PRASADITYA ARC LIMITED

FORMERLY PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED

Ref.No.355/2026/400 **RPAD** Date:23.10.2026

To,

1.M/s.Synergy Biorefineries Pvt Ltd, Rep.by its Director, Mr.N.Srikanth, D.No.15-7-32, Sugar Factory Colony, Canal Road, Samalkot-533 440	**4.Mr.Nagabhairava Prashanth,** S/o Nagabhairava Prabhakar, D.No.15-7-32, Sugar Factory Colony, Canal Road, Samalkot-533 440 **(Son and Legal Heir of Late Smt. N Srivalli)**
2.Mr.Nagabhairava Prabhakar, S/o Sri Raja Gopala Rao, Director, M/s.Synergy Biorefineries Pvt Ltd, D.No.15-7-32, Sugar Factory Colony, Canal Road, Samalkot-533 440 **(Husband and Legal Heir of Late Smt. N Srivalli)**	**5.Mr.Sataluri Satagopa Raja Ayyangar,** S/o.Sri Sreeram Ayyangar, Director, M/s.Synergy Biorefineries Pvt Ltd, D.No.A3 A, Sugar Factory Colony, Canal Road, Samalkot-533 440
3.Mr.Nagabhairava Srikanth, S/o Sri Nagabhairava Prabhakar, Director, M/s.Synergy Biorefineries Pvt Ltd, D.No.15-7-32, Sugar Factory Colony, Canal Road, Samalkot-533 440 **(Legal Heir of Late Smt. Nagabhairava Srivalli)**	**6.Mr.Narendra Sesh Nimmagadda,** S/o Late Sri N.Atchuta Rama Rao, Director, M/s.Synergy Biorefineries Pvt Ltd, Flat No.101, Bhavanam Mansion, Srinagar Colony, Yellarededdyguda, Hyderabad-500 073
7.Mr. Nagabhairava Sudheer, S/o Sri Raja Gopala Rao, NB-20, Navanagar, SIIL Campus, Palwancha, Khammam-507 154	

Dear Sir/Madam,

Subject: NPA Account of M/s Synergy Biorefineries Pvt Ltd - Sale Notice Under 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/ies as described in the said Sale Notice on date as mentioned therein.

This is for your information.

Yours faithfully,

Authorised Officer

PRASADITYA ARC LIMITED Hyderabad

Registered and Corporate Office: D.No. 1-55, Raja Praasadamu, 4th Floor, Wing-I, Masjid Banda Road, Kondapur, Hyderabad-84
CIN: U67120TG2007PLC053327, Tel: 040-41413333, Email: co@prasadityaarc.co.in Website: www.prasadityaarc.co.in

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES

(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 property/ies mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of M/s. Prasaditya ARC Ltd., (*formerly known as Pridhvi Asset Reconstruction and Securitisation Company Ltd.,(PARAS)*) 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. 31,12,46,860/- (Rupees Thirty One Crores Twelve Lakhs Forty Six Thousand Eight Hundred and Sixty Only) as on 30.09.2026** with further interest and costs thereon due to the Secured Creditor i.e., M/s. Prasaditya ARC Ltd., from **M/s.Synergy Biorefineries Private Limited rep by its** Director Mr. Nagabhairava Srikanth & Mr. Nagabhairava Prabhakar **and its guarantors & mortgagors.**

<table>
<tr><td colspan="2">Item No.</td><td colspan="3">SCHEDULE OF PROPERTIES</td></tr>
<tr><td colspan="2">1
(a to e under one Lot)</td><td colspan="2">Reserve Price: Rs.6,39,00,000/-</td><td>Earnest Money Deposit (EMD): Rs.63,90,000/-</td></tr>
<tr><td>a.</td><td colspan="4">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;</td></tr>
<tr><td>b.</td><td colspan="4">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:</td></tr>
<tr><td></td><td>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;</td><td colspan="2">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;</td><td>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;</td></tr>
<tr><td>c.</td><td colspan="4">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</td></tr>
<tr><td>d.</td><td colspan="4">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</td></tr>
</table>

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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. Prasaditya ARC Ltd., website i.e., https://www.prasadityaarc.co.in/auctions/

Sale of Schedule properties 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:

Date of E-Auction: 01.12.2026		
Last Date for submission of Bid:30.11.2026 (before 05.00 P.M)		
	Time of Auction	**Mandatory Bid Increments**
Item No.1 (a to e under one Lot)	**11.00 A.M – 11.30 A.M**	**Rs.1,00,000/-**

** 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) dharani.p@c1india.com & (2) andhra@c1india.com

The intending participants/bidders are advised to go through the website https://www.bankeauction.com & also https://www.prasadityaarc.co.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. Prasaditya ARC 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, Aadhar, Address & ID Proof on or before the last date mentioned in the above auction table.

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The intending bidders shall send hard copy of Bid Form, Sale Notice & Other terms and conditions, 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 **30.11.2026 by 5.00 P.M**. at the following address:

Mr. V. Udaya Bhaskara Rao, Authorized Officer, M/s. Prasaditya ARC Ltd., 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 before participating in the e-auction.

Date & Time of Inspection of the property: 13.11.2026 between 2.00 P.M to 4.00 P.M Only.

The intending participants are also advised to contact **Mr. Mohammed Yaseer, Senior Manager (Legal & Resolutions contact Mobile No. +91- 7032806200)** – Office Landline No. 040-41413341 (E-mail id: yaseer@prasasityaarc.co.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, Prasaditya ARC Ltd., have the right to sell the secured asset/s 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: 23.10.2026
Place: Hyderabad.

(Authorised Officer)

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