adjusted against the sale consideration payable by the Successful Bidder.

10.6.

The Successful Bidder shall pay the balance sale consideration, after adjustment of the EMD already paid, within 30 days from the date of issuance of the Letter of Intent (LOI).

10.7.

In case the payment is delayed after 30 days but not later than 90 days from the date of issuance of LOI, interest at the rate of 12% per annum shall be payable.

10.8.

In the event the Successful Bidder fails to remit the entire sale consideration within the aforesaid outer period of 90 days from the date of issuance of the LOI, the sale shall stand cancelled, the Earnest Money Deposit and all other monies paid by the Successful Bidder shall stand forfeited to the Bankruptcy Estate, and the Bankruptcy Trustee shall be at liberty to conduct a fresh e-auction of the property or otherwise deal with the same in such manner as may be permissible under the Code and the regulations made thereunder, without any further notice to the Successful Bidder.

Atkuru Sai

Atkuru Sai Prasad **Prasad**

Bankruptcy Trustee In the matter of Shri Parvathreddy
Reddy(Discharged Bankrupt) IBBI/IPA-003/IPA-N-00462/2024-2025/14501
5th Floor, Flat No. 506, SV's Srinivasam Apartments,
Nehru Nagar, Ramanthapur
HYDERABAD-5000013.Telangana,India

Digitally signed by Atkuru Sai
Prasad
Date: 2026.10.05 17:13:45
+05'30'

Chakradhar

ANNEXURE-I**BID APPLICATION FORM/BID FORM-CUM AFFIDAVIT**

(To be executed on non-judicial stamp paper of Rs.100/-and duly notarised)

(Please fill up separate Bid application forms for each property)

Date:

To

Mr. Atkuru Sai Prasad

Bankruptcy Trustee In the matter of Shri ParvathreddyChakradhar
Reddy(Bankrupt) IBBI/IPA-003/IPA-N-00462/2024-2025/145015th Floor, Flat No. 506, SV's Srinivasam Apartments,

Nehru Nagar, Ramanthapur

HYDERABAD-5000013.Telangana,India

("Bankruptcy Trustee")

Dear Sir,

I/We am/are desirous of participating in the E-Auction announced pursuant to the E-Auction
Sale Notice dated 15.09.2026.**Details of Bankrupt:**

Name of Bankrupt	Parvathreddy Chakradhar Reddy
Email ID	pcr9963@gmail.com
Address	Plot No. 258, D. no. 8-2-693, Road no. 18, Jubilee hills, Hyderabad 500033, Telangana

Details of Bidder

Name of the Interested Bidder	
Constitution of Interested Bidder	
Contact No.	
Email ID	
PAN No.	
Mobile No of Contact person	
GST No.	
Address	
MOA/AOA/Certificate of Incorporation/Certificate of Commencement	
Board Resolution	

Details of Earnest Money:

Description of Asset	1/6 th share of 3080 sft (i.e.513.33 sft) constructed portion in the Ground Floor of Triveni Complex premises bearing Municipal No. 4-1-971 to 974 now under lease with State Bank of India, Triveni Complex Branch, Abids, Hyderabad with undivided share of land of 12.5 Sq Yds situated at Abid Road, Hyderabad
Reserve Price	Rs 4.84 Lakhs
Earnest Money deposited	Rs 48,400/-
Mode of Earnest Money payment	
Transaction Reference/Proof of Payment	

Bank details of Bidder (for refund of Earnest Money as may be applicable):

