PHOENIX ARC LIMITED

Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and Western Express Highway, Ville Parle (E), Mumbai – 400057, Tel: 022- 68492450, Fax:022- 412313, CIN:U67190MH2007PTC168303;Email:info@phoenixarc.co.in:Website:www.phoenixarc.co.in;

ONLINE E- AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly Known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust-FY26-13 (Phoenix) (pursuant to assignment of debt by Edelweiss ARC Limited in favour of Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd) vide an Assignment Agreement dated **29.12.2025**) will be sold on "**AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition**, by way of "**online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website **https://www.bankeauctions.com** as per the details given below:

Name of Borrower	**M/s Sri Surya English Medium School,** **Represented by its authorized Signatory,** D.NO:4-178, Yerravaram, Yelesewaram Mandal, East Godavari District, Andhra Pradesh-533435.
Name of Co-Obligant/Guarantors /Mortgagors/ Partners	**M/s Sri Surya Educational Society,** **Represented by its authorized Signatory,** **Mr. Kollumala Veera Venkata Satyanarayana,** **Mrs. Kollumala Veeramani**
Details of Assignment	Assignor – Edelweiss ARC Limited in favour of Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd Trust - Phoenix Trust FY 26-13. Date of Assignment – 29-12-2025
Amount due as per SARFAESI Notice dated of **Rs.1,27,07,677.82/-(Rupees One Crore Twenty Seven lakhs Seven Thousand Six Hundred and Seventy Seven and Eighty Two Paisa Only),** due and payable as of 14.10.2024 together with further interest and other cost and charges and expenses as mentioned in the Demand Notice dated 17.10.2024	

Description of Immovable Properties:

ItemNo:1
East Godavari District, Prathipadu Sub D.Yeleswaram Mandal, Yerravaram Gram Panchayt. Yerravaram Village for an extent of ac0.21 cents or 0.84 hects of land in Old S.No. 42-6, New R.S No. 42-6A, bounded by:

East by: Land belongs to Senapathi Suryachakram,

South by: Land belongs to Senapathi Suryachakram,

West by: Puntha,

North by:- Land given K.Venkata Suryanarayana by the applicant donees on the same day, Within the above boundaries an extent of Ac 0.21 cents of Land.

ItemNo:2
East Godavari District Prathipadu Sub D.Yeleswaram Mandal, Yerravaram Gram Panchayat, Verravaram Village for an extent of Ac 0.04 cents in Ac0.22 cents in Old S No. 42-4. New R.S No. 42-4A and Ac0.45 cents out of Ac1.38 cents in Old S No. 42-6, New R.SNo. 42-6A and total comes Ac 0.49 cents, single bit covered under ItemNo.2 bounded by:-

East by:-Land belongs to K.Veeramani,

West by:- Land belongs to senapathi Chinna Rao,

North by:- Land given K.Venkata Suryanarayana by the applicant donees on the same day
South by:- Land belongs to A. Appalaraju

Within the above boundaries an extent of 0.49 cents of land Within the above two items a total extent of 0.70 cents of land with ordinary ways and all easement rights etc.

Possession details	Phoenix ARC has taken Symbolic possession of the above-named property as per provisions of SARFAESI Act, 2002 on 23.06.2025
Date Time of Inspection of Property	On request
Reserve Price	Rs.2,12,16,960/- (Rupees Two Crore Twelve Sixteen thousand and Nine Hundred and sixty Only)
Earnest Money Deposit	Rs.21,21,696/- (Rupees Twenty-One Lakhs Twenty One Thousand and Six hundred and Ninety Six Only)
EMD Remittance Details: The Earnest Money has to be deposited by way of **RTGS/ NEFT Favouring "PHOENIX Trust-FY26-13", PAYABLE AT MUMBAI** OR **NEFT/RTGS IN THE CURRENT ACCOUNT: 9049919809, KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: KKBK0000631**	
Incremental Value	Rs. 50,000/- (Rupees Fifty Thousand Only) & in such multiples
Last date for submission of EMD	12-11-2026 (Thursday) on or before closing of banking Hours
Date & Time of E-Auction	13-11-2026 (Friday) between 11:00 am to 12:00 pm
Link for Tender documents of the property: https://phoenixarc.co.in?p=7596	

Terms and Conditions of E- Auction

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.
2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.
3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
4. For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited**, **Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937 , Email ID: support@bankeauctions.com; maharashtra@c1india.com**
5. Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form.
6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition.**
7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the **Last date for submission of EMD** as mentioned above. **Intending purchasers/bidders are required to submit EMDs for the property detailed herein above.**
9. The prospective/intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected.
10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on **the date of Auction mentioned above or not later than the next working day**, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.
11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.
12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.
13. For inspection of the property/is or more information, the prospective bidders may contact **Mr. Mahesh Malunjkar/ SantoshKPilli, and Anisha Shinde at following email address mahesh.m@phoenixarc.co.in/santosh.pilli@phoenixarc.co.in, Anisha.Shinde@phoenixarc.co.in/(email) or on +91-9920381684/+91-9010102699 and 8879696030 (mobile).**
14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.
17. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour.

18. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.
19. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.
20. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission.
21. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place **: Telangana**
Date : -2026

Sd,
Authorised Officer Phoenix ARC Limited
(Formerly known as Phoenix ARC Private Limited)
(Trustee of Phoenix Trust-FY 26-13)

TENDER DOCUMENT FOR E AUCTION

Whereas Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited) acting in its capacity of Trustee for **Phoenix Trust FY26-13 "Phoenix"**) through its Authorised Officer, in exercise of its powers under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (**SARFAESI ACT, 2002**) has decided to sell through **e-Auction** the secured asset mentioned in **ANNEXURE - I** for realization of the secured debts due to Phoenix amounting to **Rs.1,27,07,677.82/-(Rupees One Crore Twenty Seven lakhs and Seven Thousand and Six Hundred and Seventy Seven and Eighty Two Paisa Only),** due and payable as of 14.10.2024 with further interest and penal interest as per demand notice dated **17.10.2024** issued under section 13(2) of the SARFAESI Act, 2002 due and payable by the borrower i.e., **M/s Sri Surya English Medium School, Represented by its authorized Signatory,** D.NO:4-178, Yerravaram, Yelesewaram Mandal, East Godavari District, Andhra Pradesh-533435, **M/s Sri Surya Educational Society, Represented by its authorized Signatory, Mr.Kollumala Veera Venkata Satyanarayana, Mrs.Kollumala Veeramani** India, 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	**Phoenix ARC Limited (Formerly Known as Phoenix ARC Pvt Ltd) - PHOENIX TRUST - FY 26-13,** 3rd Floor, Wallace Towers (earlier known as Shiv Building),

	139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra – 400057, India
Auction held with the aid by	**M/s. C1 India Pvt. Ltd.**, (“**Service Provider**”) Gulf Petro Chem, Building No.301,1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015 Help Line No: 0124-4302020/21/22/23/24 Help Line e-mail ID: support@bankeauctions.com
Auction Schedule	**Date of Auction: - As per Sale Notice** **Timings: - As per Sale Notice** **AuctionWebsite:-** https://www.bankeauctions.com
Annexure	1) Terms & conditions of e-Auction 2) Soft Copy of Auction Notice published in newspapers (Annexure – I) 3) Details of Bidder (Annexure – II) 4) Declaration by Bidder (Annexure – III) 5) Declaration From Bidder (Annexure-IV) 6) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) 7) Price Confirmation Letter by H1 Bidder (Annexure – V)
Special Instructions	**Bidding in the last minutes and seconds should be avoided in the bidder(s) own interest. Neither the Service Provider nor Phoenix 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 on behalf of Phoenix, on pre-specified date, while the bidder(s) shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidder(s) themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be the sole responsibility of bidder(s) and neither Phoenix nor the Service Provider shall be responsible for these unforeseen circumstances. *In order to ward-off such contingent situation, bidder(s) 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 bidder(s) are requested not to wait till the last moment to quote their bids to avoid any such complex situations.*
2. The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider shall acquaint bidder(s) regarding the bidding process, functions and e-Auction rules. All the bidders are required to ensure that compliance regarding receipt of training before start of bid process.

3. **Material for Bid**: Sale of secured assets by Phoenix 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 as per Sale Notice and available to the bidder(s) on their bidding screen.
7. **Bid Price:** The bidder has to quote the total price for each of the item.
8. **For other terms and conditions, please see the e-auction notice published by Phoenix**

Procedure of e-Auctioning

i. **e-Form Submission**
All interested bidders need to fill online form available on e-Auction domain with necessary details.

ii. **Online e-Auction**:
- Phoenix will declare its **Opening Price** (**OP**), which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve 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 above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. 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. I**n case of a sole bidder, the said bidder must mandatorily increase one bid over and above the reserve price in compliance with Rule 9(2) of SARFAESI Act, 2002.**
- The **"Bid Increase Amount"** has been fixed in respect of the secured assets which the bidder(s) can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **"Bid Increase Amount".**
- Online Auction shall be open for **1 hour**. If bidder(s) 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 another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be **Unlimited** 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 – V after the completion of e - 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, Phoenix 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, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) at the final bid price. **The failure on part of bidder(s) to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.**
11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
    a. Leading Bid in the Auction (H1 – Highest Rate)
    b. Bid placed by bidder(s)
    c. Opening Price & Minimum Increment Value.
    d. The bid rank of bidder in the auction.
12. The decision regarding declaration of successful bidder shall be finalized by the Authorised Officer of Phoenix.
13. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
14. Phoenix / Service Provider shall not have any liability towards bidder(s) for any interruption or delay in access to the site irrespective of the cause.
15. The bidder(s) 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, the Authorised Officer of Phoenix will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.

