

4th E-AUCTION SALE NOTICE
(Under Insolvency and Bankruptcy Code, 2016)
M/S. SRI PAVANA KEERTI HOTELS INDIA PRIVATE LIMITED (In Liquidation)
CIN: U55101TG2013PTC091509

Liquidator's Address: Rajiv Swagraha Apartments, Flat No. 106, Block A - 05 Classic Diamond Towers, Anand Nagar, GSI Bandlaguda, Next to D-Mart, Hyderabad, Telangana ,500068.

Invitation for Expression of Interest (EOI): All assets of M/s Sri Pavana Keerti Hotels India Private Limited (CIN: U55101TG2013PTC091509) (In Liquidation), are offered for sale by the Liquidator through e-auction. The assets, including hotel land, building, plant & machinery (P&M), and furniture, fixtures & equipment (FF&E), are proposed to be sold on an "as is where is", "as is what is", "whatever there is", "no recourse", and "without any warranties" basis. The sale will be conducted through the E-Auction platform <https://ibbi.baanknet.com/eauction-ibbi/asset-listing> at specified time slots, in accordance with Regulation 32(b)(i) of the IBBI (Liquidation Process) Regulations, 2016

Description of Assets	Reserve Price Rs.	EMD Rs.	Bid Increment Value
Hotel Property at M. No. 3-6-552 to 558 & 558/1, Main Road, Himayathnagar, Hyderabad – 500029, comprising 50 guest rooms on Levels 6 & 7 (5th & 6th Floors) admeasuring 27,570 sq. ft., and Level 5 (4th Floor) admeasuring 9,615 sq. ft., comprising a 200-seater banquet hall, restaurant, and kitchen, with undivided share of land measuring 1,500 sq. yards.	21.60 Crores	2.16 cores	10.00 lakhs

Last Date for Inspection/Due Diligence of Assets is 6:00 PM IST	11.06.2026
The last date and time for submission of the bid application form and other documents by the interested bidders is 6.00 PM IST	12.06.2026
The last date and time for payment of EMD by qualified bidders only is 6.00 PM IST	12.06.2026
E-auction Date and Timings:	13.06.2026 3:00 PM to 5:00PM

- EMD to be deposited mandatorily using an e-wallet through Baanknet, and no intimation to be given to the liquidator.
- Interested /qualified applicants may refer to the COMPLETE E- AUCTION PROCESS INFORMATION DOCUMENT containing details of terms and conditions of online E-Auction, E-Auction Bid form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc., The document is available on the website of: <https://ibbi.baanknet.com/eauction-ibbi/asset-listing> available in-service provider web portal or via liquidator **email at sripavanakeertihotels.rp2@gmail.com & Contact No: 80190 62958**
- Bidders interested in participating in the E-auction process are required to upload all the relevant documents on the e-auction platform itself. All correspondence with the bidders shall be conducted only through the auction platform.
- The Liquidator have right to accept or cancel or extend or modify, etc., any terms and conditions of E-Auction (or) the liquidator can cancel E-Auction (or) any item of E-Auction at any time. He reserves the right to reject any of the bids without giving any reasons.
- Prospective bidders must submit an undertaking confirming that they do not suffer from any ineligibility under Section 29A of the IBC, 2016, to the extent applicable. If a bidder is found ineligible at any stage, the EMD deposited shall be forfeited
- For e-auction process details or assistance, bidders may contact the IBBI Baanknet Helpdesk back-end team at email: support.baanknet@psballiance.com, Mobile: +91 82912 20220, or the Liquidator

7. Extension / corrigendum to this auction notice will be notified in the <http://https://ibbi.baanknet.com/eauction-ibbi/home> website & no separate paper publication will be issued. Interested bidders are requested to kindly visit [ibbi.baanknet.com/ auction](http://ibbi.baanknet.com/auction) website

Date: 19/05/2026
Place: Hyderabad

Sd/-
Govada Venkata Subba Rao
LIQUIDATOR
M/S. SRI PAVANA KEERTI HOTELS INDIA PRIVATE LIMITED

IBBI Reg No: IBBI/IPA-003/IP-N00358/2021-2022/13753
AFA valid till: 31.12.2026

4th E-AUCTION SALE NOTICE

(Under Insolvency and Bankruptcy Code, 2016)

M/S. SRI PAVANA KEERTI HOTELS INDIA PRIVATE LIMITED (In Liquidation)

CIN: U55101TG2013PTC091509

Liquidator's Address: Rajiv Swagraha Apartments, Flat No. 106, Block A - 05 Classic Diamond Towers, Anand Nagar, GSI Bandlaguda, Next to D-Mart, Hyderabad, Telangana ,500068.