Name	
Account Number	
Bank Name	
Branch	
IFSC	

1. I/We/M/s-----further declare that the information revealed by me/us in this Bid Form is true and correct to the best of my/our knowledge and belief.
2. I/We/M/s-----also enclose copies of the required KYC documents. We request you to kindly verify the same and arrange with the auction portal for issue of an ID and password for us to enable us to take part in the E-Auction.
3. I/We/M/s----- agree if any of the statement/information revealed by me/us is found incorrect, my/our bid document is liable to be cancelled and, in such case, the Earnest Money Deposit paid by me/us is liable to be forfeited by the Bankruptcy Trustee and the Bankruptcy Trustee is at liberty to annul the offer made to me/us at any point of time.
4. I/We/M/s----- also agree that after my/our offer given in my/our bid for purchase of the assets of the Bankrupt is accepted by the Bankruptcy Trustee if I/We/M/s. fail to accept the terms and conditions of the offer letter or am/are not able to complete the transaction within the time limit specified in the offer letter for any reason whatsoever and / or fail to fulfil any/all the terms and conditions of the bid document and offer letter, the Earnest Money Deposit paid by me/us along with the bid document is liable to be forfeited by the Bankruptcy Trustee to the Bankruptcy Estate.
5. I/We/M/s-----will not claim any interest from the date of submission of offer in Case the process of sale is delayed for any reason.

6. The general terms and conditions of sale are received, read and acceptable to me/us.

VERIFICATION

I/We, the deponent(s) above named, do hereby solemnly affirm and state that the contents of this Bid Application Form-cum-Affidavit are true and correct to the best of my/our knowledge, information and belief, that no part thereof is false and that nothing material has been concealed therefrom.

Place:

Date:

Signature and name of the Interested Bidder/Authorized Signatory

[Rubberstamp/Seal of the Interested Bidder]

Solemnly affirmed and signed before me by the deponent(s), who is/are identified to my satisfaction, on this _____ day of _____, 2026 at _____.

NOTARYPUBLIC/OATHCOMMISSIONER

NOTE: Each page of this form shall be duly signed by bidder.

Designation Enclosures:

a) Transaction Reference No.----- dated:

b) KYC documents including Identity Proof and Address Proof

c) Authority Letter/Board Resolution of the authorized representative bidding In case of any bidder other than proprietorship firm.

d) Any other documents(pleasespecify)

ANNEXURE-II
DECLARATION BY BIDDERS

To

Mr. Atkuru Sai Prasad

Bankruptcy Trustee In the matter of Shri Parvathreddy Chakradhar
Reddy(Discharged Bankrupt)

Rgn No. IBBI/IPA-003/IPA-N-00462/2024-2025/14501

5th Floor, Flat No. 506, SV's Srinivasam Apartments,

Nehru Nagar, Ramanthapur

HYDERABAD-5000013.Telangana,India

("Bankruptcy Trustee")

Dear Sir,

1. I / We, the Bidder(s) aforesaid do hereby state that, I / We have read the entire terms and conditions for the sale of assets as specified in the E-Auction Process Information Memorandum & Asset Information Sheet and have understood them fully. I / We, hereby unconditionally agree to conform to and to be bound by the said terms and conditions and agree to take part in the E-Auction process.

2. I / We declare that the **Earnest Money Deposit (EMD) of Rs. 48,400/-** has been made by me / us as against my/our bid and that the particulars of remittance and all other information given by me/us in the online form is true and correct.

3. I/We further understand and agree that if any of the statement/information revealed by me /us is found to be incorrect and /or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the EMD and / or any monies paid by me / us is liable to be forfeited by the Seller ("Bankruptcy Trustee") and the Seller will be at liberty to annul the offer made to me/us at any point of time.

4. I / We also agree that after my/our offer given in my/our bid for purchase of property(ies) is accepted by the Seller and if, I / We, fail to accept or act upon the terms and conditions of the sale or am / are not able to complete the transaction within the time limit specified for any reason whatsoever and /or fail to fulfil any / all the terms and conditions of the auction and offer letter/LOI, the EMD and other monies paid by me / us along with the online form and thereafter, are liable to be forfeited. In case final sale consideration is not paid within the timeline, the Bankruptcy Trustee shall forfeit the EMD.

5. I / We understand that the EMD of unsuccessful bidders shall be refunded in the manner provided in Clause 10.4 of the E-Auction Process Information Memorandum. I/ We, state that I / We, have fully understood the terms and conditions therein and agree to be bound by the same.