Terms & Conditions for Sale of Secured Assets

i) The E-Auction is being held on "**AS IS WHERE IS" basis & "AS IS WHATEVER THERE IS AND WITHOUT RECOURSE" condition**.

ii) The intending bidder(s) should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/rights/dues affecting the secured assets, including the statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Phoenix. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to Phoenix. The Authorised Officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.

iii) It shall be the responsibility of the bidder(s) to inspect and satisfy themselves about the secured assets and specification before submitting the bid.

iv) 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, the undersigned shall not be responsible / liable for any error, misstatement, or omission.

v) The inspection of secured asset put on auction will be permitted to interested bidder(s) at sites on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.

vi) The EMD shall be payable has to be deposited by way of **RTGS/ NEFT Favouring "PHOENIX Trust-FY26-13", PAYABLE AT MUMBAI** OR **NEFT/RTGS IN THE CURRENT ACCOUNT: 9049919809, KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: KKBK0000631**

**Please note that the Demand Draft and Cheques shall not be accepted as EMD amount on or before the last date mentioned in the E-Auction advertisement released

in the newspaper which is annexed herewith as **ANNEXURE-I** and register their name at "https://www.bankeauctions.com" and get user ID and Password free of cost and get training on e-Auction from the Service Provider, by contacting on **Mr. Bhavik Pandya of M/s C 1 India Private Limited**, **Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682398/25/26, Email ID: support@bankeauctions.com**, After deposit of EMD as mentioned above, the intending purchaser/ bidder is required to **get the copies of following documents uploaded** along with KYC Documents s more particularly described in table below 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 as **ANNEXURE-I**) **(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.)**

FOR INDIVIDUALS	**DOCUMENTS**
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card **/** Passport **/** Driving License **/** Aadhaar Card **/** Voter's Identity Card **/** Job Card issued by NREGA duly signed by an officer of State Government **/** Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) **/** Aadhar Card **/** Property or Municipal Tax receipt **/** Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address **/** Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies **/** Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	**DOCUMENTS**
PROOF OF IDENTITY	PAN Card **/** Registered Partnership Deed
PROOF OF ADDRESS	Certificate of Incorporation **/** GST Certificate **/** Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR PARTICPITAION	A resolution from the Board of Directors **/** Authority Letter **/** Power of Attorney granted to transact on behalf of Company **/** Partnership Fim

vii) Failure to submit the abovementioned the documents, the bid is liable to be rejected.

viii) 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.

ix) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10 % of the Reserve Price, by RTGS. **The secured assets shall not be sold below and /or at the reserve price.**

x) The conditional bid(s) 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.**

xi) If the dues of Phoenix together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to Phoenix are tendered by or on behalf of the borrower or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.

xii) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for each item in the multiple of amount mentioned against the secured assets under column "**Bid Increment Amount**" mentioned 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.**

xiii) The EMD of unsuccessful bidder(s) will be refunded to their respective A/c No. shared in e-Auction Portal (https://www.bankeauctions.com) online within 5 working days of the completion of the auction. The bidder(s) will not be entitled to claim any interest, costs, expenses and any other charges (if any).

xiv) The Authorised Officer of Phoenix is not bound to accept the highest offer, and the Authorised Officer of Phoenix has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction, at any stage of auction, without assigning any reason thereof.

xv) The successful bidder shall deposit 25% (inclusive of EMD) of its/his offer by way of RTGS / NEFT to the account mentioned in **public notice annexed as ANNEXURE – I**, on or before the closure of banking hours on the date mentioned in the Sale Notice, which deposit will be confirmed by Phoenix, failing which the sale would be deemed to have failed, and the EMD of the said successful bidder shall be forfeited. The balance amount of the purchase consideration is payable on or before Fifteenth (15th) day from the date of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the secured asset nor on any part of the sum for which may it be subsequently sold.

xvi) The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.

xvii) 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.

xviii) The successful purchaser/bidder shall be solely responsible for any cost / expenses /fees / charges / transfer charges etc. payable to any authority towards the transfer of the rights in its / his / her favour.

xix) 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 the Authorised Officer shall be final. In such an eventuality, Authorised Officer of Phoenix shall in its sole discretion be entitled to call off the sale and put the secured assets to sale once again on any date and at such time.

xx) The sale certificate shall be issued on the receipt of entire sale consideration. Sale Certificate shall be issued by Authorised Officer of Phoenix in the name of the successful bidder and/or his/her/its nominee only. Addition/deletion of name of any persons / institution shall not be possible. Compliance of all formalities and payment of the required

fees as desired by the Government for transfer/delivery of the secured asset/s sold will be completely borne by the successful Bidder.

Other Terms & Conditions for Sale of Secured Asset

- The bidder(s) shall not involve himself/itself or any of his/its representatives in price manipulation of any kind directly or indirectly by communicating with other bidder(s).
- The bidder shall not divulge either his bid or any other exclusive details of Phoenix or to any other party.
- The Service Provider / Phoenix shall not have any liability to the bidder(s) for any interruption or delay in access to the site irrespective of the cause.
- The Service Provider / Phoenix are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider 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
Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd)
PHOENIX TRUST - FY26-13

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:** 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 – V:** 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 – VI:** 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

HFS Hiranandani Financial Services

HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED

Regd. Office: 4th Floor, Scorpio House, Central Avenue, Hiranandani Business Park, Powai, Mumbai – 400076
Email: wecare@hfs.in • **Website:** www.hfs.in • **Tel. No.:** 022-25763623 • **CIN No.:** U65999MH2017PTC291060

POSSESSION NOTICE
Under Rule 8(1) (For Immovable Property) Appendix IV

Whereas, the undersigned being the Authorized Officer of Hiranandani Financial Services Pvt. Ltd. (herinafter referred to as " HFS") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s)/Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules, 2002. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of HFS for an amount as mentioned herein under with interest thereon.

Sr. No.	Loan Account No. & Name of the Borrower / Co-Borrowers / Address	Description of Secured Assets / Mortgage Property	Demand Notice & Amount	Date of Possession
1.	**Loan Exposure Under Customer ID 85085 LAN :** 4375105101028910 **1. Chinthapalli Swarnalatha (Borrower & Legal Heir of Late Chinthapalli Anji Reddy) (Borrower) 2. All The Legal Heirs And/or Representatives on Behalf of Late Chinthapalli Anji Reddy (Co-Borrower) 3. Manasa Chinthapalli (Co-Borrower & Legal Heir of Late Chinthapalli Anji Reddy) (Co-Borrower) Add For Sr.No. 1 to 3 :** Sy No 282AA1, Swamulavari Lingotam Village, Choutuppal Mandal Yadadri Bhuvanagiri District, Nalgonda, Telengana, 508252 **Also at Add For Sr.No. 1 to 3 :** H No 4- 184, Swamulavari Lingotam Village, Choutuppal Mandal Yadadri Bhuvanagiri District, Nalgonda, Telengana, 508252 **Also at Add For Sr.No. 1 to 3 :** H N0 3- 14- 116106SSR402, Sri Sai Residency Road N0- 4, Chitraseema- 2 Colony, Land Mark- Me Reddy Gardens, Mansoorabad Hyderabad, K V Rangareddy, Telengana, 500070	All That Piece And Parcel of House Bearing House Number: 4-184, Assessment Number:613. Covered With R.C.C Roof In Ground Floor With Plinth Area: 1816 Square Feets, Total Area (Including Open Area And Build Up Area): 533 Square Yards Its Equivalent To 445.56 Square Metres, Situated At: Swamulavari Lingotam Village, Post Choutuppal Mandal, Yadadri Bhuvanagiri District, Under: Swamulavari Lingotam Gram Panchayath, Mandal Parishad: Choutuppal, Zilla Parishad: Yadadri Bhuvanagiri, Registration Sub District: Choutuppal And Registration District: Nalgonda. Boundaries As Follows: North: House of Sangishetti Ananthamma & Ganji Narsaiah. South: House of Kandagatla Paramesh. East: Choutuppal To Valigonda Road (100 Feet Road). West: Land of Chinthapalli Swarnalatha. Together With Anything Attached To The Earth Or Permanently Fastened To Anything Attached To The Earth With All Present And Future Structures Thereon.	12/08/2026 **Rs. 30,36,143/- (Rupees Thirty Lakh Thirty-Six Thousand One Hundred & Forty-Three Only)**	**19-10-2026**

Place : Telangana
Date : 22-10-2026

Sd/-
For Hiranandani Financial Services Private Limited

Chola Enter a better life — CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office : Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032, T. N.

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")

The undersigned being the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. (the Secured Creditor) under the Act and in exercise of the powers conferred under Sec. 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Sec. 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is / are avoiding the service of the Demand Notice(s), therefore the service of notice is being affected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below :-

Sr. No.	Name & Address of the Borrower/s & Co-Borrower/s	Loan Amt.	Dt. of Demand Notice & O/s. Amt.	Description of the Property / Secured Asset
1	**Loan A/C. No(S). :** HL24KHL000135940 **1. Mr/Mrs. Baddi Harika 2. Mr/Mrs. Takur Rajeshwar Singh Add For Sr. No. 1 & 2 :-** Flat No.301, Praja City Apartment, 4th Floor, Alwyan X Road, Miyapur,Alwyan X Road, Hyderabad, Telangana - 500049. **Add For Sr. No. 1 & 2 :-**H-No 3-7-335/40/F/A/1, Sy No. 157, Pumping Well Road, Purchase Resale Independent House, Khammam, Khammam, Khammam, Telangana, 507001	**Rs. 25,00,000/-**	**09-10-2026 Rs. 25,58,793/- (Rupees Twenty Five Lakh Fifty Eight Thousand Seven Hundred Ninety Three Only) as on 09-10-2026**	All that Semi Finished Residential site an extent 100.00 Sq. Yards (Near House Door No. 3-7-335/36) in Plot No. 45, within Khammam Survey No. 157 situated at Grain Market Road, Khammam Municipal Corporation Limits and Khammam District and bounded by:- Boundaries **EAST:** 24 Feet Wide Road, **WEST:** Plot No. 69, **NORTH:** Plot No. 45, **SOUTH:** Plot No. 44

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and hereinabove **within 60 days** from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that **Cholamandalam Investment and Finance Company Ltd. i**s a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, The Secured Creditor shall be entitled to exercise all the rights U/s. 13(4) of the Act to take possession of the secured assets(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. The Secured Creditor is also empowered to **ATTACH AND / OR SEAL** the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), the Secured Creditor also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Secured Creditor. This remedy is in addition and independent of all the other remedies available to the Secured Creditor under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of the Secured Creditor and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Sd/-
Authorized Officer
For Cholamandalam Investment and Finance Company Limited

Place : 09-10-2026
Date : Khammam, Telangana

ONLINE E – AUCTION SALE OF ASSETS

PHOENIX ARC LIMITED

Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Ville Parle (E), Mumbai – 400057, **Tel :** 022- 68492450, **Fax :** 022- 67412313,
CIN- U67190MH2007PLC168303; **Email :** info@phoenixarc.co.in; **Website:** www.phoenixarc.co.in

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly Known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust-FY26-13 (Phoenix) (pursuant to assignment of debt by Edelweiss Asset Reconstruction Company Limited mentioned below (Assignor Banks) in favour of Phoenix vide the respective Assignment Agreements more particularly mentioned below) will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition,** by way of **"online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website https://www.bankeauctions.com as per the details given below:

