TENDER DOCUMENT FOR E AUCTION

Whereas the PRASADITYA ARC Limited *"Formerly Known as Pridhvi Asset Reconstruction and Securitisation Company Limited (PARAS)"* **acting through its Authorised Officer, in exercise of its power under Section 13(2) of the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) has decided to sale through e-Auction the properties mentioned in ANNEXURE - I (i.e., Sale Notice) for realization of the secured debts due to Secured creditor i.e., PRASADITYA ARC Limited with up to date 30.09.2026 Intt. & expenses and other charges under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:**

Auctioneer Name	**PRASADITYA ARC Limited** *"Formerly Known as Pridhvi Asset Reconstruction and Securitisation Company Limited (PARAS)"*
Auction to be Conducted by	**M/s C1 India Pvt. Ltd., Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015 (Phone numbers: +91-124-4302020 / 21 / 22 / 23 / 24, +91 7291981124 / 1126**
Auction Schedule	**Date of Auction:- As per Publication** **Timings:- As per Publication** **Auction Website :- https://www.bankeauctions.com** **Auction Website: - https://www.bankeauctions.com Please refer sale notice for number of extensions. Note: if the extensions are not available in the sale notice, it will be considered as Unlimited extensions of 5 minutes.**
Annexure	**1) Terms & conditions of e-Auction**
	2) Details of Bidder (Annexure – II)
	INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.
	3) Declaration by Bidder (Annexure – III)
	INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.
	4) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV)
	INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, just after availing training on e-Auction with a copy to support@bankeauctions.com
	5) Price Confirmation Letter by H1 Bidder (Annexure – V)
	INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter and send hard copy to the Authorised Officer, mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of bidding process.
	6) Annexure VI – Description of the Property/ies

Special Instructions	**Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor PRASADITYA ARC Limited will be responsible for any lapses / failure on the part of the Bidder, in such cases**

E-Auction bidding Terms and Conditions

1. **Computerized e-Auction shall be conducted by service provider M/S C1 INDIA PVT. LTD. on behalf of PRASADITYA ARC LIMITED, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither PRASADITYA ARC LIMITED nor M/S C1 INDIA PVT. LTD. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.**
2. **M/S C1 INDIA PVT. LTD. shall arrange to train the bidder(s), without any cost. M/S C1 INDIA PVT. LTD. shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.**
3. **Material for Bid: Sale of Property/ies by PRASADITYA ARC LIMITED under SARFAESI Act, 2002.**
4. **Type of Auction: e-Auction.**
5. **Bidding Currency & Unit of Measurement: Bidding will be conducted in Indian Rupees (INR) Only**
6. **Starting (Opening) Price / Bid Increment: The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.**
7. **Bid Price: The Bidder has to quote the total price.**
8. **For other terms and conditions, please see the e-auction notice published by PRASADITYA ARC LIMITED, Procedure of e-Auctioning:**

a. e-Form Submission

b. All interested bidder need to fill online form available on e-Auction domain with necessary details.

c. Online e-Auction:

i. PRASADITYA ARC LIMITED will declare its Opening Price (OP), which shall be visible to the all Bidders during the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online e-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.

ii. **The "Bid Increase Amount" has been fixed in respect of each property/ies which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of "Bid Increase Amount".**

iii. **If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for some minutes (refer sale notice for details), from the time that bid comes in. Please note that the auto-extension shall be for limited / unlimited times (as given under the sale notice) and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.**

9. **Successful Bidder shall be required to submit the final prices, quoted during the e-Auction as per Annexure – III after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, PRASADITYA ARC LIMITED at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.**
10. **The bid once submitted by any prospective bidder/purchaser or H1, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount deposited by the defaulting bidder.**
11. **The bidders will be able to view the following on your screen along with the necessary fields in the E Auction:**
    a. **Leading Bid in the Auction (H1 – Highest Rate)**
    b. **Bid Placed by bidder**
    c. **Opening Price & Minimum Increment Value.**
    d. **The bid rank of bidder in the auction**
12. **The decision of the PRASADITYA ARC LIMITED regarding declaration of successful bidder shall be final and binding on all the Bidders.**
13. **PRASADITYA ARC LIMITED shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.**
14. **PRASADITYA ARC LIMITED/ M/S. C1 INDIA PVT. LTD. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.**
15. **The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.**
16. **Successful bidder: At the end of the E-Auction, PRASADITYA ARC LIMITED will evaluate all the bids submitted and will decide upon the successful bidder. PRASADITYA ARC LIMITED 's decision will be final & binding on all the bidders.**
17. **Duration of Auction: The auction of each property is schedule to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as**

Annexure -I below. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.