6. I / We confirm that our participation in the E-Auction process, submission of bid or acquisition of the property(ies)/asset(s) pursuant to the provisions of the E-Auction Process Information Memorandum will not conflict with, or result in a breach of, or constitute a default under, (i) our constitutional documents; or (ii) any applicable laws; or (iii) any authorization or approval of any government agency or body; or (iv) any judgement, order, injunction, decree,

or ruling of any court or governmental authority, domestic or foreign binding on me / us; or (v) any agreement to which I am / we are a party or by which I am / We are bound.

7. The decision taken by the Bankruptcy Trustee with respect to the selection of the Successful Bidder and communicated to us shall be binding on me/us.

8. I/We also undertake to abide by the additional conditions if announced during the E-Auction including any announcement(s) on correction of and / or additions or deletions to the time of auction portal and property(ies) being offered for sale.

9. I/We confirm that the Seller and his employees, shall not be liable and responsible in any manner whatsoever for my/our failure to access and bid on the E-Auction portal due to any unforeseen circumstances etc., before or during the auction event.

10. I/We hereby confirm that I/we are eligible to purchase the assets of the Bankrupt under the Insolvency and Bankruptcy Code, 2016.

(Signature)

Name:

Address:
.....

Email:.....Mobile:.....

ANNEXURE-III

TECHNICAL TERMS & CONDITIONS OF E-AUCTION SALE

1. Intending bidders shall have a valid e-mail ID, valid PAN Card, and KYC document to register with the E-Auction Service Provider.
2. Intending bidders shall be provided with login credentials by the provider C-1 India at E-Auction Platform to participate in the online E-Auction.
3. Only upon verification of the Bid Form and confirmation of remittance of the EMD shall the Bidder be declared eligible and permitted to access the E-Auction Platform for bidding for the property.
4. The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/representation will be entertained in this regard by the Agency/the Seller. Hence, Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
5. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy.
6. Bidders are advised to change the password immediately on receipt thereof.
7. The Affidavit, Declaration and undertaking as per the formats set out in Annexure(s) must be executed in accordance with applicable law and it must be issued in accordance with the constitutional documents of the Bidder, if applicable, after obtaining all corporate approvals as may be required. The extract of constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of the Bidder being an individual, the declaration must be personally signed by the Bidder. In case the Bidder is not an individual, the declaration must be signed by a person who is in full-time employment of the Bidder and duly authorized to sign the same.
8. All the aforementioned documents are required to be emailed and the original physical copies thereof shall be provided by the Bidder to the Bankruptcy Trustee in accordance with this E-Auction Process Information Memorandum.
9. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bid is placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
10. The highest bid on the E-Auction shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer/bid does not get any right to demand acceptance of his bid.
11. The E-Auction shall commence at 11:00 hrs on 10.09.2026 and shall close at 13:00 hrs, subject to automatic extension of 5 minutes each in the event a bid is placed within the last 5 minutes, such extensions being unlimited.
12. After the conclusion of the E-Auction for each asset/property, the Successful Bidder shall be informed through a message displayed automatically by the portal, of the outcome of the E-

Auction. A separate Intimation shall also be sent to the Successful Bidder. The date of sending the e-mail will be considered as the date of receipt of the Intimation, i.e., Date of Intimation.

13. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.

ANNEXURE-IV

CONFIDENTIALITY AND NON-DISCLOSURE UNDERTAKING BY INTENDING BIDDER

To

Mr Atkuru Sai Prasad

Bankruptcy Trustee In The Matter of Parvathreddy Chakradhar Reddy(Discharged Bankrupt)

Flat No.506, SV's Srinivasam Apartments, Nehru Nagar, Ramanthapur

Hyderabad – 500013, Telangana, India

("Bankruptcy Trustee")

Dear Sir,

I/We, the Intending Bidder(s) aforesaid do hereby state that:

This Confidentiality and Non-Disclosure Undertaking ("CNDU") has been signed by
... .., the Intending Bidder in response to the E-Auction
Sale notice dated 12.08.2026 of the asset(s) of the Bankrupt.

WHEREAS the Intending Bidder is required to furnish an undertaking to the effect that the Intending Bidder shall maintain Confidentiality of the E-Auction sale of the subject asset of the Bankrupt in which the Intending Bidder is desirous of participating and shall not use such information to cause undue gain or undue loss to itself or any other person and comply with the requirements as provided under the Insolvency and Bankruptcy Code, 2016.