Name of Borrower/ Co-Borrower/ Guarantors / Mortgagors/ Partners	**M/s Yalamarthy Junior College,** Represented by its Authorised Signatory, #1-46-1-3, HIG-55, Sector-1, MVP Colony, Venkojipalem, Visakhapatnam, Andhra Pradesh-530017. **M/s Sri Sudhee Educational Society,** Represented by its Authorised Signatory, #1-46-1-3, HIG-55, Sector-1, MVP Colony, Venkojipalem, Visakhapatnam, Andhra Pradesh-530017. **Mr. Suresh Kumar Battula,** S/o N. Krishna Rao, D.No:2-104, Rajeev Nagar, Near Petrol Bunk, Visakhapatnam, Andhra Pradesh-530040 **Mr. Krishna Rao Battula, S/o B. Raja Rao,** D.No:2-104, Rajeev Nagar, Near Petrol Bunk, Visakhapatnam, Andhra Pradesh-530040.
Details of Assignment	Assignor – Edelweiss Asset Reconstruction Company Limited (Acting in its capacity as a **Trustee of Phoenix Trust FY 26-13)** Date of Assignment – 29.12.2025
Amount due as per SARFAESI Notice **Rs.23,09,699/- (Rupees Twenty Three Lakhs Nine Thousand Six Hundred And Ninety Nine Only),** due and payable as of **15.11.2022** together with further interest and other cost and charges and expenses as mentioned in the Demand Notice dated **15.11.2022**	
Description of Immovable Properties: All that property measuring 300 Sq. yards or 250.840 Sq mtrs, being in Plot No.C-9, covered by S.No: 572/31 of Fareedpeta Village, Elcheria Revenue Mandal, Srikakulam District is **bounded as follows; East:** Boddepallisatyanarayanamma, Plot No: C10, **South:** A. Satyanarayana Plot No: C-11, **West:** Society Road, **North:** R.V Ramanamurthy Plot No.C-7	
Possession details	In Symbolic Possession
Date Time of Inspection of Property	On request
Reserve Price	**Rs. 16,20,000/- (Rupees Sixteen lakhs Twenty Thousand Only)**
Earnest Money Deposit	**Rs. 1,62,000/- (Rupees One lakh Sixty Two Thousand Only)**
EMD Remittance Details: Bank Account – "PHOENIX TRUST-FY26-13" Account No: **9049919809;** Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631	
Incremental Value	**Rs. 50,000/-** (Rupees Fifty Thousand Only) & in such multiples
Last date for submission of EMD	12.11.2026 (Thursday) on or before 05:00 pm
Date & Time of E-Auction	13.11.2026 (Friday) 01:00 Pm to 02:00 Pm with unlimited 5 minutes extensions
Link for Tender documents of the property: https://phoenixarc.co.in?p=7589	

Terms and Conditions of E- Auction: 1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction. **2.**The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form. **3.**The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. **4.** For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937, Email ID: support@bankeauctions.com; maharashtra@c1india.com. 5.**Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form. **6.**The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE"** condition. **7.**All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. **8.**For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the **Last date for submission of EMD** as mentioned above. **Intending purchasers/bidders are required to submit EMDs for the property detailed herein above. 9.**The prospective/intending bidder shall furnish an undertaking that he/she/it is not disqualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected. **10.**The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on **the date of Auction mentioned above or not later than the next working day,** which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. **11.**The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest. **12.**The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. **13.**For inspection of the property/is or more information, the prospective bidders may contact **Mr. Mahesh Malunjkar/ Ms. Anisha Shinde/ Mr. B. Chandrasekhar and Mrs. Haritha at following email address mahesh.m@phoenixarc.co.in/ Anisha.shinde@phoenixarc.co.in /b.chandrasekhar@phoenixarc.co.in/ Haritha.ramamurthy@phoenixarc.co.in / (email) or on +91-09920381684/+91-8655458532/ +91 8496009819/ +91 7989564079 / 8879696030 (mobile). 14.**At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. **15.**The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law. **16.**The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only. **17.**The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour. **18.**The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale. **19.**The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. **20.**The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission. **21.**In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place: Srikakulam
Date: 22.10.2026

Sd/- Authorised Officer
Phoenix ARC Limited, (Trustee of Phoenix Trust-FY26-13)

ONLINE E – AUCTION SALE OF ASSETS

PHOENIX ARC LIMITED

Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Ville Parle (E), Mumbai – 400057, **Tel :** 022- 68492450, **Fax :** 022- 67412313,
CIN- U67190MH2007PLC168303; **Email :** info@phoenixarc.co.in; **Website:** www.phoenixarc.co.in

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly Known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust-FY26-13 (Phoenix) (pursuant to assignment of debt by Edelweiss Asset Reconstruction Company Limited mentioned below (Assignor Banks) in favour of Phoenix vide the respective Assignment Agreements more particularly mentioned below) will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition,** by way of **"online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website https://www.bankeauctions.com as per the details given below:

Name of Borrower/Co-Borrower/ Guarantors /Mortgagors/ Partners	**M/s Sri Surya English Medium School,** Represented by its authorized Signatory, D.NO:4-178, Yerravaram, Yelesewaram Mandal, East Godavari District, Andhra Pradesh-533435.**M/s Sri Surya Educational Society,** Represented by its authorized Signatory, D.NO:4-178, Yerravaram, Yelesewaram Mandal,East Godavari District, Andhra Pradesh-533435.**Mr.Kollumala Veera Venkata Satyanarayana, S/o K.Jaggarao,** #3-29, Ramalayam Veedhi, Yarravram, East Godavari Dist, Andhra Pradesh-533435. **Mrs.Kollumala Veeramani**,w/o Mr.Kollumala Veera Venkata Satyanarayana, #3-29, Ramalayam Veedhi, Yarravram, East Godavari Dist, Andhra Pradesh-533435.
Details of Assignment	Assignor – Edelweiss Asset Reconstruction Company Limited (Acting in its capacity as a **Trustee of Phoenix Trust FY 26-13)** Date of Assignment – 29.12.2025
Amount due as per SARFAESI Notice **Rs.1,27,07,677.82/-(Rupees One Crore Twenty Seven lakhs Seven Thousand Six Hundred and Seventy Seven and Eighty Two Paisa Only),** due and payable as of **14.10.2024** together with further interest and other cost and charges and expenses as mentioned in the Demand Notice dated **17.10.2024.**	
Description of Immovable Properties: Item No:1: East Godavari District, Prathipadu Sub D.Yeleswaram Mandal, Yerravaram Gram Panchayt, Yerravaram Village for an extent of ac0.21 cents or 0.84 hects of land in Old S.No. 42-6, New R.S No. 42-6A, **bounded by:East by:** Land belongs to Senapathi Suryachakram, **South by:** Land belongs to Senapathi Suryachakram, **West by:** Puntha, **North by:-** Land given K.Venkata Suryanarayana by the applicant donees on the same day. Within the above boundaries an extent of Ac 0.21 cents of Land. **ItemNo:2:** East Godavari District Prathipadu Sub D.Yeleswaram Mandal. Yerravaram Gram Panchayat, Yerravaram Village for an extent of Ac 0.04 cents in Ac0.22 cents in Old S No. 42-4, New R.S No. 42-4A and Ac0.45 cents out of Ac1.38 cents in Old S No. 42-6, New R.SNo. 42-6A and total comes Ac 0.49 cents, single bit covered under ItemNo.2 **bounded by:- East by:-**Land belongs to K.Veeramani, **West by:-** Land belongs to Senapathi Chinna Rao, **North by:-** Land given K.Venkata Suryanarayana by the applicant donees on the same day, **South by:-** Land belongs to A. Appalaraju, Within the above boundaries an extent of 0.49 cents of land, Within the above two items a total extent of 0.70 cents of land with ordinary ways and all easement rights etc.	
Possession details	In Symbolic Possession
Date Time of Inspection of Property	On request
Reserve Price	**Rs. 2,12,16,960/- (Rupees Two Crore Twelve Lakhs Sixteen Thousand Nine Hundred & Sixty Only)**
Earnest Money Deposit	**Rs. 21,21,696/- (Rupees Twenty-One Lakhs Twenty-One Thousand Six Hundred and Ninety Six Only)**
EMD Remittance Details: Bank Account – "PHOENIX TRUST-FY26-13" Account No: 9049919809; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631	
Incremental Value	Rs. 50,000/- (Rupees Fifty Thousand Only) & in such multiples
Last date for submission of EMD	12.11.2026 (Thursday) on or before 05:00 pm
Date & Time of E-Auction	13.11.2026 (Friday) 11:00 Am to 12:00 Pm with unlimited 5 minutes extensions
Link for Tender documents of the property: https://phoenixarc.co.in?p=7596	

Terms and Conditions of E- Auction 1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction. **2.**The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form. **3.**The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. **4.** For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937 , Email ID: support@bankeauctions.com; maharashtra@c1india.com 5.**Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form. **6.**The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE"** condition. **7.**All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid **8.**For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the **Last date for submission of EMD** as mentioned above. **Intending purchasers/bidders are required to submit EMDs for the property detailed herein above. 9.**The prospective/intending bidder shall furnish an undertaking that he/she/it is not disqualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected. **10.**The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on **the date of Auction mentioned above or not later than the next working day,** which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. **11.**The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest. **12.**The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. **13.**For inspection of the property/is or more information, the prospective bidders may contact **Mr. Mahesh Malunjkar/ Ms. Anisha Shinde/ Mr. B. Chandrasekhar and Mrs. Haritha at following email address mahesh.m@phoenixarc.co.in/ Anisha.shinde@phoenixarc.co.in /b.chandrasekhar@phoenixarc.co.in/ Haritha.ramamurthy@phoenixarc.co.in / (email) or on +91-09920381684/+91-8655458532/ +91 8496009819/ +91 7989564079 / 8879696030 (mobile). 14.**At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. **15.**The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law. **16.**The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only. **17.**The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour. **18.**The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale. **19.**The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. **20.**The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission. **21.**In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place: East Godavari
Date: 22.10.2026

Sd/- Authorised Officer
Phoenix ARC Limited, (Trustee of Phoenix Trust-FY26-13)

इंडियन बैंक Indian Bank — इलाहाबाद ALLAHABAD

"YOUR OWN BANK,ALWAYS WITH YOU"

SAM HYDERABAD BRANCH

5-1-679, Surabhi Arcade, Bank Street, Koti Hyderabad - 500001,
armbhyderabad@indianbank.co.in
Ph: 040-23745281 Fax: 040-23746054

SAMLH/2026-27/BP/WFD/245 **Date:25/09/2026**

TO,

1. M/s Berds Pharam (Borrower), D.No. 2-24-90/59/NR, Near Metro Depot, Laxminarayana Nagar Colony, NEW IDA Uppal, Hyderabad 500039. **2. Mr. Gundluru Masthan (Partner & Gurantor) S/o. Mr. G Ranganna,** 7-51/E, Jai Santoshi Nagar Colony, Street No. 8, Habsiguda, Hyderabad-500007**, 3. Mrs Sandrapalle Sujatha (Partner & Gurantor) W/o. Sandrapalle Venkataiah,** 7-51/E, Jai Santoshi Nagar Colony, Street No. 8, Habsiguda, Hyderabad-500007. **4. Mrs Manne Padma Reddy alias Ms. Pailla Padma (Partner & Gurantor), W/o. Manne Nagi Reddy,** 2-3-790/17, Laxmi Nagar, Golnaka Amberpet, Hyderabad 500013. **5. Mr. Khaja Hameeduddin (Partner & Gurantor) S/o. Mr. Khaja Moinuddin,** 1-7-12/8, Ravindra Nagar, Nacharam, Uppal, Ranga Reddy District, **6. Mr. Sandra Palle Venkaiah (Guarantor),** H.No. 7-51/E, Sri Sai Venkateswara Nilayam, Jai Santhoshi Nagar, Street No. 8, Habsiguda, Hyderabad - 500007.

