

बैंक ऑफ़ इंडिया
Bank of India**BOI****HYDERABAD ASSET RECOVERY BRANCH**

10-1-1199/2, PTI BUILDING, 3rd FLOOR, A.C.GUARDS, HYDERABAD-500004
PH: 040-23317312/13 Email: AssetRecoveryBranch.Telangana@bankofindia.co.in

Ref.No.HARB/SRI/SARFAESI/2026-27/8A

Date: 04.05.2026

To,

1. M/s. ECI ENGINEERING & CONSTRUCTION CO. LTD A12 & A13, PANCHAVATI TOWNSHIP, MANIKONDA, RAJENDRA NAGAR, RANGA REDDY – 500 089	2. Mr. VENKATA PHANI S/o. Mr. K VENKAT RAO, PLOT NO.87, ROAD NO.9 JUBILEE HILLS, HYDERABAD – 500 034
3. Mr. VIJAY KAZA S/o. Mr. K VENKAT RAO, PLOT NO.87, ROAD NO.9 JUBILEE HILLS, HYDERABAD – 500 034	4. Mrs. K K D PRASUNAMBA W/o. Mr. K VENKAT RAO, PLOT NO.87, ROAD NO.9 JUBILEE HILLS, HYDERABAD – 500 034
5. Mr. K VENKATA RAO S/o. Mr. K UMAMAHESWARA RAO, PLOT NO.87, ROAD NO.9 JUBILEE HILLS, HYDERABAD – 500 034	6. Mr. AJAY KAZA S/o. Mr. K VENKAT RAO, PLOT NO.87, ROAD NO.9 JUBILEE HILLS, HYDERABAD – 500 034
7. M/s HAYEN HYDEL POWER COMPANY PRIVATE LIMITED A12 & A13, PANCHAVATI TOWNSHIP, MANIKONDA, RAJENDRA NAGAR, RANGA REDDY – 500 089	

**NOTICE FOR SALE OF SECURED ASSETS UNDER THE SARFAESI ACT, 2002 READ WITH
RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

The undersigned being Authorized Officer of Bank of India is duly empowered to issue this notice of Sale and exercise all the powers of sale under the SARFAESI Act, 2002 and the Rules framed there under.

Notice is hereby given to you/ borrowers/guarantors/ mortgagors and the public in general that the below described immovable properties mortgaged/ charged to the secured creditor Bank of India, the constructive / physical possession of which has been taken by the Authorized officer of Bank of India, will be sold on “As is, where is”, “As is, what is” and “ Whatever there is” basis through e-auction on **09.06.2026** for Recovery of dues as detailed below due to the secured creditor Bank of India from Borrowers and Guarantors detailed below.

The e-auction Sale notice is scheduled to be published on **06-05-2026** one in English and the other in Vernacular both having circulation in the locality where the property is situated and the secured assets shall be put up for sale in the following mode either in one or more lots and on the terms and conditions as published in the e-auction sale notice and also on the website <https://baanknet.com/eauction-psb/x-login>



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Notice is hereby given to you all that the Sale Notice is scheduled to be published in two newspapers on **06.05.2026**, one in English and the other in Vernacular both having circulation in the locality where the property is situated. The secured assets shall be put up for sale in the following mode both in one or more lots, and on the terms and conditions as stipulated by the undersigned.

Mode of Sale: Public Auction through 'Online E-Auction/Bidding'
Auction Website: <https://baanknet.com/eauction-psb/x-login>
Date of Sale: 09.06.2026
Time of Sale: 11.00 AM to 5.00 PM (With multiple extensions till sale is concluded)
Reserve Price: For the Schedule property 1 - Rs.466.40 Lakhs
 For the Schedule property 2 - Rs.465.10 Lakhs

Details of Borrowers and Guarantors with Outstanding Balance

M/s. ECI ENGINEERING & CONSTRUCTION CO LTD and Mr. Venkata Phani, Mr. K Venkat Rao, Mrs. K K D Prasunamba, Mr. Vijay Kaza, Mr. Ajay Kaza (Guarantors) with fund based outstanding of Rs. 174,64,47,700.01 + Interest @ contractual rate from 29.04.2016 together with costs, expenses etc and cost in respect of various credit limit and non-fund based outstanding of Rs. 25,30,88,794 + costs, expenses etc and cost in respect of bank Guarantees granted by the Bank.

Schedule of The Immovable Property Charged To The Bank To Be Sold**Property 1:****SCHEDULE OF THE ENTIRE PROPERTY**

All that part and parcel of land admeasuring 1060 Sq.yds in the said premise Plot No.70, Jubilee Hills Co-operative Housing Society, Road No.9, Jubilee Hills, Hyderabad and bounded on the:

Boundaries of the Plot:

North : Plot No.69
 South : Plot No.71
 East : 30 Ft wide Road
 West : 120 Ft wide Road

SCHEDULE OF THE PROPERTY 3rd Floor:

All that part and parcel of total third floor bearing premises Plot No.70, Jubilee Hills Co-operative Housing Society, Road No.9, Jubilee Hills, Hyderabad on third floor of "ANSHU COLOURS" Road No.9, Jubilee Hills, Hyderabad together with built-up area admeasuring 6400 sft include of common areas and together with 212 sq.yds undivided share of land out of 1060 Sq Yds, owned by Mrs. K K D Prasunamba and bounded as follows:

Boundaries of 3rd floor:

North : Corridor / Stair Case / Lift
 South : Open to Sky
 East : Open to Sky
 West : Open to Sky

Sale Deed No: 1532/2006 dated: 13.04.2006 SRO : Hyderabad
MOD: (1) 3442 of 2014 dated: 26.08.2014



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(2) 4668 of 2014 dated: 09.12.2014 SRO : BANJARA HILLS		
Possession : Symbolic		
Reserve Price : 466.40 lakhs	EMD : 46.64 lakhs	Bid Increase Amount: 1.00 lakhs
Property 2:		
Plot: EQM of all that piece of land with buildings, sheds and structures standing thereon, situated at 2 nd floor (entire) alongwith terrace / roof above / upon the second floor & thereabove with one servant quarter and common toilet, in /of the said property bearing Plot No. J -196 erected on a freehold plot of land admeasuring 250.839 sq.mts situated at Saket, New Delhi – 110017, owned by Mr. K Venkata Rao and bounded on the:		
Boundaries of the Plot: North : 30 Ft wide Road South : 15 Ft wide service lane East : 15 Ft wide service lane West : Plot J – 195		
Sale Deed No: 14357 OF 2004 dated: 08.11.2004 SRO : Sub-Registrar V, New Delhi		
Possession : Physical		
Reserve Price : 465.10 lakhs	EMD : 46.51 lakhs	Bid Increase Amount: 1.00 lakhs

As per the provisions of SARFAESI Act, 2002, which empowers the Authorized Officer, the secured creditor can conduct the auction by giving a notice of 30 days to the borrower, by affixing the auction notice and by publishing notice of sale. In view of the above, it has been decided by the secured creditor to conduct auction on **09.06.2026**

Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc., shall be first deducted from the sale proceeds, which may be realized by the undersigned as the balance of the sale proceeds will be appropriated towards your liability as aforesaid. Please look for the sale advertisement that will appear in newspapers as stated above and as per the amendment to the SARFAESI Act, 2002 w.e.f. 01-09-2016 you can redeem the property by paying the entire dues before the publication of notice in the newspaper as stated above. You are also at liberty to participate in the e-auction sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.



T. Jaganmohan
AUTHORISED OFFICER
BANK OF INDIA