Non-Disclosure: The recipient of Confidential Information shall hold all Confidential Information in strict confidence and shall not disclose any Confidential Information to any third party, without the prior written approval of the Bankruptcy Trustee.

A. THEREFORE, the Intending Bidder unconditionally and irrevocably undertakes and declares that:

1. It will not divulge any Confidential Information, including any financial information of the Bankrupt disclosed to it by the Bankruptcy Trustee (or any other person on behalf of the Bankruptcy Trustee), through oral or written communication or through any mode to anyone, which is marked Confidential, and the same shall constitute Confidential Information. Any information or documents generated or derived by the recipients of Confidential Information that contains, reflects, or is derived from any Confidential Information shall also constitute Confidential Information;
2. The Confidential Information shall be kept Confidential by the Intending Bidder and shall be used solely as allowed under the Code;
3. The Intending Bidder shall not use the Confidential Information to cause any undue gain or undue loss to itself or any other person;
4. The Intending Bidder shall comply with all provisions of law for the time being in force relating to Confidentiality;

5. The Confidential Information may only be disclosed to and shared with any employees or third parties by the Intending Bidder, in accordance with applicable laws, including in relation to Confidentiality, and terms of this CNDU shall be considered on a strict need-to-know basis and only to the extent necessary for and in relation to the Bankruptcy Process of the Bankrupt, provided that the Intending Bidder binds such employees and third parties, by way of an undertaking/agreements, to terms at least as restrictive as those stated in this CNDU;
6. The Intending Bidder shall ensure that all Confidential Information is kept safe and secured at all times and is protected from any theft or leakage;
7. The Intending Bidder, unless declared a Successful Bidder, shall immediately and permanently erase all Confidential Information upon conclusion of sale and certify the same to the Bankruptcy Trustee, unless otherwise waived by the Bankruptcy Trustee in writing;
8. The Intending Bidder will take all reasonable steps and measures to protect the Confidentiality and avoid unauthorized use, disclosure, publication, or dissemination of Confidential Information; and
9. The Intending Bidder shall be responsible for any breach of obligations under this CNDU and shall indemnify the Bankruptcy Trustee for any loss, damages and costs incurred by the Bankruptcy Trustee due to such breach of obligations by the Intending Bidder or any person acting on its behalf.

B. Notwithstanding anything to the contrary contained herein, the following information shall however not be construed as Confidential Information:

1. Information which, at the time of disclosure to the Intending Bidder was already in the public domain without violation of any provisions of applicable laws; or
2. Information which, after disclosure to the Intending Bidder becomes publicly available and accessible without violation of applicable laws or a breach of this Confidentiality undertaking; or
3. Information which was in the possession of the Intending Bidder prior to its disclosure, as evidenced by the records of the Intending Bidder; or
4. Information that is received by the Intending Bidder from a third party which is not in breach of its Confidentiality obligations hereunder; and/or
5. Information that is required to be disclosed by the Intending Bidder (and to the extent required to be disclosed) pursuant to the requirements of applicable laws, or order of a judicial, regulatory or administrative authority, provided however the Intending Bidder should use its best endeavour to provide prior intimation of such disclosure to the Bankruptcy Trustee.

C. No representation or warranty has been provided by the Bankruptcy Trustee in relation to the authenticity or adequacy of the information provided to the Intending Bidder, including Confidential Information, and the Intending Bidder would not have any claim against the Bankruptcy Trustee or any person acting on its behalf or the Bankrupt.

D. Nothing in this CNDU shall have the effect of limiting or restricting any liability arising as a result of fraud or willful default.

E. Damages may not be an adequate remedy for a breach of this CNDU and the Bankruptcy Trustee shall be entitled to the remedies of injunction, specific performance, and other equitable relief for a threatened or actual breach of this CNDU.

F. The Intending Bidder hereby represents and warrants that it has the requisite power and authority to execute, deliver and perform its obligations under this CNDU.