SHOW CAUSE NOTICE FOR DECLARING AS WILFUL DEFAULTER
A/C: M/S. BERDS PHARMA WITH SAM LARGE HYDERABAD

Dear Sir,

At your request, Bank through its Habsiguda Branch has sanctioned credit facility of Rs. 4.00 Crore for Trading of Drugs and Medicines under Sole banking arrangements to the M/s. Berds Pharma where 1st is Borrower firm, 2nd to 5th are partners and 6th is Guarantor of the firm and executed documents/ agreements.

Borrower has defaulted in meeting its payment/repayment obligations to the Bank as per terms of sanction. Despite of our best efforts the borrower has failed to regularise the account deliberately and at last as per RBI guidelines the above accounts has been classified as Non-Performing Asset on 30.09.2018.

Bank has also observed number of financial irregularities in the operation of account & non-compliance of terms & conditions of sanction and more specifically undernoted ones which is/are out of four actions set out by Reserve Bank of India for declaration as Wilful Defaulter.

Action of the unit/company, which is/are out of the four actions set out by Reserve Bank of India for Declaration as Wilful Defaulter	**Reason & evidence which proves the action of the unit/company & also support justification for declaration as wilful Defaulter**
Capacity to Pay but Unwilling to Pay - 2.1.3(a): The unit has defaulted in meeting its payment / repayment obligations to the lender even when it has the capacity to honour the said obligations.	The Net worth of the Borrower and Guarantors as on 04.05.2017 are as under: (Rs. in crores)

Name	Designation	Net worth	Investment in Business as per A&L
Mr. Gundluru Masthan	Managing Partner	1.05	0
Ms. Sandrapalle Sujatha	Partner	0.98	0
Ms. Manne Padma Reddy alias Ms. Pailla Padma	Partner	1.78	0
Mr. Khaja Hameeduddin	Partner	1.71	0
Mr. Sandra Palle Venkaiah	Guarantor	7.57	0
Total		**13.09**	**0**

From the above, it is established that the Borrowers / Guarantors are having net worth to repay the Bank dues but have not paid the dues wilfully

Siphoning of Funds-2.1.3(c): The unit has defaulted in meeting its payment / repayment obligations to the lender and has siphoned off the funds so that the funds have not been utilized for the specific purpose for which finance was availed of, nor are the funds available with the unit in the form of other assets.	As per the Stocks and Book Debts Statement submitted by the borrower dated 31.03.2018, the value of Stocks is Rs. 2.50 crores & book Debts is Rs. 3.18 crores aggregating to Rs. 5.68 crores. As per investigation report dated 12.11.2018 by Smt. Geetanjali Sahoo, Chief Manager, Santhosh Nagar Branch, there was no stock and no record of Book Debt. Further, during Unit visit by branch officials on 23.02.2024, it is observed that the unit is closed and no Plant & Machinery is available in the unit. The total credit turnover in the account from 01.04.2018 to 01.03.2024 is Rs. 0.40 crores only (excluding RD closure amount of Rs. 0.18 crores, Rs. 0.50 crores deposited as per DRT order, Sale proceeds of 2 properties amounting to Rs. 1.91 crores). Thus, it is clearly established that the borrower has disposed of the stocks and siphoned off the amount without repaying the Bank dues wilfully.

The above evidence of wilful default on the part of the Borrower firm, its partners and its Guarantor has been examined by the Bank's wilful Defaulter Screening Committee headed by the Executive Director. The committee has concluded that an event of Wilful Default has occurred.

Take Notice that in view of RBI guidelines the names of the Borrower firm, M/s. Berds Pharma, its Partners Mr. Gundluru Masthan, Ms. Sandrapalle Sujatha, Ms. Manne Padma Reddy alias Ms. Pailla Padma, Mr. Khaja Hameeduddin and its Guarantors Mr. Sandra Palle Venkaiah have been proposed to be declared as wilful Defaulter by the Bank due to the above reasons.

In case you desire, you can make a representation/submissions in this regard within 15 days of receipt of this letter hereof to the Bank. Beside this, if you desire, a personal hearing can also be given. Please note in case no representation and/or no request for said personal hearing is received within stipulated period or Bank is not satisfied with the representation/submission made by you, Bank will go ahead with its decision of declaring & also informing RBI, CIBIL and other Credit Information Companies, names of the Borrower firm, its partners and its Guarantor as wilful defaulter and also will take appropriate legal action.

Nishant Shukla
Assistant General Manager
For Wilful Defaulter Screening Committee (WDSC)

CSB Bank Trusted Heritage Smart Future — PUBLIC NOTICE ON AUCTION OF PLEDGED GOLD ORNAMENTS

The borrower/s in specific and interested bidders in general, are hereby informed that on account of non-repayment of the Banks due by the borrowers as under despite the payment notice and recall/auction notice issued by the Bank, the gold ornaments pledged with the bank security by the respective borrowers for the loan availed by them will be sold in public auction on "as is where is" and "non-recourse" at branch premises on **02nd November 2026 at 10.30 AM**. The auction may be adjourned to any other later date at the discreation of the bank upon publication of the same in the Bank's notice board. The borrowers are hereby further inform that the gold ornaments will be disposed of by public auction/e-auction, if the auction is not successful, and if there is a further balance to be recovered thereafter, legal action will be initiated against the borrower/s for recovery of the balance amounts due to the bank. "In case of deceased borrower, all conditions will be applicable to legal heirs."

S. No.	Auction Center CSB Branch	Account Name	Client ID	No.of Acc.	Bal. Outstanding as on 21-10-2026	Weight (grams)
1	Hyderabad

స్వాధీనత ప్రకటన

ఆస్తుల రీకన్‌స్ట్రక్షన్ కంపెనీ (ఇండియా) లిమిటెడ్ యొక్క అధీకృత అధికారి అయిన దిగువ సంతకందారు సెక్యూరిటైజేషన్ అండ్ రీకన్‌స్ట్రక్షన్ ఆఫ్ ఫైనాన్షియల్ అసెట్స్ అండ్ ఎన్‌ఫోర్స్‌మెంట్ ఆఫ్ సెక్యూరిటీ ఇంటరెస్ట్ యాక్ట్, 2002 (54 ఆఫ్ 2002) ("సరసు చట్టం") క్రింద Arcil Arcil - Trust -2026 - 015 ("Arcil") యొక్క ట్రస్ట్ హోదాలో వ్యవహరిస్తూ, మరియు సరసు చట్టంలోని సెక్షన్ 13(12) తో పాటు సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్‌ఫోర్స్‌మెంట్) రూల్స్, 2002 ("సరసు నిబంధనలు") లోని రూల్ 3 క్రింద సంక్రమించిన అధికారాలను వినియోగించుకొనుచూ రుణగ్రహీత అనగా, హామీదారులు మరియు తనఖాదారులు కింద పట్టికలో తెలుపబడిన వివరాల ప్రకారం మొత్తాన్ని తిరిగి చెల్లించాలని కోరుతూ, దిగువ తేదీన ఒక డిమాండ్ నోటీసును జారీ చేయడమైనది.

రుణగ్రహీత(లు)/ హామీదారు(లు)/ తనఖాదారు(లు) సరసు మొత్తంలను తిరిగి చెల్లించవలసిందిగా విఫలమైనందున, సరసు రూల్స్‌లోని రూల్ 8తో చదవబడు సరసు చట్టములోని సెక్షన్ 13 యొక్క సబ్ సెక్షన్ (4) క్రింద అతనికి/ అమెకు సంక్రమించిన అధికారములను వినియోగించుకొనుచూ దిగువ తెలిపిన స్థిరాస్తిని "ఎక్కడ ఎలా ఉన్నది అక్కడ అలానే & అక్కడ ఏమున్నదో అదే" ప్రాతిపదికన దిగువ సంతకందారు దిగువ తెలిపిన స్వాధీనము చేసుకోవడమైనదని రుణగ్రహీత/హామీదారు(లు)/ తనఖాదారు(లు)కు ప్రత్యేకంగా మరియు సాధారణ ప్రజలకు తెలియజేయడమైనది.

రుణగ్రహీత(లు)/ సహ-రుణగ్రహీత(లు) పేరు	సెక్యూరిటీ ఆస్తి (స్థిరాస్తి) వివరణ	వసూలు చేయవలసిన మొత్తం	డిమాండ్ నోటీసు తేదీ	స్వాధీనత తేదీ
శ్రీ నవీన్ పిన్నింటి శ్రీ రమేష్ పిన్నింటి శ్రీ తవిటి నాయుడు పిన్నింటి శ్రీమతి పిన్నింటి అపురూపమ్మ (ప్రాస్పెక్ట్ నెం ఐఎల్10208481)	సర్వే నెం.71-13, 17-14, కనిమెళ్ల గ్రామం, పూసపాటిరేగ మండలం, విజయనగరం, జిల్లా, ఆంధ్రప్రదేశ్ 535204 వద్ద గల యావదాస్తి. విస్తీర్ణము (చదరపు అడుగులలో): ఆస్తి రకం: భూమి ఏరియా, నిర్మించిన ఏరియా, సూపర్ బిల్ట్ అప్ ఏరియా ఆస్తి విస్తీర్ణం: 1391.00, 1250.00, 1250.00 సరిహద్దులు: ఉత్తరం: 15 అడుగుల కచ్చా రోడ్డు దక్షిణం: ఇతరుల ఇళ్లు తూర్పు: పి. అప్పారావు యొక్క ఖాళీ స్థలం పశ్చిమం: ఇతరుల ఇళ్లు	రూ.2639465.45/- రూపాయలు ఇరవై ఆరు లక్షల మూడు వేల నాలుగు వందల అరవై ఐదు మరియు పైసలు నలభై ఐదు మాత్రమే	05-01-2026	17-10-2026

ముఖ్యంగా రుణగ్రహీత/హామీదారు(లు)/తనఖాదారు(లు) మరియు సాధారణ ప్రజలకు ఇందుమూలంగా హెచ్చరించునది ఏమనగా, పైన తెలిపిన స్థిరాస్తి Arcil వారి చట్టబద్ధమైన స్వాధీనంలో ఉంది మరియు SARFAESI చట్టం, 2002 లోని సెక్షన్ 13(13) ప్రకారం, రుణగ్రహీత/హామీదారు(లు)/ తనఖాదారు(లు) లేదా మరే ఇతర వ్యక్తి అయినా, ఈ నోటీసును అందుకున్న తర్వాత, Arcil వారి ముందస్తు ప్రాతపూర్వక అనుమతి లేకుండా, సరసు స్థిరాస్తిని అమ్మకం, లీజు లేదా మరే ఇతర రూపంలోనైనా బదిలీ చేయకూడదు/విక్రయించకూడదు. మరియు సరసు స్థిరాస్తితో నేనే ఏ లావాదేవీలైనా, పైన తెలిపిన మొత్తంతో పాటు, సరసు మొత్తంపై ఒప్పంద రేటు ప్రకారం భవిష్యత్ వడ్డీతో పాటు, అనుబంధ ఖర్చులు, వ్యయాలు, ఛార్జీలు మొదలైనవాటితో కలిపి Arcil వారు ఛార్జ్ విధించవలసి ఉంటుంది.

