



PRASADITYA ARC LIMITED

FORMERLY PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED

BY COURIER/E-MAIL/RPAD

Ref. No.: 26786/S000240475

DATE: 04.07.2026

To,

1. MID-CITY PROJECTS LLP
(THROUGH ITS PARTNERS)
SARKAR HERITAGE, 1ST FLOOR,
HALL NO. 1, KANE ROAD,
BANDSTAND, BANDRA WEST,
MUMBAI-400050, MAHARASHTRA

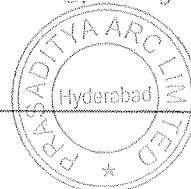
ALSO AT:-
MID-CITY PROJECTS LLP
(THROUGH ITS PARTNERS)
4TH FLOOR, DHEERAJ PLAZA
OPPOSITE BANDRA POLICE STATION
HILL ROAD, BANDRA WEST
MUMBAI - 400050, MAHARASHTRA

ALSO AT:-
MID-CITY PROJECTS LLP
(THROUGH ITS PARTNERS)
4TH FLOOR, SHIVRAJ HEIGHTS
OPP. VISHNU PRASAD HALL, 14TH ROAD CORNER
LINKING ROAD, KHAR (WEST)
MUMBAI - 400052, MAHARASHTRA

ALSO AT:-
MID-CITY PROJECTS LLP
(THROUGH ITS PARTNERS)
FLAT NO. 1101, 11TH FLOOR
TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE
HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD
KHAR (WEST), VILLAGE BANDRA
MUMBAI - 400052, MAHARASHTRA

ALSO AT:-
MID-CITY PROJECTS LLP
(THROUGH ITS PARTNERS)
FLAT NO. 1201, 12TH FLOOR
TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE
HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD
KHAR (WEST), VILLAGE BANDRA
MUMBAI - 400052, MAHARASHTRA

Registered and Corporate Office: D.No. 1-55, Raja Prasadamu, 4th Floor, Wing-I, Masjid Banda Road, Kondapur, Hyderabad-54
CIN: U67120TG2007PLC053327, Tel: 040-41413333, Email: co@paras.org.in, Web: www.paras.org.in





PRASADITYA ARC LIMITED

FORMERLY PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED

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2. ORBIT ENTERPRISES

(THROUGH ITS PARTNERS)

SARKAR HERITAGE, 1ST FLOOR,
HALL NO. 1, KANE ROAD,
BANDSTAND, BANDRA WEST,
MUMBAI-400050, MAHARASHTRA

ALSO AT:-

ORBIT ENTERPRISES

(THROUGH ITS PARTNERS)

4TH FLOOR, SHIVRAJ HEIGHTS
OPP. VISHNU PRASAD HALL, 14TH ROAD CORNER
LINKING ROAD, KHAR (WEST)
MUMBAI - 400052, MAHARASHTRA

ALSO AT:-

ORBIT ENTERPRISES

(THROUGH ITS PARTNERS)

FLAT NO. 1101, 11TH FLOOR
TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE
HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD
KHAR (WEST), VILLAGE BANDRA
MUMBAI - 400052, MAHARASHTRA

ALSO AT:-

ORBIT ENTERPRISES

(THROUGH ITS PARTNERS)

FLAT NO. 1201, 12TH FLOOR
TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE
HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD
KHAR (WEST), VILLAGE BANDRA
MUMBAI - 400052, MAHARASHTRA

3. JAGRUTI DHRUV

ALIAS JAGRUTI RAJEN DHRUV

(GUARANTOR)

901/1001 VASTUPALI HILL,
9TH AND 10TH FLOOR, NARGIS DUTT ROAD
BANDRA (WEST), MUMBAI-400050
MAHARASHTRA





PRASADITYA ARC LIMITED

FORMERLY PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED -3-

ALSO AT:-

JAGRUTI DHRUV

ALIAS JAGRUTI RAJEN DHRUV

(GUARANTOR)

FLAT NO. 1101, 11TH FLOOR

TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE

HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD

KHAR (WEST), VILLAGE BANDRA

MUMBAI - 400052, MAHARASHTRA

ALSO AT:-

JAGRUTI DHRUV

ALIAS JAGRUTI RAJEN DHRUV

(GUARANTOR)

FLAT NO. 1201, 12TH FLOOR

TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE

HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD

KHAR (WEST), VILLAGE BANDRA

MUMBAI - 400052, MAHARASHTRA

4. RAJEN DHRUV

ALIAS RAJEN VASANT DHRUV

(GUARANTOR)

(THROUGH RESOLUTION PROFESSIONAL

MR. MANISH MOTILAL JAJU)