This CNDU and any dispute, claim or obligation arising out of or in connection with it shall be governed by and construed in accordance with Indian Laws and shall be subject to the exclusive jurisdiction of the Hon'ble National Company Law Tribunal, Hyderabad Bench-I, in respect of matters arising out of or relating to this CNDU.

(Signature)

Name:

Address:

Email:

Mobile:

ANNEXURE-V**DESCRIPTION OF ASSETS / IMMOVABLE PROPERTIES OF SHRI PARVATHREDDY CHAKRADHAR REDDY**

The following is the status of assets of the Bankrupt being put on E-Auction pursuant to the E-Auction Sale Notice dated 15.09.2026 referred to herein.

No.	Holder's Name	Location & Description
1.	Shri Parvathreddy Chakradhar Reddy	H.No.8-2-293/82/A/258, Plot No.258, Road No.18, Jubilee Hills, Hyderabad- 500033

ASSET INFORMATION SHEET**Property Description**

1/6th share of 3080 sft or 286.25 Sq Mtrs (513.33 sft) constructed portion in the Ground Floor of Triveni Complex premises bearing Municipal No. 4-1-971 to 974 now under lease with State Bank of India, Triveni Complex Branch, Abids, Hyderabad with undivided share of land of 12.5 Sq Yds situated at Abid Road, Hyderabad

Bounded by:

North : Vacant Land

South : Road

East : Road and Yuvan Apartment

West : Triveni Complex

Property Details

Particulars	Details
Property Type	Commercial
Flat No.	-
Floor	Ground Floor
Building Name	Triveni Complex
DoorNo.	4-1-971 to 974
Locality	Abids
City	Hyderabad
Ward	-
Approximate Super Built-Up Area	1/6 th of 3080 Sft (i.e. 513.33 sft)
UDS	12.5 Sq Yds
Reserve Price	Rs 4.84 Lakhs
EMD(10%of ReservePrice)	Rs.48,400/-

Incremental Bid Amount	Rs.10,000/-
------------------------	-------------

NOTE:

- i. The property is jointly owned by the Bankrupt (since discharged) and 4 other co owners whose respective shares in lease rentals are as per Lease Deed entered into with the SBI.
- ii. Only the undivided 1/6th share of the Bankrupt is offered for sale. The purchaser will hold it as a co-owner along with the other co-owners.
- iii. The property is not demarcated and hence exclusive physical possession will not be delivered
- iv. The premises are under lease to State Bank of India, Triveni Complex Branch, Abids, Hyderabad, for five years from 01.01.2026 to 31.12.2030 (Lease Deed is under registration), and the lease rentals are shared along with the by the co-owners. The sale is subject to the said lease.
- v. The purchaser will be entitled to the 1/6th share of rent from the date of the Sale Certificate. Rent, security deposit and other lease terms are disclosed in the E-Auction Process Information Memorandum

Atkuru
Sai
Prasad

Digitally signed
by Atkuru Sai
Prasad
Date: 2026.10.05
17:14:36 +05'30'

Boundaries of Site

Direction	Boundary
North	Vacant Land
South	Road
East	Road and Yuvan Apartment
West	Triveni Complex

Auction Schedule

Particulars	Date/Details
Date of Public Sale Notice	04.10.2026
Newspapers of Publication	Nava Telangana(Telugu) Hyderabad Edition and Financial Express(English) Hyderabad Edition
Last Date for Submission of Bid Documents/KYC and remittance of EMD	16.10.2026 (23:59 hrs)
Date of E-Auction	23.10.2026
Time of E-Auction	11:00hrsto13:00hrs,with unlimited extensions of 5 minutes each
E-Auction Platform	https://www.bankeauctions.com
E-Auction Provider	C1 India Private Limited

Contact Details

Mr. Atkuru Sai Prasad

Bankruptcy Trustee

IBBI/IPA-003/IPA-N-00462/2024-2025/14501

5th Floor, Flat No.506, SV's Srinivasam Apartments

Nehru Nagar, Ramanthapur, HYDERABAD-500013

Email: viceroy.bt@gmail.com

Mobile: +91 9515053040

Atkuru Sai Prasad

Digitally signed by
Atkuru Sai Prasad
Date: 2026.10.05
17:15:01 +05'30'