పైన తెలిపిన స్థిరాస్తిని విడిపించుకొనుటకు అందుబాటులో ఉన్న సమయానికి సంబంధించి, సరసు చట్టంలోని సెక్షన్ 13 యొక్క ఉప-సెక్షన్ (8)లోని నిబంధనలను రుణగ్రహీతలు/హామీదారులు/తనఖాదారుల దృష్టికి తీసుకురావడమైనది.

ప్రదేశం: విజయనగరం, తేదీ: 22-10-2026 సం/- అధీకృత అధికారి, ఆస్తుల రీకన్‌స్ట్రక్షన్ కంపెనీ (ఇండియా) లిమిటెడ్ (ట్రస్ట్ హోదాలో వ్యవహరిస్తున్న)

ఆస్తుల రీకన్‌స్ట్రక్షన్ కంపెనీ (ఇండియా) లిమిటెడ్ CIN No.-U65999MH2002PLC134884
రిజిస్టర్డ్ ఆఫీస్: 1 రూబీ, 10వ అంతస్తు, 29 సేనాపతి బాపట్ మార్గ్, దాదర్ (వెస్ట్), ముంబై-400028. టెలి: +91 2266581300. వెబ్‌సైట్:www.arcil.co.in

ఆస్తుల ఆన్‌లైన్ ఇ-వేలం అమ్మకం

ఫీనిక్స్ ఎఆర్‌సిఎస్ లిమిటెడ్
రిజిస్టర్డ్ ఆఫీస్: వాలెట్ టవర్స్, 3వ అంతస్తు, 139/140/బి/1, సుపర్ రోడ్ మరియు వెస్ట్రన్ ఎక్స్‌ప్రెస్ హైవే కూడలి, విల్లే పార్లే (తూర్పు), ముంబై-400057, టెలి: 022-68492450, ఫ్యాక్స్: 022-67412313,
CIN- U67190MH2007PLC168303; ఇ-మెయిల్: info@phoenixarc.co.in; వెబ్‌సైట్: www.phoenixarc.co.in

సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్‌ఫోర్స్‌మెంట్) రూల్స్, 2002 (రూల్స్‌లోని రూల్ 8 & 9తో చదవబడు సెక్యూరిటైజేషన్ అండ్ రీకన్‌స్ట్రక్షన్ ఆఫ్ ఫైనాన్షియల్ అసెట్స్ అండ్ ఎన్‌ఫోర్స్‌మెంట్ ఆఫ్ సెక్యూరిటీ ఇంటరెస్ట్ యాక్ట్, 2002 (SARFAESI యాక్ట్) క్రింద సంక్రమించిన అధికారాలను వినియోగించుకొనుచూ సెక్యూర్డ్ రుణాల వసూలు కొరకు సరసు SARFAESI యాక్ట్ మరియు రూల్స్ క్రింద అధీకృత అధికారికి అప్పగించబడిన, దిగువ తెలిపిన రుణగ్రహీత/హామీదారులు/ తనఖాదారుల యొక్క సెక్యూర్డ్ ఆస్తుల స్వాధీనానికి అనుగుణంగా, అధీకృత అధికారి సరసు సెక్యూర్డ్ ఆస్తులను వేలం ద్వారా విక్రయించాలని నిర్ణయించారు.

సాధారణ ప్రజలకు మరియు ప్రత్యేకంగా రుణగ్రహీతలు/హామీదారులు/తనఖాదారులకు ఇందుమూలంగా తెలియజేయునది ఏమనగా, ఫీనిక్స్ ట్రస్ట్-ఎఫ్‌వై26-13 (ఫీనిక్స్) యొక్క ట్రస్ట్ హోదాలో వ్యవహరిస్తున్న ఫీనిక్స్ ఎఆర్‌సి ప్రైవేట్ లిమిటెడ్ (పూర్వం ఫీనిక్స్ ఎఆర్‌సి ప్రైవేట్ లిమిటెడ్ గా పిలువబడినది)కు తాకట్టు పెట్టబడిన క్రింద తెలిపిన ఆస్తులు (క్రింద మరింత వివరంగా తెలుపబడిన సంబంధిత అప్పగింత ఒప్పందాల ద్వారా, క్రింద తెలిపిన ఎదెబ్తర్స్ అసెట్ రీకన్‌స్ట్రక్షన్ కంపెనీ లిమిటెడ్ (అప్పగించే బ్యాంకులు) ద్వారా ఫీనిక్స్‌కు అనుకూలంగా రుణ అప్పగింత జరిగినందున), బకాయిలు మరియు తదుపరి వడ్డీ, ఛార్జీలు మరియు ఖర్చులు మొదలైనవాటిని వసూలు చేసుకొనుటకు క్రింద వివరంగా ఇవ్వబడిన విధంగా, "ఎక్కడ ఎలా ఉన్నది అక్కడ అలానే" మరియు "అక్కడ ఏమున్నదో అదే" అక్కడ ఏది ఉంటే అదే" మరియు "ఎటువంటి రీకోర్స్‌లేని" ప్రాతిపదికన "ఆన్‌లైన్ ఇ-వేలం" ద్వారా అమ్మబడతాయి. ఈ అమ్మకం సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్‌ఫోర్స్‌మెంట్) రూల్స్, 2002 లోని రూల్ 8 & 9 తో చదవబడు SARFAESI చట్టంలోని నిబంధన ప్రకారం, దిగువ ఇవ్వబడిన వివరాల మేరకు https://www.bankeauctions.com వెబ్‌సైట్ ద్వారా నిర్వహించబడును.

రుణగ్రహీత/ సహ-రుణగ్రహీత/ హామీదారులు/ తనఖాదారులు/ పార్టనర్‌ల పేరు	మెస్సర్స్ యలవర్తి జూనియర్ కాలేజ్, ప్రతినిధిగా అధీకృత సంతకందారు, నెం.1-46-1-3, హెచ్‌బజ్-55, సెక్టార్-1, ఎంవిపి కాలనీ, వెంకోజిపాలెం, విశాఖపట్నం, ఆంధ్రప్రదేశ్-530017. మెస్సర్స్ శ్రీ సుధీ ఎడ్యుకేషనల్ సొసైటీ, ప్రతినిధిగా అధీకృత సంతకందారు, నెం.1-46-1-3, హెచ్‌బజ్-55, సెక్టార్-1, ఎంవిపి కాలనీ, వెంకోజిపాలెం, విశాఖపట్నం, ఆంధ్రప్రదేశ్-530017. శ్రీ సురేష్ కుమార్ బత్తుల, తండ్రి ఎన్. కృష్ణారావు, డి.నెం:2-104, రాజీవ్ నగర్, పెట్రోల్ బంక్ సమీపంలో, విశాఖపట్నం, ఆంధ్రప్రదేశ్-530040. శ్రీ కృష్ణారావు బత్తుల, తండ్రి వి. రాజారావు, ఇ.పీ:2-104, రాజీవ్ నగర్, పెట్రోల్ బంక్ దగ్గర, విశాఖపట్నం, ఆంధ్రప్రదేశ్-530040.
అసైన్‌మెంట్ వివరాలు	అప్పగించినవారు-ఎదెబ్తర్స్ అసెట్ రీకన్‌స్ట్రక్షన్ కంపెనీ లిమిటెడ్ (ఫీనిక్స్ ట్రస్ట్ ఎఫ్‌వై 26-13 యొక్క ట్రస్ట్ హోదాలో వ్యవహరిస్తోంది) అప్పగింత తేదీ-29.12.2025
SARFAESI నోటీసు ప్రకారం బకాయి మొత్తం	15.11.2022 నాటికి రూ.23,09,699/- (రూపాయలు ఇరవై మూడు లక్షల తొమ్మిది వేల ఆరు వందల తొంభై తొమ్మిది మాత్రమే) మరియు 15.11.2022 తేదీ గల డిమాండ్ నోటీసులో తెలిపిన విధంగా అదనపు వడ్డీ మరియు ఇతర ఖర్చులు, ఛార్జీలు మరియు వ్యయాలు.
స్థిరాస్తుల వివరణ:	శ్రీకాకుళం జిల్లా, ఎచ్చెర్లగూ రెవెన్యూ మండలం, ఫలీడ్‌పేట గ్రామంలోని సర్వే నెం: 572/31 పరిధిలో గల ప్లాట్ నెం. ని-9లో 300 చ.గ.ల లేదా 250.840 చ.మీ.ల విస్తీర్ణం గల ఆస్తి యావదాస్తి. సరిహద్దులు ఈ క్రింది విధంగా ఉన్నాయి: తూర్పు: బొడ్డెపల్లిసత్యనారాయణమ్మ, ప్లాట్ నెం:ని10, దక్షిణం: ఎ. సత్యనారాయణ, ప్లాట్ నెం: ని-11, పడమర: సాపైల్ రోడ్, ఉత్తరం: ఆర్.వి. రమణమూర్తి, ప్లాట్ నెం. ని-7
స్వాధీనత వివరాలు	భాంధనప్రాయ స్వాధీనతలో ఉంది
ఆస్తి తనిఖీ తేది సమయం	అభ్యర్థన మేరకు
రిజర్వు ధర	రూ.16,20,000/- (రూపాయలు పదహారు లక్షల ఇరవై వేలు మాత్రమే)
బయానా	రూ.1,62,000/- (రూపాయలు ఒక లక్ష అరవై రెండు వేలు మాత్రమే)
బయానా చెల్లింపు వివరాలు:	బ్యాంక్ ఖాతా - "ఫీనిక్స్ ట్రస్ట్-ఎఫ్‌వై26-13" ఖాతా నెం: 9049919809; కోటక్ మహీంద్రా బ్యాంక్ లిమిటెడ్, బ్రాంచ్: కలీనా, ముంబై, IFSC కోడ్: KKBK0000631
ఏంపదల విలువ	రూ.50,000/- (యాభై వేల రూపాయలు మాత్రమే) & అటుపంటి గుణింతాలలో
బయానా డాళలు ఆఖరి తేది	12.11.2026 (గురువారం) సా.05:00 గం.లకు లేదా అలోగా
ఇ-వేలం తేది & సమయం	13.11.2026 (శుక్రవారం) ప. 01:00 గం.ల నుండి మ. 02:00 గం.ల వరకు, అవధిముగింపు 5 నిమిషాల పొడిగింపులతో
ఆస్తి యొక్క టెండర్ డాక్యుమెంట్‌ల కొరకు లింక్: https://phoenixarc.co.in?p=7589	

