

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction sale notice for Sale of Immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the physical possession of which has been taken on 15.04.2026 by the Authorized Officers of Bank of India will be sold on "as is where is", "as is what is" and "whatever there is" basis on **25-05-2026** for recovery of **Rs. ₹ 5,29,36,256 (Rupees five crores twenty nine lakhs thirty six thousand two hundred and fifty six) + applicable interest plus costs and charges due to BANK OF INDIA, Vijayawada Branch** from

Borrower/s 1.M/s Nuzen Enterprises –Propritrix Mrs. SUSMITHA THOTAKURA

Guarantors:Mr. SRINIVASA RAJASEKHAR THOTAKURA & .Mr. RAHUL CHOUDARY THOTAKURA

2. M/s Nugel Industries Pvt Ltd- Directorf: Mrs. SUSMITHA THOTAKURA, Director2: Mr. SRINIVASA RAJASEKHAR THOTAKURA

3. Housing Loan- Mr. SRINIVASA RAJASEKHAR THOTAKURA & Mrs. SUSMITHA THOTAKURA

The reserve price, EMD amount and Property details are as mentioned hereunder:

Description of the Immovable Property	Date & Time of E-auction	Reserve Price & EMD
1.EQM of Residential building consisting of Ground, First and Second floors bearing Assessment No.1073201497, Door No.54-16-1/7C,Situated in Veterinary colony, Gunadala, Vijayawada, Krishna Dist., 520008, situated in municipal ward no.33, R.S.No.396/3A, Gunadala admeasuring 450.00 sq.yds or 376.256 Sq.Mts., of house site, within the jurisdiction of the Vijayawada municipal corporation, owned by Mr. T Srinivasa Rajasekhar and Mrs. T Susmitha Jointly being bounded by: Boundaries of building are as follows: East : Plot No.26 Venkateswara Icon Apts. South : 60ft. Wide Municipal Corporation Road West : Property of Sabbineni Bhavani North :Plot No.53, Property of Peddi Venkata Ratnam In between the above boundaries an extent of 450 sq.yds. or 376.256 Sq.Mts of house site and the RCC building therein with a plinth area of Ground Floor 1828 Sq. Feet, First Floor 1732 Sq. Feet and Second Floor 1732 Sq. Feet and all its appurtenances, electrical fittings, electrical deposit and with all easement rights therein.	25-05-2026 From 11.00 AM to 05.00 PM With auto unlimited extension of 10 minutes each	Rs. 4,93,00,000/- EMD is 10% of Reserve Price i.e. Rs.49,30,000/-



Classification: Business

Terms and Conditions:

1. E-Auction is being held on "as is where is basis "," as is what is basis "and" whatever there is basis" and will be conducted "On Line".
2. For downloading further details Process Compliance and Terms & Conditions Please visit
 - a. <https://www.bankofindia.bank.in/tenders>
 - b. Website address of our e-Auctions Service Provider <https://baanknet.com>

Bidders have to complete following formalities well in Advance

Step 1: Bidder/Purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id.

Step 2: KYC Verification: Bidder to do DIGILOCKER for uploading and verifying requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

Step 3: Transfer of EMD amount to Bidder Global EMD Wallet: Online/Off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform.

Step 4: Bidding Process and Auction Results: Interested Registered bidders can bid online on e-auction Platform after completing Step 1, 2 and 3.

Please note that Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date.

Bidder may visit <https://baanknet.com> where "Guidelines for bidders are available with tutorial videos.

3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
4. Bids shall be submitted through online procedure only.
5. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
6. The Bid price to be submitted shall be above the Reserve price & bidders shall improve their further offers in multiples of Rs.10,000/- (Rupees Ten thousand only).
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
8. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
9. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail **forfeiture** of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.

Classification: Business



D. No: 27-21-39, Maa naana Nilayam, kaleswararao Road, Governorpet, Vijayawada
NTR Dist, AP-520002. Ph. No 0866-2573165, Vijayawada.Visakhapatnam@bankofindia.bank.in

To the best knowledge and information available with the Authorized Officer, there is no encumbrance on the property referred above. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property and to inspect & satisfy them.

The auction will be online E-Auction Sale/Bidding and shall be done only through "Online Electronic Bidding" process through the website <https://baanknet.com>. For detailed terms and conditions of the sale, please refer to the link provided in <https://www.bankofindia.bank.in/tenders> and the intending purchasers can contact the undersigned on phone no: 0866-2573165 and Mrs. T Krishna Kumari, Chief Manager, Vijayawada Branch on her mobile: +91-85003 24789.

Date & Time of E-auction: 25-05-2026 between 11.00 AM to 05.00 PM (With auto unlimited extension of 10 minutes each).

SALE NOTICE TO BORROWERS/ GUARANTORS

Dear Sir/Madam,

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice dated 29.08.2025 for Housing Loan and 11.09.2025 for M/s Nuzen Enterprises, M/s Nugel Industries Pvt Ltd., to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4) on 03.11.2025 for Housing Loan, 17.11.2025 for M/s Nuzen Enterprises and 21.11.2025 for M/s Nugel Industries Pvt Ltd, took physical possession on 15.04.2026 of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds, which may be realized, by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.



Date:07.05.2026

बैंक ऑफ इंडिया
For BANK OF INDIA
अधीकृत अधिकारी & मुख्य प्रबंधक
Authorised Officer & Chief Manager
Authorised Officer

Classification: Business

Vijayawada Branch

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NTR Dist, AP-520002. Ph. No 0866-2573165, Vijayawada.Visakhapatnam@bankofindia.bank.in**

10. Neither the Authorised Officer/ Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
11. The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/non-statutory dues, taxes/assessment charges, etc. owing to anybody.
12. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
13. The Sale Certificate will be issued in the name of the purchaser(s)/ applicant (s) only and will not be issued in any other name(s).
14. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.
15. **The successful bidder is bound to pay applicable TDS as per SRO guidelines.**