D - 502, NEELKANTH BUSINESS PARK

VIDYAVIHAR ,MUMBAI - 400086

MAHARASHTRA

ALSO AT:-

RAJEN DHRUV

ALIAS RAJEN VASANT DHRUV

(GUARANTOR)

901/1001 VASTUPALI HILL,

9TH AND 10TH FLOOR, NARGIS DUTT ROAD

BANDRA (WEST), MUMBAI-400050

MAHARASHTRA

ALSO AT:-

RAJEN DHRUV

ALIAS RAJEN VASANT DHRUV

(GUARANTOR)

FLAT NO. 1101, 11TH FLOOR

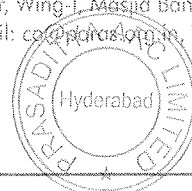
TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE

HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD

KHAR (WEST), VILLAGE BANDRA

MUMBAI - 400052, MAHARASHTRA

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PRASADITYA ARC LIMITED

FORMERLY PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED

-4-

ALSO AT:-

RAJEN DHRUV

ALIAS RAJEN VASANT DHRUV

(GUARANTOR)

FLAT NO. 1201, 12TH FLOOR

TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE

HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD

KHAR (WEST), VILLAGE BANDRA

MUMBAI - 400052, MAHARASHTRA

5. HIREN DHRUV

ALIAS HIREN V DHRUV

(GUARANTOR)

1201, WHITEFIED BUILDING

16TH ROAD, KHAR (WEST)

MUMBAI-400052,

MAHARASHTA

ALSO AT:-

HIREN DHRUV

ALIAS HIREN V DHRUV

(GUARANTOR)

FLAT NO. 1101, 11TH FLOOR

TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE

HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD

KHAR (WEST), VILLAGE BANDRA

MUMBAI - 400052, MAHARASHTRA

ALSO AT:-

HIREN DHRUV

ALIAS HIREN V DHRUV

(GUARANTOR)

FLAT NO. 1201, 12TH FLOOR

TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE

HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD

KHAR (WEST), VILLAGE BANDRA

MUMBAI - 400052, MAHARASHTRA

6. RUCHITA DHRUV

ALIAS RUCHITA HIREN DHRUV

(GUARANTOR)

1201, WHITEFIED BUILDING

16TH ROAD, KHAR (WEST)

MUMBAI-400052,

MAHARASHTA



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ALSO AT:-

RUCHITA DHRUV

ALIAS RUCHITA HIREN DHRUV

(GUARANTOR)

FLAT NO. 1101, 11TH FLOOR

TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE

HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD

KHAR (WEST), VILLAGE BANDRA

MUMBAI - 400052, MAHARASHTRA

ALSO AT:-

RUCHITA DHRUV

ALIAS RUCHITA HIREN DHRUV

(GUARANTOR)

FLAT NO. 1201, 12TH FLOOR

TOWER- WHITEFIELD, NANDADEEP CO-OPERATIVE

HOUSING SOCIETY LIMITED, JUNCTION OF 16TH ROAD

KHAR (WEST), VILLAGE BANDRA

MUMBAI - 400052, MAHARASHTRA

Email id: info@midcityinfra.com

rajendhruv@midcity.in

SUB.: NOTICE OF SALE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 IN RELATION TO THE PROPERTY BEING FLAT NO. 1101 ON 11TH FLOOR AND FLAT NO. 1201 ON 12TH FLOOR (DUPLEX), TOWER-WHITEFIELD, NANDADEEP CO-OPERATIVE HOUSING SOCIETY LIMITED, PLOT NO. 684 OF TOWN PLANNING SCHEME NO. III AND BEARING NEW CTS NO. E/147, AND PLOT NO. 684 OF TOWN PLANNING SCHEME NO. III AND BEARING NEW CTS NO. E/151, JUNCTION OF 16TH ROAD, KHAR (WEST), VILLAGE BANDRA, MUMBAI - 400052, MAHARASHTRA. ("Mortgaged Property").

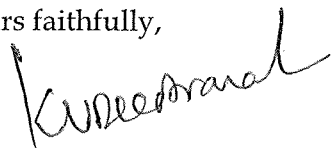
Re.: Loan Account No. S000240475

Dear Madam/ Sir,

Please find attached herein the Sale Notice issued by the undersigned with respect to the properties as described in the said Sale Notice on date as mentioned therein.

This is for your information.