ఇ-వేలం యొక్క నియమ నిబంధనలు: 1. వేలం అమ్మకం SARFAESI చట్టంలోని నిబంధనల ప్రకారం, అధీకృత అధికారిచే ఇ-వేలం సహాయంతో మరియు దాని ద్వారా నిర్వహించబడుతోంది. వేలం/బిడ్డింగ్ కేవలం https://www.bankeauctions.com వెబ్‌సైట్ ద్వారా "ఆన్‌లైన్ ఎలక్ట్రానిక్ విధానం"లో మాత్రమే జరుగుతుంది. ఇ-వేలం కొరకు వేలకాని పార్టాలు చేయడానికి మెస్సర్స్ సి1 ఇండియా ప్రైవేట్ లిమిటెడ్ సర్వీస్ ప్రొవైడర్‌గా ఉంది. 2. వేలం బిడ్ పత్రంలోని నిబంధనలు మరియు షరతులు ప్రకారం మరియు అందులో నిర్దేశించిన విధానం ప్రకారం నిర్వహించబడుతుంది. అమ్మకానికి సంబంధించిన వివరణాత్మక నిబంధనలు మరియు షరతుల కొరకు బిడ్డర్లు ఫీనిక్స్ వెబ్‌సైట్, www.phoenixarc.co.in మరియు పైన తెలిపిన లింక్‌లను, అలాగే బిడ్ పత్రాలు, వేలం కొరకు ఉంచిన సెక్యూర్డ్ వివరాలు/బిడ్ ఫారం పొందరం కొరకు సర్వీస్ ప్రొవైడర్ వెబ్‌సైట్, www.bankeauctions.com ను దర్శించవచ్చును. 3. బిడ్డర్లు తమ సొంత కార్యాలయం నుండి/వారికి నచ్చిన ప్రదేశం నుండి కోట్ చేయడం/బిడ్డింగ్ చేయడం ద్వారా ఇ-వేలంలో పాల్గొనవచ్చును. ఇంటరెస్ట్ కొన్ట్రెబిదేని ప్రతి బిడ్డర్ స్వయంగా ఏర్పాటు చేసుకోవలెను. అధీకృత అధికారి/ఫీనిక్స్/సర్వీస్ ప్రొవైడర్ ఇంటర్నెట్ కనెక్టివిటీ, నెట్‌వర్క్ సమస్యలు, సిస్టమ్ క్రాష్ డౌన్, విద్యుత్ వైఫల్యం మొదలైన వాటికి బాధ్యత వహించరు. 4. ఇ-వేలంపై వివరాలు, సహాయం, విధానం మరియు ఆన్‌లైన్ శిక్షణ కొరకు కాంటాక్ట్ బిడ్డర్ల మెస్సర్స్ సి 1 ఇండియా ప్రైవేట్ లిమిటెడ్‌కు చెందిన శ్రీ భావిక్ పాంచాల సంప్రదించవచ్చును, సంప్రదించవ సంబంధ: +91-124-4302020/ 2021/ 2022/ 2023/ 2024, +91-8866682937, ఇ-మెయిల్ ఐడి: support@bankeauctions.com; maharashtra@c1india.com. 5. బిడ్డర్ల వేలం కొరకు ఉంచిన సెక్యూర్డ్ ఆస్తి వివరాలను ధృవీకరించుకోవడానికి/బిడ్ ఫారం పొందడానికి ఫీనిక్స్ వెబ్‌సైట్, www.phoenixarc.co.inను కూడా దర్శించవచ్చును. 6. పైన తెలిపిన తేదీ మరియు సమయానికి ఇ-వేలం నిర్వహించబడుతుంది, ఆ సమయంలో పైన తెలిపిన సెక్యూర్డ్ "ఎక్కడ ఎలా ఉన్నది అక్కడ అలానే" మరియు "అక్కడ ఏమున్నదో అదే" "అక్కడ ఏది ఉంటే అదే" మరియు "ఎటువంటి రీకోర్స్‌లేదు" ప్రాతిపదికన అమ్మబడుతుంది. 7. పైన తెలిపిన తేదీ మరియు సమయానికి ఇ-వేలంలో పాల్గొనడానికి, ఆసక్తిగల కొనుగోలుదారులు/బిడ్డర్లు, పైన తెలిపిన ఎదెబ్తర్స్ అసెట్ రీకన్‌స్ట్రక్షన్ కంపెనీ లిమిటెడ్ (అప్పగించే బ్యాంకులు) ద్వారా ఫీనిక్స్‌కు అనుకూలంగా రుణ అప్పగింత జరిగినందున), బకాయిలు మరియు తదుపరి వడ్డీ, ఛార్జీలు మరియు ఖర్చులు మొదలైనవాటిని వసూలు చేసుకొనుటకు క్రింద వివరంగా ఇవ్వబడిన విధంగా, "ఎక్కడ ఎలా ఉన్నది అక్కడ అలానే" మరియు "అక్కడ ఏమున్నదో అదే" అక్కడ ఏది ఉంటే అదే" మరియు "ఎటువంటి రీకోర్స్‌లేదు" ప్రాతిపదికన "ఆన్‌లైన్ ఇ-వేలం" ద్వారా అమ్మబడతాయి. ఈ అమ్మకం సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్‌ఫోర్స్‌మెంట్) రూల్స్, 2002 లోని రూల్ 8 & 9 తో చదవబడు SARFAESI చట్టంలోని నిబంధన ప్రకారం, దిగువ ఇవ్వబడిన వివరాల మేరకు https://www.bankeauctions.com వెబ్‌సైట్ ద్వారా నిర్వహించబడును.

రుణగ్రహీత/ సహ-రుణగ్రహీత/ హామీదారులు/ తనఖాదారులు/ పార్టనర్‌ల పేరు	మెస్సర్స్ శ్రీ సూర్య ఇంగ్లీష్ మీడియం స్కూల్, ప్రతినిధిగా అధీకృత సంతకందారు, డి.నెం.:4-178, యెర్రవరం, ఏలేశ్వరం మండలం, తూర్పుగోదావరి జిల్లా, ఆంధ్రప్రదేశ్-533435. మెస్సర్స్ శ్రీ సూర్య ఎడ్యుకేషనల్ సొసైటీ, ప్రతినిధిగా అధీకృత సంతకందారు, డి.నెం.: 4-178, యెర్రవరం, ఏలేశ్వరం మండలం, తూర్పు గోదావరి జిల్లా ఆంధ్రప్రదేశ్-533435. శ్రీ కొల్లమల పీర వెంకట సత్యనారాయణ, తండ్రి బి.జగ్గారావు, నెం.3-29, రామాలయం వీధి, యెర్రవరం, తూర్పు గోదావరి జిల్లా, ఆంధ్రప్రదేశ్-533435. శ్రీమతి కొల్లమల పీరమణి, భర్త శ్రీ కొల్లమల పీర వెంకట సత్యనారాయణ, నెం.3-29, రామాలయం వీధి, యెర్రవరం, తూర్పు గోదావరి జిల్లా, ఆంధ్రప్రదేశ్-533435
అసైన్‌మెంట్ వివరాలు	అప్పగించినవారు-ఎదెబ్తర్స్ అసెట్ రీకన్‌స్ట్రక్షన్ కంపెనీ లిమిటెడ్ (ఫీనిక్స్ ట్రస్ట్ ఎఫ్‌వై 26-13 యొక్క ట్రస్ట్ హోదాలో వ్యవహరిస్తోంది) అప్పగింత తేదీ-29.12.2025
SARFAESI నోటీసు ప్రకారం బకాయి మొత్తం	14.10.2024 నాటికి రూ.1,27,07,677.82/- (ఒక కోటి ఇరవై ఏడు లక్షల ఏడు వేల ఆరు వందల డెబ్భై ఏడు మరియు పైసలు ఎనభై రెండు మాత్రమే) మరియు 17.10.2024 తేదీ గల డిమాండ్ నోటీసులో తెలిపిన విధంగా అదనపు వడ్డీ మరియు ఇతర ఖర్చులు, ఛార్జీలు మరియు వ్యయాలు.
స్థిరాస్తుల వివరణ:	బటిన నెం:1: తూర్పు గోదావరి జిల్లా, ప్రత్తిపాడు సబ్ డి. యలేశ్వరం మండలం, యెర్రవరం గ్రామ పంచాయితీ, యెర్రవరం గ్రామంలో, పాత సర్వే నెం.42-6, కొత్త సర్వే నెం. 42-6ఎ లో ఉన్న 0.21 ఎకరాల లేదా 0.84 హెక్టార్ల భూమి. సరిహద్దులు: తూర్పు: సేనాపతి సూర్యచక్రంకి చెందిన భూమి, దక్షిణం: సేనాపతి సూర్యచక్రంకి చెందిన భూమి, పశ్చిమం: పుంత, ఉత్తరం:- దరభాస్తుదారు దాతలు అదే రోజున కె. వెంకట సూర్యనారాయణకు ఇచ్చిన భూమి. పై సరిహద్దుల లోపల 0.21 ఎకరాల భూమి. బటిన నెం:2: తూర్పు గోదావరి జిల్లా, ప్రత్తిపాడు సబ్ డి. యలేశ్వరం మండలం, యెర్రవరం గ్రామ పంచాయితీ, యెర్రవరం గ్రామం, పాత సర్వే నెం. 42-4 లోని 0.22 సెంట్ల ఎకరాలలో 0.04 సెంట్ల పోర్టల్. కొత్త సర్వే నెం. 42-4ఎ మరియు పాత సర్వే నెం. 42-6 లోని 1.38 సెంట్ల ఎకరాలలో 0.45 సెంట్ల ఎకరాలు, కొత్త సర్వే నెం. 42-6ఎ మరియు మొత్తం 0.49 సెంట్ల ఎకరాలు. బటిన నెం.2 క్రింద కవర్ చేయబడిన ఒకే భాగం ఈ క్రింది వాటిచే సరిహద్దులుగా ఉంది:- తూర్పు:- కె. వీరమణికి చెందిన భూమి, పశ్చిమం:- సేనాపతి దిన్నారావుకు చెందిన భూమి, ఉత్తరం:- అదే రోజు దరభాస్తుదారు దానధర్మాలు చేసిన కె. వెంకట సూర్యనారాయణకు చెందిన భూమి, దక్షిణం:- ఎ. అప్పలరాజుకు చెందిన భూమి, పై సరిహద్దుల లోపల 0.49 సెంట్ల భూమి, పై రెండు బటిమ్‌ల లోపల ఉమ్మడి మార్గాలు మరియు అన్ని అనుబంగ హక్కులతో సహా మొత్తం 0.70 సెంట్ల భూమి.
స్వాధీనత వివరాలు	భాంధనప్రాయ స్వాధీనతలో ఉంది
ఆస్తి తనిఖీ తేది సమయం	అభ్యర్థన మేరకు
రిజర్వు ధర	రూ.2,12,16,960/- (రూపాయలు రెండు కోట్ల పన్నెండు లక్షల పదహారు వేల తొమ్మిది వందల అరవై మాత్రమే)
బయానా	రూ.21,21,696/- (రూపాయలు ఇరవై ఒక్క లక్షల ఇరవై ఒక్క వేల ఆరు వందల తొంభై ఆరు మాత్రమే)
బయానా చెల్లింపు వివరాలు:	బ్యాంక్ ఖాతా - "ఫీనిక్స్ ట్రస్ట్-ఎఫ్‌వై26-13" ఖాతా నెం: 9049919809; కోటక్ మహీంద్రా బ్యాంక్ లిమిటెడ్, బ్రాంచ్: కలీనా, ముంబై, IFSC కోడ్: KKBK0000631
ఏంపదల విలువ	రూ.50,000/- (యాభై వేల రూపాయలు మాత్రమే) & అటుపంటి గుణింతాలలో
బయానా డాళలు ఆఖరి తేది	12.11.2026 (గురువారం) సా.05:00 గం.లకు లేదా అలోగా
ఇ-వేలం తేది & సమయం	13.11.2026 (శుక్రవారం) ప. 01:00 గం.ల నుండి మ. 12:00 గం.ల వరకు, అవధిముగింపు 5 నిమిషాల పొడిగింపులతో
ఆస్తి యొక్క టెండర్ డాక్యుమెంట్‌ల కొరకు లింక్: https://phoenixarc.co.in?p=7596	