Invitation for Expression of Interest (EOI): All assets of M/s Sri Pavana Keerti Hotels India Private Limited (CIN: U55101TG2013PTC091509) (In Liquidation), are offered for sale by the Liquidator through e-auction. The assets, including hotel land, building, plant & machinery (P&M), and furniture, fixtures & equipment (FF&E), are proposed to be sold on an "as is where is", "as is what is", "whatever there is", "no recourse", and "without any warranties" basis. The sale will be conducted through the E-Auction platform <https://ibbi.baanknet.com/eauction-ibbi/asset-listing> at specified time-slots, in accordance with Regulation 32(b)(i) of the IBBI (Liquidation Process) Regulations, 2016

Description of Assets	Reserve Price Rs.	EMD Rs.	Bid Increment Value
Hotel Property at M. No. 3-6-552 to 558 & 558/1, Main Road, Himayathnagar, Hyderabad – 500029, comprising 50 guest rooms on Levels 6 & 7 (5th & 6th Floors) admeasuring 27,570 sq. ft., and Level 5 (4th Floor) admeasuring 9,615 sq. ft., comprising a 200-seater banquet hall, restaurant, and kitchen, with undivided share of land measuring 1,500 sq. yards	21.60 Crores	2.16 cores	10.00 lakhs

Last Date for Inspection/Due Diligence of Assets is 6:00 PM IST

11.06.2026

The last date and time for submission of the bid application form and other documents by the interested bidders is 6.00 PM IST

12.06.2026

The last date and time for payment of EMD by qualified bidders only is 6.00 PM IST

12.06.2026

E-auction Date and Timings:

13.06.2026 3:00 PM to 5:00PM

- 1.EMD to be deposited mandatorily using an e-wallet through Baanknet, and no intimation to be given to the liquidator.
2. Interested /qualified applicants may refer to the COMPLETE E- AUCTION PROCESS INFORMATION DOCUMENT containing details of terms and conditions of online E-Auction, E-Auction Bid form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc.,. The document is available on the website of: <https://ibbi.baanknet.com/eauction-ibbi/asset-listing> available in-service provider web portal or via liquidator [email at sripavanakeertihotels.rp2@gmail.com](mailto:sripavanakeertihotels.rp2@gmail.com) & Contact No: 80190 62958
3. Bidders interested in participating in the E-auction process are required to upload all the relevant documents on the e-auction platform itself. All correspondence with the bidders shall be conducted only through the auction platform.
4. The Liquidator have right to accept or cancel or extend or modify, etc., any terms and conditions of E-Auction (or) the liquidator can cancel E-Auction (or) any item of E-Auction at any time. He reserves the right to reject any of the bids without giving any reasons.
5. Prospective bidders must submit an undertaking confirming that they do not suffer from any ineligibility under Section 29A of the IBC, 2016, to the extent applicable. If a bidder is found ineligible at any stage, the EMD deposited shall be forfeited
6. For e-auction process details or assistance, bidders may contact the IBBI Baanknet Helpdesk back-end team at email: support.baanknet@psballiance.com, Mobile: +91 8291 2 20220, or the Liquidator
7. Extension / corrigendum to this auction notice will be notified in the <http://https://ibbi.baanknet.com/eauction-ibbi/home> website & no separate paper publication will be issued. Interested bidders are requested to kindly visit ibbi.baanknet.com/auction website

Date: 19/05/2026
Place: Hyderabad

Sd/-
Govada Venkata Subba Rao
LIQUIDATOR

M/S. SRI PAVANA KEERTI HOTELS INDIA PRIVATE LIMITED

IBBI Reg No: IBBI/PA-003/IP-N00358/2021-2022/13753

AFA valid till: 31.12.2026