Terms & Conditions for Sale of Property (ies)

1. **The E-Auction is being held on "AS IS WHERE IS" "AS IS WHAT IS" and "AND WHATEVER THERE IS" basis.**
2. **The rule of CAVEAT EMPTOR (Buyer beware) is applicable. This is to say, that the intending bidders shall be deemed to have made themselves aware of the physical conditions, dimension, size, quantity and condition etc. of the movable and immovable property by inspecting the properties before submitting their bid and no complaint/claim in this regard shall be entertained by the Authorized Officer**
3. **To the best of knowledge and information of the Authorised officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the PRASADITYA ARC LIMITED. The property is being sold with all the existing and future encumbrances whether known or unknown to the PRASADITYA ARC LIMITED. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.**
4. **It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.**
5. **The particulars specified in the auction notice published in the newspapers and annexed herein below as ANNEXURE I, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible/liable for any error, misstatement or omission.**
6. **The inspection of property put to auction will be permitted for interest bidders at sites to inspect on the day and time mentioned in the public notice annexed as ANNEXURE-I.**
7. **The EMD is required to be deposited in the bank account detailed below of PRASADITYA ARC LIMITED within the stipulated date and time as per the details mentioned in the sale notice. For payment mode, intended bidders are required to go through the attached sale notice. *Please refer the payment mode for the remittance of EMD amount to the concerned account given under the sale notice. advertisement released in the newspaper which is annexed herewith as ANNEXURE-I and bidders can register their name at "https://www.bankeauctions.com" and get user ID and Password free of cost and get training on e-Auction from our service provider, M/S C1 India Pvt. Ltd. by contacting on Helpline No. 01244302020/21/22/23, +91 7291981124 / 1126 and e-mail ID: support@bankeauctions.com.**
8. **After Registration of bidders in the web-site as mentioned in para (vi) above, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXUREI)**
   a. **Copy of the NEFT/RTGS challan;**

b. **Copy of PAN card;**
c. **Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.**
d. **Copy of proof of address, without which the bid is liable to be rejected.**

9. **The e-Auction will take place through web portal "https://www.bankeauctions.com" on the time specified in the e-Auction notice published in the newspaper and as per ANNEXURE-I attached herewith**
10. **The bidder has to specify the choice of the property for which offer is submitted from the list mentioned in the above website along with the EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)**
11. **The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. The property shall not be sold below the reserve price.**
12. **The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**
13. **If the dues of the PRASADITYA ARC LIMITED together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to PRASADITYA ARC LIMITED are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.**
14. **The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount in the multiple of amount mentioned against each property under column "Bid Increase Amount" in ANNEXURE-I. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as ANNEXURE-I.**
15. **The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (https://www.bankeauctions.com) online (within 07 working days from date of auction). The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).**
16. **The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e. on the same day or not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days subject to extensions as per ACT from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer.**
17. **The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.**
18. **The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.**

19. **In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of PRASADITYA ARC LIMITED shall be final. In such an eventuality, PRASADITYA ARC LIMITED shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by PRASADITYA ARC LIMITED. For any kind of dispute, bidders are required to contact the concerned authorized officer only. In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.**

20. **The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted. If joint bid is submitted by two or more bidders, sale certificate shall be issued in the names of Joint bidders. If any bidder is participating in the bidding process as representative or on behalf of another person, the details of the same are to be furnished in the offer letter.**

21. **If there is any delay in issuance of Sale Certificate the Authorised Officer shall not be held responsible for any claim/interest/legal expensed for any reason.**

22. **Property sold which exceeds 50 lakhs shall attract TDS as per Income Tax rules**

23. **In the event of failure of the auction, PRASADITYA ARC LIMITED reserves the right to sell the properties under Private Treaty.**

<u>Other Terms & Conditions for Sale of Property (ies)</u>

- **The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders**
- **The Bidder shall not divulge either his Bids or any other exclusive details of PRASADITYA ARC LIMITED or to any other party. The decision of PRASADITYA ARC LIMITED declaration of successful bidder shall be final and binding on all the Bidders.**

M/S .C1 INDIA PVT. LTD. / PRASADITYA ARC LIMITED shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.

M/S .C1 INDIA PVT. LTD. /PRASADITYA ARC LIMITED is not responsible for any damages, including damages that result from, but are not limited to negligence.

M/S .C1 INDIA PVT. LTD. will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/- Authorised Officer

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (https://www.bankeauctions.com) and follow the following procedures:

Annexure – II: All the Prospective Bidder(s) will have to –

- **get the printout**
- **fill it up and sign**
- **upload the scanned copy while submitting the bid**

Annexure – III: All the Prospective Bidder(s) will have to –

- **get the printout**
- **fill it up and sign**
- **upload the scanned copy while submitting the bid**

Annexure – IV: Just after receiving Training on e-Auction, Bidder(s) will have to –

- **get the printout**
- **fill it up and sign**
- **e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@bankeauctions.com**

Annexure – V: Just after the completion of e-Bidding Process, the H1 Bidder will have to –

- **get the printout**
- **fill it up and sign**
- **e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com**

Annexure VI

<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>Reserve Price: Rs.6,39,00,000/-</td><td colspan="2">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 rowspan="2">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 colspan="2">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>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>
</table>

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 Encumbrances/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