ఇ-వేలం యొక్క నియమ నిబంధనలు: 1. వేలం అమ్మకం SARFAESI చట్టంలోని నిబంధనల ప్రకారం, అధీకృత అధికారిచే ఇ-వేలం సహాయంతో మరియు దాని ద్వారా నిర్వహించబడుతోంది. వేలం/బిడ్డింగ్ కేవలం https://www.bankeauctions.com వెబ్‌సైట్ ద్వారా "ఆన్‌లైన్ ఎలక్ట్రానిక్ విధానం"లో మాత్రమే జరుగుతుంది. ఇ-వేలం కొరకు వేలకాని పార్టాలు చేయడానికి మెస్సర్స్ సి1 ఇండియా ప్రైవేట్ లిమిటెడ్ సర్వీస్ ప్రొవైడర్‌గా ఉంది. 2. వేలం బిడ్ పత్రంలోని నిబంధనలు మరియు షరతులు ప్రకారం మరియు అందులో నిర్దేశించిన విధానం ప్రకారం నిర్వహించబడుతుంది. అమ్మకానికి సంబంధించిన వివరణాత్మక నిబంధనలు మరియు షరతుల కొరకు బిడ్డర్లు ఫీనిక్స్ వెబ్‌సైట్, www.phoenixarc.co.in మరియు పైన తెలిపిన లింక్‌లను, అలాగే బిడ్ పత్రాలు, వేలం కొరకు ఉంచిన సెక్యూర్డ్ వివరాలు/బిడ్ ఫారం పొందరం కొరకు సర్వీస్ ప్రొవైడర్ వెబ్‌సైట్, www.bankeauctions.com ను దర్శించవచ్చును. 3. బిడ్డర్లు తమ సొంత కార్యాలయం నుండి/వారికి నచ్చిన ప్రదేశం నుండి కోట్ చేయడం/బిడ్డింగ్ చేయడం ద్వారా ఇ-వేలంలో పాల్గొనవచ్చును. ఇంటరెస్ట్ కొన్ట్రెబిదేని ప్రతి బిడ్డర్ స్వయంగా ఏర్పాటు చేసుకోవలెను. అధీకృత అధికారి/ఫీనిక్స్/సర్వీస్ ప్రొవైడర్ ఇంటర్నెట్ కనెక్టివిటీ, నెట్‌వర్క్ సమస్యలు, సిస్టమ్ క్రాష్ డౌన్, విద్యుత్ వైఫల్యం మొదలైన వాటికి బాధ్యత వహించరు. 4. ఇ-వేలంపై వివరాలు, సహాయం, విధానం మరియు ఆన్‌లైన్ శిక్షణ కొరకు కాంటాక్ట్ బిడ్డర్ల మెస్సర్స్ సి 1 ఇండియా ప్రైవేట్ లిమిటెడ్‌కు చెందిన శ్రీ భావిక్ పాంచాల సంప్రదించవచ్చును, సంప్రదించవ సంబంధ: +91-124-4302020/ 2021/ 2022/ 2023/ 2024, +91-8866682937, ఇ-మెయిల్ ఐడి: support@bankeauctions.com; maharashtra@c1india.com. 5. బిడ్డర్ల వేలం కొరకు ఉంచిన సెక్యూర్డ్ ఆస్తి వివరాలను ధృవీకరించుకోవడానికి/బిడ్ ఫారం పొందడానికి ఫీనిక్స్ వెబ్‌సైట్, www.phoenixarc.co.inను కూడా దర్శించవచ్చును. 6. పైన తెలిపిన తేదీ మరియు సమయానికి ఇ-వేలం నిర్వహించబడుతుంది, ఆ సమయంలో పైన తెలిపిన సెక్యూర్డ్ "ఎక్కడ ఎలా ఉన్నది అక్కడ అలానే" మరియు "అక్కడ ఏమున్నదో అదే" "అక్కడ ఏది ఉంటే అదే" మరియు "ఎటువంటి రీకోర్స్‌లేదు" ప్రాతిపదికన అమ్మబడుతుంది. 7. పైన తెలిపిన తేదీ మరియు సమయానికి ఇ-వేలంలో పాల్గొనడానికి, ఆసక్తిగల కొనుగోలుదారులు/బిడ్డర్లు, పైన తెలిపిన ఎదెబ్తర్స్ అసెట్ రీకన్‌స్ట్రక్షన్ కంపెనీ లిమిటెడ్ (అప్పగించే బ్యాంకులు) ద్వారా ఫీనిక్స్‌కు అనుకూలంగా రుణ అప్పగింత జరిగినందున), బకాయిలు మరియు తదుపరి వడ్డీ, ఛార్జీలు మరియు ఖర్చులు మొదలైనవాటిని వసూలు చేసుకొనుటకు క్రింద వివరంగా ఇవ్వబడిన విధంగా, "ఎక్కడ ఎలా ఉన్నది అక్కడ అలానే" మరియు "అక్కడ ఏమున్నదో అదే" అక్కడ ఏది ఉంటే అదే" మరియు "ఎటువంటి రీకోర్స్‌లేదు" ప్రాతిపదికన "ఆన్‌లైన్ ఇ-వేలం" ద్వారా అమ్మబడతాయి. ఈ అమ్మకం సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్‌ఫోర్స్‌మెంట్) రూల్స్, 2002 లోని రూల్ 8 & 9 తో చదవబడు SARFAESI చట్టంలోని నిబంధన ప్రకారం, దిగువ ఇవ్వబడిన వివరాల మేరకు https://www.bankeauctions.com వెబ్‌సైట్ ద్వారా నిర్వహించబడును.

రుణగ్రహీత(లు)/ సహ-రుణగ్రహీత(లు)/ హామీదారులు/ తనఖాదారులు/ పార్టనర్‌ల పేరు	మెస్సర్స్ యలవర్తి జూనియర్ కాలేజ్, ప్రతినిధిగా అధీకృత సంతకందారు, నెం.1-46-1-3, హెచ్‌బజ్-55, సెక్టార్-1, ఎంవిపి కాలనీ, వెంకోజిపాలెం, విశాఖపట్నం, ఆంధ్రప్రదేశ్-530017. మెస్సర్స్ శ్రీ సుధీ ఎడ్యుకేషనల్ సొసైటీ, ప్రతినిధిగా అధీకృత సంతకందారు, నెం.1-46-1-3, హెచ్‌బజ్-55, సెక్టార్-1, ఎంవిపి కాలనీ, వెంకోజిపాలెం, విశాఖపట్నం, ఆంధ్రప్రదేశ్-530017. శ్రీ సురేష్ కుమార్ బత్తుల, తండ్రి ఎన్. కృష్ణారావు, డి.నెం:2-104, రాజీవ్ నగర్, పెట్రోల్ బంక్ సమీపంలో, విశాఖపట్నం, ఆంధ్రప్రదేశ్-530040. శ్రీ కృష్ణారావు బత్తుల, తండ్రి వి. రాజారావు, ఇ.పీ:2-104, రాజీవ్ నగర్, పెట్రోల్ బంక్ దగ్గర, విశాఖపట్నం, ఆంధ్రప్రదేశ్-530040.
అసైన్‌మెంట్ వివరాలు	అప్పగించినవారు-ఎదెబ్తర్స్ అసెట్ రీకన్‌స్ట్రక్షన్ కంపెనీ లిమిటెడ్ (ఫీనిక్స్ ట్రస్ట్ ఎఫ్‌వై 26-13 యొక్క ట్రస్ట్ హోదాలో వ్యవహరిస్తోంది) అప్పగింత తేదీ-29.12.2025
SARFAESI నోటీసు ప్రకారం బకాయి మొత్తం	14.10.2024 నాటికి రూ.1,27,07,677.82/- (ఒక కోటి ఇరవై ఏడు లక్షల ఏడు వేల ఆరు వందల డెబ్భై ఏడు మరియు పైసలు ఎనభై రెండు మాత్రమే) మరియు 17.10.2024 తేదీ గల డిమాండ్ నోటీసులో తెలిపిన విధంగా అదనపు వడ్డీ మరియు ఇతర ఖర్చులు, ఛార్జీలు మరియు వ్యయాలు.
స్థిరాస్తుల వివరణ:	బటిన నెం:1: తూర్పు గోదావరి జిల్లా, ప్రత్తిపాడు సబ్ డి. యలేశ్వరం మండలం, యెర్రవరం గ్రామ పంచాయితీ, యెర్రవరం గ్రామంలో, పాత సర్వే నెం.42-6, కొత్త సర్వే నెం. 42-6ఎ లో ఉన్న 0.21 ఎకరాల లేదా 0.84 హెక్టార్ల భూమి. సరిహద్దులు: తూర్పు: సేనాపతి సూర్యచక్రంకి చెందిన భూమి, దక్షిణం: సేనాపతి సూర్యచక్రంకి చెందిన భూమి, పశ్చిమం: పుంత, ఉత్తరం:- దరభాస్తుదారు దాతలు అదే రోజున కె. వెంకట సూర్యనారాయణకు ఇచ్చిన భూమి. పై సరిహద్దుల లోపల 0.21 ఎకరాల భూమి. బటిన నెం:2: తూర్పు గోదావరి జిల్లా, ప్రత్తిపాడు సబ్ డి. యలేశ్వరం మండలం, యెర్రవరం గ్రామ పంచాయితీ, యెర్రవరం గ్రామం, పాత సర్వే నెం. 42-4 లోని 0.22 సెంట్ల ఎకరాలలో 0.04 సెంట్ల పోర్టల్. కొత్త సర్వే నెం. 42-4ఎ మరియు పాత సర్వే నెం. 42-6 లోని 1.38 సెంట్ల ఎకరాలలో 0.45 సెంట్ల ఎకరాలు, కొత్త సర్వే నెం. 42-6ఎ మరియు మొత్తం 0.49 సెంట్ల ఎకరాలు. బటిన నెం.2 క్రింద కవర్ చేయబడిన ఒకే భాగం ఈ క్రింది వాటిచే సరిహద్దులుగా ఉంది:- తూర్పు:- కె. వీరమణికి చెందిన భూమి, పశ్చి