Yours faithfully,



AUTHORISED OFFICER

Registered and Corporate Office: D.No.1-55, Raja Praasadamu, 4th Floor, Wing-I, Masjid Banda Road, Kondapur, Hyderabad-84
CIN: U67120TG2007PLCO53327, Tel: 040-41413333, Email: co@paras.org.in, Web: www.paras.org.in





PRASADITYA ARC LIMITED

FORMERLY PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED

SALE OF SECURED ASSETS Held IN THE ACCOUNT OF M/s. MID CITY PROJECTS LLP

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

(Refer proviso to rule 8(6)) of Security Interest (Enforcement) Rules, 2002.

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) that the below described immovable property mortgaged to **M/s. Prasaditya ARC Limited (PARC) (formerly known as Pridhvi Asset Reconstruction and Securitisation Company Limited), ("Secured Creditor")**, the constructive possession of which has been taken by the Authorised Officer of the Secured Creditor will be sold by the undersigned under the provisions of SARFAESI Act by way of online public online public auction 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 dues to the Secured Creditor amounting to **Rs.6,93,54,402/- (Rupees Six crores ninety three lakhs fifty four thousand four hundred two only)** as on **17.06.2026** with further interest and costs thereon towards loan account No: S000240475 of M/s. Mid City Projects LLP (through its partners).

The Loan Account No: S000240475 along with its underlying security (ies), including the Immovable property, had been assigned by Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.,) to the Secured Creditor vide Assignment Agreement dated 31.12.2025.

DESCRIPTION OF THE IMMOVABLE SECURED ASSETS

ITEM NO 1

Flat No: 1101

ALL THAT PIECES OR PARCELS OF PROPERTIES/UNIT(S)/APRTMENT(S)/FLAT(S) AS UNDER (CONSTRUCTED/TO BE CONSTRUCTED) TOGETHER WITH ALL THE PRESENT AND/OR FUTURE FSI AND ALL THE PRESENT AND/OR FUTURE STRUCTURES, FURNITURE, FIXTURES, FITTINGS, STANDING AND/OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE RIGHTS, TITLE AND/OR INTERESTS OF THE RESPECTIVE OWNER(S) THEREIN:

Sr. No.	Wing/Tower	Unit(s)/Flat(s)	Floor	Carpet Area (Sq. Ft.)	Owner(s)
1.	Whitefield	1101	11	1800	Mr. Jagruti Dhruv
	Total			1800	

TOTALLING 1 NUMBER OF UNIT(S)/APARTMENT(S)/FLAT(S) AND HAVING 1800 SQUARE FEET (CARPET AREA) IN THE AGGREGATE TOGETHER WITH 2 NUMBER OF CAR PARKING SPACES (ON THE GROUND FLOOR) ALLOCATED/TO BE ALLOCATED FOR THE AFORESAID UNIT(S)/APARTMENT(S)/FLAT(S), IN THE BUILDING/PROJECT CURRENTLY NAMED AS "WHITEFIELD" (FORMERLY KNOWN AS SWAROSKI) AND SOCIETY CURRENTLY KNOWN AS NANDADEEP CO-OPERATIVE HOUSING SOCIETY LIMITED CONSTRUCTED/ TO BE CONSTRUCTED ON PLOT NO. 684 OF TOWN PLANNING SCHEME NO. III AND BEARING NEW CTS NO. E/147 ADMEASURING 719 SQUARE METERS AND PLOT NO. 684 OF TOWN PLANNING SCHEME NO. III AND BEARING NEW CTS NO. E/151 ADMEASURING 735.894 SQUAE METERS, ADMEASURING IN THE AGGREGATE 1,454.894 SQUARE METERS, LYING, BEING AND SITUATE AT THE JUNCTION OF 16TH ROAD, KHAR (WEST), VILLAGE BANDRA, MUMBAI - 400052, MAHARASHTRA WITHIN THE REGISTRATION DISTRICT OF MUMBAI SUBURBAN ("SAID LAND") TOGETHER WITH PROPORTIONATE UNDIVIDED SHARE, RIGHT, TITLE AND/OR INTEREST IN THE SAID LAND, COMMON AREAS AND COMMON FACILITIES/AMENITIES.



PRASADITYA ARC LIMITED

FORMERLY PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED

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ITEM NO 2

Flat No: 1201

ALL THAT PIECES OR PARCELS OF PROPERTIES/UNIT(S)/APRTMENT(S)/FLAT(S) AS UNDER (CONSTRUCTED/TO BE CONSTRUCTED) TOGETHER WITH ALL THE PRESENT AND/OR FUTURE FSI AND ALL THE PRESENT AND/OR FUTURE STRUCTURES, FURNITURE, FIXTURES, FITTINGS, STANDING AND/OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE RIGHTS, TITLE AND/OR INTERESTS OF THE RESPECTIVE OWNER(S) THEREIN:

