



# Pridhvi Asset Reconstruction And Securitisation Company Ltd.

Ref No. 413/2024/057

29.01.2024

## RPAD

To,

1. M/s. Sivakumar Enterprises Pvt. Ltd.  
Rep. by its Managing Director  
Mr. D.S.Sivakumar  
R.S. No. 209, Gingee Road  
Opp. to Maruthi Showroom,  
Thiruvamuthur Panchayat,  
**VILLUPURAM – 605 602**, Tamil Nadu.

5. Mr. S.Vaithiyanathan  
S/o Mr. Shanmugam  
No.28, Santhana Bajanai Koil Street,  
V.Maruthur  
**VILLUPURAM – 605 602**, Tamil Nadu.

2. Mr. D.S. Sivakumar  
S/o. Mr. D. Subramaniam  
No.1/10, Samundeeswari Nagar,  
Near Shanthi Theatre,  
**VILLUPURAM – 605 602**, Tamil Nadu.

6. Mr.A.Purushothaman  
S/o Mr. A.Arumugam  
No.2, Mettu Street,  
Surappa Naicken Chavadi,  
Thirupapuliyur,  
**CUDDALORE – 607 002**, Tamil Nadu.

3. Mr. L.K. Shankar  
S/o. Mr. Lakshminarayanan, No.167/12,  
Bashyam Nagar, Manjakuppam,  
**CUDDALORE – 607 001**, Tamil Nadu.

7. Mrs. R. Kasthuri  
W/o Mr. Ramachandran,  
Door No: 3, North Street,  
Gandhi Nagar,  
Vilvarayanatham,  
**CUDDALORE – 607 001**, Tamil Nadu.

4. Mr.R.Jayakumar  
S/o Mr. Ramu,  
No.6/33, Thiruvalluvar Street,  
**VILLUPURAM – 605 602**, Tamil Nadu

Sir / Madam,

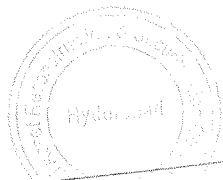
**Sub: NPA Account of M/s. Sivakumar Enterprises Pvt Ltd., - Sale Notice under Rule 9 (1) of Security Interest (Enforcement) Rules 2002 r/w proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002.**

Please find attached herein the Sale Notice under Rule 9 (1) of Security Interest (Enforcement) Rules, 2002 issued by the undersigned with respect to the property as described in the said Sale Notice on such date as mentioned therein.

This is for your information.

Yours faithfully,

**AUTHORISED OFFICER**





## PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED

### E-AUCTION FOR SALE OF IMMOVABLE PROPERTY IN THE ACCOUNT OF M/S. SIVAKUMAR ENTERPRISES PVT LTD.,

E- Auction Sale Notice for Sale of Immovable Assets in the account: M/s. Sivakumar Enterprises Pvt Ltd., under **Rule 9 (1) of Security Interest (Enforcement) Rules 2002** r/w proviso to **Rule 8 (6) of Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor/s & Guarantor/s that the below described immovable property mortgaged / charged to the Secured Creditor/assignee, the debt of which was assigned by Karur Vysya Bank, the Lendor/Assignor, and symbolic possession of the same has been taken by the Authorised Officer of M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited (PARAS) - Secured Creditor will be sold on **"AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS"** on **06.03.2024**, (i.e., WEDNESDAY) for recovery of **Rs.18,88,35,499/- (Rupees Eighteen Crores eighty eight lakhs thirty five thousand four hundred ninety nine only)** outstanding due as on 31.12.2023, under one portfolio, with further interest and costs due to the Secured Creditor i.e., PARAS from **M/s. Sivakumar Enterprises Pvt Ltd.**, represented by its Director Mr. D.S. Sivakumar as borrower and Mr. L.K. Shankar, Mr. R. Jayakumar, Mr. S. Vaithiyanathan, Mr. A. Purushothaman and Mrs. R. Kasturi, as Guarantors/Mortgagors.

| Description of the property  |
|--|
| Residential vacant land situated at T.S. No. 2433, Ward No: 7, Block No: 45, Dhandapani Nagar, Vilvarayanatham, Cuddalore District admeasuring 2155 Sq.ft., owned by Smt. R. Kasturi and bounded by:<br>North : Latha's property;<br>South: Rajeswari's house;<br>East : Tamil Nadu Porul Vaniba Kazhagam's compound and building<br>West : 24 feet layout road. |

The Authorised Officer issued E-auction Sale of Schedule Properties by adopting "Online e-Auction Sale" through the website <https://www.bankeauction.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:

| RESERVE PRICE   | EARNEST MONEY DEPOSIT  | Last date for submission of Bid            | Date of E-Auction             | Time of Auction              | Bid increment        |
|---|--|--|-------------------------------|------------------------------|----------------------|
| <b>Rs.63,00,000/- (Rupees Sixty Three lakhs only)</b> | <b>Rs.6,30,000/- (Rupees Six lakhs thirty thousand only)</b> | <b>On or before 04.00 PM on 05/03/2024</b> | <b>06/03/2024 (Wednesday)</b> | <b>11.30 AM to 01.30 PM*</b> | <b>Rs.1.00 lakh.</b> |

\*Time of E-auction – with an auto extension 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.

List of Encumbrance/Litigations pertaining to this Property : - NIL -

Public are invited to participate in "Online E-auction" through the website <https://www.bankeauction.com> of the service provider.