ANNEXURE-II

DETAILS OF BIDDER

(*Read carefully the terms and conditions of sale before filling-up and submitting the bid)*

SR. NO.	**PARTICULARS**	**TO BE FILLED BY BIDDER/(S)**
1.	Name(s) of Bidder (in Capital) (In case the bidder is an entity, constitution of such entity and representative capacity supported with authorization to be submitted)	
2.	Father's/Husband's Name	
3.	Postal Address of Bidder(s)	
4.	Phone/Cell Number	
5.	E-mail ID	
6.	Event ID	
7.	Bank Account details to which EMD amount to be returned:	
	Bank Name	
	Beneficiary Name	
	Bank A/c. No.	
	IFSC Code No.	

	Branch Name	
8.	Date of submission of bid	
9.	**FOR INDIVIDUALS:** PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.	
10.	**FOR COMPANY / PARTNERSHIP FIRM:** PAN Card **/** Registered Partnership Deed	
11.	Whether EMD remitted (Yes / No)	
12.	EMD remittance details*	
	Date of Remittance	
	Name of Bank	
	Branch	
	Account No.	

	IFSC Code No	
13.	Bid Amount Quoted (To be mentioned in numerical and words)	

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper and the tender document which are also available in the website **https://www.bankeauctions.com** and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful bidder.

.....

(Name & Signature of the Bidder)

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: 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.

ANNEXURE-III

DECLARATION BY BIDDER (S)

To: **Date: _____**

The Authorised Officer,

Phoenix ARC Private Limited (Formerly known as Phoenix ARC Pvt Ltd)

Trustee of PHOENIX TRUST - FY 26-13 ("Phoenix"),

Dear Sir,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Electronic Auction being fully aware that the Sale is on "AS IS WHERE IS" basis and "AS IS WHAT IS" and "WITHOUT RECOURSE" condition.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply 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 of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. The EMD of all other bidders who did not succeed in the e- auction will be refunded by Phoenix within 48 hours of the closure of the e-auction. The EMD will not carry any interest. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. I/We declare and agree that the bid is submitted after physical inspection of the property at site and after being fully satisfied by the area/extent of the property at site. B. That the bidder has inspected all title documents of the property and has no objection relating to the title documents available with the bank with respect to the property. C. That the bidder shall have no recourse against the bank/sale/auction in case of any acquisition and/or requisition of the property by any Government and/or any other authority under any law for the time being in force
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.
9. The Bidder hereby undertakes that he/she/it are not disqualified as per provisions of Section 29(A) of Insolvency and Bankruptcy Code, 2016.

Signature of Bidder / (s)	
Name of Bidder / (s)	
Address of Bidder / (s)	
E-mail of Bidder / (s)	

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid.

ANNEXURE-IV

DECLARATION FROM BIDDER*

Date:

To,
The Authorised Officer,
Phoenix ARC Limited, (Formerly known as Phoenix ARC Pvt Ltd)
Trustee of PHOENIX TRUST - FY26-13 ("Phoenix")

Dear Sir/Madam,

Subject: Payment under Auction / Event ID no _____ dated _____

Ref: Deposit of Rs _____ made by me on ____/____/_____ being highest bidder / buyer for auction of _____ held on _____ vide cash/cheque/DD/RTGS/NEFT no _____

I / We hereby declare:

- I have participated in the bidding process of _____ (property details) and have been declared Highest Bidder vide letter dated _____
- The source of the amount being paid by me is _____
- My PAN No. is_____ (copy of which is attached) / I do not have a PAN hence I am attaching herewith Form 60 along with KYC documents. (Strike out whichever is not applicable)
- I am responsible for declaring the same in my Income tax return.
- I am not politically exposed person.
- I have not violated any provision of Foreign Exchange Management Act
- I have not received notice from Directorate of Enforcement.
- I do not have any account in the name of individuals / entities (buyers of secured assets / vendors /security receipt investors) appearing in the lists of individuals and entities, suspected of having terrorist links, which are approved by and periodically circulated by the United Nations Security Council (UNSC). The details of the two lists are as under:
    - The "ISIL (Da'esh) &Al-Qaida Sanctions List", established and maintained pursuant to Security Council resolutions 1267/1989/2253, which includes names of individuals and entities associated with the Al-Qaida is available at (https://scsanctions.un.org/ohz5jen-alqaida.html)
    - The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (https://scsanctions.un.org/3ppp1en-taliban.html)

I / We hereby further declare:

I hereby unconditionally state, submit and confirm that I am not disqualified from purchasing the immovable property owned by mortgaged in favour of Bragadeesh, Mohammed Azad Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) (Trustee of Phoenix Trust-FY 26-13)) (**"Phoenix"**)in the loan account of _ ., **M/s Sri Surya English Medium School,** Represented by its authorized Signatory,(Borrower)**,** D.NO:4-178, Yerravaram, Yelesewaram Mandal, East Godavari District, Andhra Pradesh-533435, M/s Sri Surya Educational Society,

Represented by its authorized Signatory, Mr.Kollumala Veera Venkata Satyanarayana, Mrs.Kollumala Veeramani.

1. (Collectively referred as "**Borrower" "Co-Borrower")**, pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 (**"IBC"**) and/or otherwise.

2. I hereby state, submit and declare that none of: (a) the Bidder / Buyer, being the Proposed Investor; (b) any other person acting jointly or in concert with the Bidder / Buyer:
   a) is an undischarged insolvent.
   b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India ("**RBI**") issued under the Banking Regulation Act, 1949 (the "**BR Act**");
   c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;
   d) has been convicted for any offence punishable with imprisonment:
      (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or
      (ii) for 7 (seven) years or more under any law for the time being in force.
   e) is disqualified to act as a director under the Companies Act, 2013.
   f) is prohibited by the Securities and Exchange Board of India ("**SEBI**") from trading in securities or accessing the securities markets.
   g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place.
   h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full spart.
   i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India.
   j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected people is set out in Annexure hereto.

3. I, hereby state and confirm that the Bidder / Buyer and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.

4. I hereby undertake and confirm that I shall immediately intimate Phoenix, and in no event more than 5 (five) days, in the event the Bidder / Buyer or any of its Affiliates qualify to be Related Parties of the Borrower at any time.

5. I irrevocably and unconditionally submit to the Phoenix, that the list of the connected persons set out in Annexure I hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.

6. I submit to Phoenix that the Bidder / Buyer unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.

7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Bidder / Buyer ineligible.

8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this declaration for the purpose of determining the eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Bidder / Buyer.

9. I, unconditionally and irrevocably, undertake, undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this declaration, to the satisfaction of Phoenix.

10. I agree that in the event that any of the above statements are found to be untrue or incorrect, then the Bidder / Buyer unconditionally agrees to indemnify and hold harmless the Phoenix against any losses, claims or damages incurred by the Phoenix, as the case may be, on account of such ineligibility of the Bidder / Buyer.

Signature:

Name of the Bidder / Buyer / Depositor:

***If the Source of fund is through some Third Party other than the Bidder / Buyer, this declaration has to be obtained from such third party as well.**

Annexure – V

Confirmation by Bidder Regarding Receipt of Training

To,
The Authorised Officer,
Phoenix ARC Limited, (Formerly known as Phoenix ARC Pvt Ltd)
Trustee of PHOENIX TRUST - FY26-13 ("Phoenix")

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website **https://www.bankeauctions.com**
I/We confirm that:

a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website **https://www.bankeauctions.com** and also e-Auction notice published by Phoenix ARC Private Limited in daily newspapers and unconditionally agree to them.
b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
c. I/We confirm that bank and **M/S. C1 India Pvt. Ltd.**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
d. We hereby confirm that we will honour the Bids placed by us during the e-Auction process. With regards

Signature of Bidder / (s)	
Name of Bidder / (s)	
Address of Bidder / (s)	

Date	

Copy to: M/S. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302020/21/22/23/24, Help Line e-mail ID: support@bankeauctions.com

Note: 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, Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited), acting in capacity of Trustee for Phoenix Trust FY 26-13 mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

Annexure – VI

Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Phoenix ARC Limited, (Formerly known as Phoenix ARC Pvt Ltd)
Trustee of PHOENIX TRUST - FY 26-13

Sub.: Auction Sale of Property mortgaged in loan account of **M/s Sri Surya English Medium School**- Final bid quoted during e- Auction - Sale of Property by Phoenix ARC Private Limited

Dear Sir,

We confirm that we have quoted the highest bid of Rs._____/- (In Words _____) for the purchase of the property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by the Authorised Officer of Phoenix ARC Private Limited, through the website of M/S C1 India Pvt. Ltd. on _____.

Yours sincerely,

Signature of Bidder / (s)	
Name of Bidder / (s)	
Date	

Copy to: M/s. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302020/21/22/23/24, Help Line e-mail ID: support@bankeauctions.com

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd) mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.