Sr. No.	Wing/Tower	Unit(s)/Flat(s)	Floor	Carpet Area (Sq. Ft.)	Owner(s)
1.	Whitefield	1201	12	1130	Mr. Hiren Dhruv
	Total			1130	

TOTALLING 1 NUMBER OF UNIT(S)/APARTMENT(S)/FLAT(S) AND HAVING 1130 SQUARE FEET (CARPET AREA) IN THE AGGREGATE TOGETHER WITH 2 NUMBER OF CAR PARKING SPACES (ON THE GROUND FLOOR) ALLOCATED/TO BE ALLOCATED FOR THE AFORESAID UNIT(S)/APARTMENT(S)/FLAT(S), IN THE BUILDING/PROJECT CURRENTLY NAMED AS "WHITEFIELD" (FORMERLY KNOWN AS SWAROSKI) AND SOCIETY CURRENTLY KNOWN AS NANDADEEP CO-OPERATIVE HOUSING SOCIETY LIMITED CONSTRUCTED/ TO BE CONSTRUCTED ON PLOT NO. 684 OF TOWN PLANNING SCHEME NO. III AND BEARING NEW CTS NO. E/147 ADMEASURING 719 SQUARE METERS AND PLOT NO. 684 OF TOWN PLANNING SCHEME NO. III AND BEARING NEW CTS NO. E/151 ADMEASURING 735.894 SQUAE METERS, ADMEASURING IN THE AGGREGATE 1,454.894 SQUARE METERS, LYING, BEING AND SITUATE AT THE JUNCTION OF 16TH ROAD, KHAR (WEST), VILLAGE BANDRA, MUMBAI – 400052, MAHARASHTRA WITHIN THE REGISTRATION DISTRICT OF MUMBAI SUBURBAN ("SAID LAND") TOGETHER WITH PROPORTIONATE UNDIVIDED SHARE, RIGHT, TITLE AND/OR INTEREST IN THE SAID LAND, COMMON AREAS AND COMMON FACILITIES/AMENITIES.

For detailed terms and conditions of the Sale, please refer to the link provided in M/s. Prasaditya ARC Limited website i.e., www.paras.org.in/tenders

Sale of Schedule property/ies 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 Auction	Item No.	Lot	Reserve price	Earnest Money Deposit (EMD)	Incremental bidding	Time of Auction
10.08.2026	1	ONE LOT	Rs.22.00 Crores	Rs.2.20 Crores	Rs.10,00,000/-	11.00 AM to 12.00 Noon
	2					

* 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.



PRASADITYA ARC LIMITED

FORMERLY PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED

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Public are invited to participate in "online e-auction" through the website <https://www.bankeauctions.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) dharaani.p@c1india.com & (2) andhra@c1india.com

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

The intending participants shall deposit EMD amount by RTGS/NEFT/Funds Transfer to the credit of below mentioned E-Auction collection Account of secured creditor:

Account No.	100631100000229
Secured Creditor	M/s. Prasaditya ARC Limited (PARC)
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, Aadhaar, Address & 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 Registered Post/Speed Post/ Courier to the undersigned so as to reach on or before **09.08.2026** by **05.00 P.M.** at the following address:

Mr. K.V. Ramakrishna Prasad, Authorized Officer, M/s. Prasaditya ARC Limited, 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 properties and fully satisfy themselves about the details of the property and its registrability at S.R.O concerned before participating in the e-auction.

Date & Time of Inspection of the properties: 20.07.2026 between 10.00 A.M to 2.00 P.M.

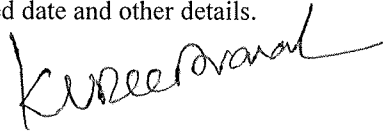
Please contact Mr. K.V. Ramakrishna Prasad, Authorised Officer, Mob. No. 9652250044 for detailed queries, terms and conditions, queries, guidance, inspection of schedule property, perusal of copies of title deeds and latest encumbrance certificates to exercise due diligence and satisfy themselves about the title property under E-auction sale.

In the event the auction scheduled herein above fails for any reason whatsoever, PARC has the right to sell the secured assets 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. MID City Projects LLP**, (through its partners), **M/s. Orbit Enterprises** (through its partners), **Jagruti Dhruv** alias **Jagruti Rajen Dhruv** (Guarantor), **Rajen Dhruv** alias **Rajen Vasant Dhruv** (Guarantor), **Hiren Dhruv** alias **Hirev V Dhruv** (Guarantor) and **Ruchita Dhruv** alias **Ruchita Hiren Dhruv** (Guarantor), about holding of the sale on the above-mentioned date and other details.

Date: 04.07.2026

Place: Hyderabad.


AUTHORISED OFFICER