The address and details of service provider are: M/s C 1 India Pvt Ltd.,

Contact person: Mr. Dharani Krishna.

Contact No: 99481 82222

E mail id: (1) [dharani.p@c1india.com](mailto:dharani.p@c1india.com) and (2) [andhra@c1india.com](mailto:andhra@c1india.com)

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](mailto:co@paras.org.in), Web: [www.paras.org.in](http://www.paras.org.in)





## PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED

The intending participants/bidders are advised to go through the website <https://www.bankeauction.com> and also [www.paras.org.in](http://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 forms7 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. PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED. |
| Bank             | UNION BANK OF INDIA   |
| Branch           | Mid Corporate Branch, Punjagutta, Hyderabad                           |
| IFSC Code        | UBIN0577901   |

The intending bidders are advised to submit the Bid Forms with requisite details viz., proof of deposit of EMD, PAN Card, AADHAR, Address and 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 Regd. Post / Speed Post / Courier to the undersigned so as to reach on or before 27.02.2024 before 4.00 P.M. at the following address:

**Mr. V. Udaya Bhaskara Rao,**  
**Authorised Officer & Asst. Vice President (Acquisitions & Resolutions),**  
**Contact. Mobile: 9640993395. Office land line No: 040-41413305.**  
**E-mail id: [udayabhaskar@paras.org.in](mailto:udayabhaskar@paras.org.in)**  
**(Please note: postal delays are not entertained)**

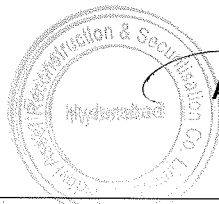
The intending bidders are also advised to visit the property and fully satisfy themselves about the details of the property before participating in the e-auction.

Date and Time of Inspection of the property: 17/02/2024 between 11.00 AM to 2.00 PM.

In the event the auction scheduled herein above fails for any reason whatsoever, PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LTD., have 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/guarantors of M/s. Sivakumar Enterprises Pvt Ltd., about holding of the sale on the above mentioned date and other details.

Date: 29.01.2024  
Place: Hyderabad



**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](mailto:co@paras.org.in), Web: [www.paras.org.in](http://www.paras.org.in)



## PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LIMITED

### **Terms & conditions of sale:**

- 1) The aforesaid property will not be sold below the reserve price;
- 2) The successful bidder shall immediately i.e., on the same day or not later than next working day, deposit 25% of the Tender amount (inclusive of the EMD already paid); if not the property shall be sold again as per Rule 9 (3) of Security Interest (Enforcement) Rules, 2002.
- 3) The balance 75% of the sale price shall be payable on or before the 15<sup>th</sup> (fifteenth) day from the date of confirmation of sale; or such extended period as per Rule 9 (4) of Security Interest (Enforcement) Rules, 2002 and if the successful bidder fails to pay even after such extended period, the amount deposited shall be forfeited.
- 4) The Authorised Officer reserves the right to reject/adjourn/cancel/postpone any/or all the tenders at any stage without assigning any reasons thereof. After opening the tenders on the scheduled date, there could be inter-se bidding amongst the qualifying tenderers at the sole discretion of the Authorised Officer and the sale will be confirmed in favour of the highest bidder. For any enquiry/query kindly reach email id: udayabhaskar@paras.org.in, Ph. No. 040 - 41413305; 9640993395.
- 5) Interested parties may submit their bids along with EMD and the KYC documents in the manner prescribed in the "Other Terms and Conditions", which form part of these terms and conditions and which are available at the website of service provider i.e., <https://bankeauctions.com> and also at the Office and website of M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited [www.paras.org.in/tenders](http://www.paras.org.in/tenders);
- 6) The bids without EMD are liable to be rejected;
- 7) The successful bidder/s is/are liable for payment of the stamp duty, registration and all other charges for registration of the sale certificate to be issued. PARAS shall not be held liable for any charge, lien, encumbrance, property tax or any dues to government or anybody in respect of property under sale;
- 8) The intending bidders should make discrete enquiries as regards any encumbrances, claims, charges, attachments, prohibitory orders on the property/ies by any authority/person and should satisfy themselves about the title, extent, quality and quantity of the property/ies before submitting their bid. No claim of what so ever nature regarding the property/ies put for sale will be entertained after submission of bid by the intending bidders. Further the intending bidders shall satisfy themselves about registrability of the property/ies as PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LTD., is not aware of any prohibition as regards registration of the property/ies at the SRO concerned;
- 9) The highest bidder as confirmed by the Authorised Officer shall not be eligible to claim any damage(s), interest, legal expenses if there is any delay in issuance of Sale Certificate or Cancellation of auction for any reasons thereof.
- 10) Please note that before remitting the balance of bid amount the successful bidder should deduct 1% of the bid amount towards TDS for the purchase price of the asset(s) sold which exceeds Rs.50 Lakhs and remit the same to Income Tax Department and submit us the proof of remittance of the TDS amount.
- 11) In the event the auction scheduled herein above fails for any reason whatsoever, PRIDHVI ASSET RECONSTRUCTION AND SECURITISATION COMPANY LTD., have 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.
- 12) This is also a notice to the borrower/guarantors of M/s. Sivakumar Enterprises Pvt Ltd., about holding of the sale on the above mentioned date and other details.

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**Authorised Officer**

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