

**E-Auction Sale Notice for Sale of Immovable Property
 (Under Proviso Rule 8(6) of security interest (Enforcement) Rules)**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor i.e. Bank of Baroda, Physical possession of which has been taken by the Authorized Officer of Bank of Baroda Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "No Recourse" basis on **10-09-2026** for recovery of **Rs 3,84,30,10,079.09** (Rupees Three Hundred Eighty-Four Crore Thirty Lakh Ten Thousand Seventy-Nine and Paise Nine Only) **as on 31.07.2026 as per RC 6/ 2024 issued by DRT-1, Hyderabad due** to the secured creditor from M/s. Victory Electricals Limited– Principal Debtor(Dissolved as per NCLT order dt 27.11.2025), M/s. Phoenix Power Products Limited(Corporate guarantor to M/s. Victory Electricals Limited and mortgagor), M/s Victory Transformers and Switchgears Limited (Corporate guarantor to M/s. Victory Electricals Limited), personal Guarantors 1)Mr. Mahendra Kumar Vaddineni S/o. M.V.V. Naidu, 2)Mr. V.V. Naidu, S/o. V.Malakondaiah Naidu, and 3)Mr. Manoj Vaddineni, S/o. Mr.V.V. Naidu.

The details of Borrower(s) / Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

Name of the Borrower/ Corporate Debtor	M/s. Victory Electricals Limited– Principal Debtor(VEL) (Dissolved as per NCLT order dt 27.11.2025) Registered Address : #850/64b,T.H.Road,Near Royal Enfield, Thiruvotriyur, Chennai - 600019 Tamil Nadu Also At Plot no 8, Survey No 855, IDA, Medchal, RR District, Hyderabad-501401. Directors: 1. Mr.Venkatappaiah Naidu Vaddineni(VV Naidu) 2. Mr.Mahendra Kumar Vaddineni 3. Mr.Manoj Vaddineni
Name of the Property Owner/ Corporate Guarantor /Mortgagor	M/s. Phoenix Power Products Limited(PPPL) (Corporate guarantor to M/s. Victory Electricals Limited and mortgagor) Registered Address : #850/64b,T.H.Road, Near Royal Enfield, Thiruvotriyur, Chennai - 600019 Tamil Nadu Also at M/S. Phoenix Power Products Limited



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	P-15, Phase IV Extn., IDA, Jeedimetla, Hyderabad - 500 055. Telangana Directors: 1. Mr.Venkatappaiah Naidu Vaddineni(VV Naidu) 2. Mr.Mahendra Kumar Vaddineni 3. Mr.Manoj Vaddineni M/s Victory Transformers and Switchgears Limited(VTSL) (Corporate guarantor to M/s. Victory Electricals Limited- under liquidation since 29.10.2019) Registered Address: #850/64B, T.H.Road, Near Royal Enfield, Thiruvotriyur, Chennai - 600019 Tamil Nadu Also at Plot no 8, Survey No 855, IDA, Medchal, RR District, Hyderabad-501401. Liquidator Name and Address: Mr.Chinnam Poorna Chandra Rao, Liquidator Flat no G1 Cloud9 Heights 7-1/F5/6/A/1 Road No 8 Panchavati Colony Manikonda Hyderabad 500089 Telangana State. Directors: 1. Mr.Venkatappaiah Naidu Vaddineni(VV Naidu) 2. Mr.Mahendra Kumar Vaddineni 3. Mr.Manoj Vaddineni 4.Devasena Vaddineni 5.Vaddineni Savitri Naidu 6.V Jyothsna
Name of the Personal Guarantors/Directors of VEL & PPPL & VTSL	1. Mr. Mahendra Kumar Vaddineni, S/o. M.V.V. Naidu, Plot No.213, Kavuri Hills, Phase-II, Opp: Madhapur Police Station, Hyderabad - 500 081. Telangana 2. Mr. V.V. Naidu, S/o. V.Malakondaiah Naidu, Plot No.213, Kavuri Hills, Phase-II, Opp: Madhapur Police Station, Hyderabad - 500 081. Telangana



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	3. Mr. Manoj Vaddineni, S/o. Mr.V.V. Naidu, Plot No.213, Kavuri Hills, Phase-II, Opp: Macihapur Police Station, Hyderabad - 500 081 Telangana
Name of the Directors of VTSL	4.Devasena Vaddineni W/o Mr. Mahendra Kumar Vaddineni, Plot No.213, Kavuri Hills, Phase-II, Opp: Madhapur Police Station, Hyderabad - 500 081. Telangana 5.Vaddineni Savitri Naidu, W/o Mr. V.V. Naidu, Plot No.213, Kavuri Hills, Phase-II, Opp: Madhapur Police Station, Hyderabad - 500 081. Telangana 6.V Jyothsna W/o Manoj Vaddineni, Plot No.213, Kavuri Hills, Phase-II, Opp: Macihapur Police Station, Hyderabad - 500 081 Telangana
Date and Time of E-Auction	10-09-2026 11.00AM to 03:00PM.
Total Dues to the secured creditor	Rs 3,84,30,10,079.09 (Rupees Three Hundred Eighty-Four Crore Thirty Lakh Ten Thousand Seventy-Nine and Paise Nine Only) including charges upto 31.07.2026 as per RC 6/2024 issued by DRT-1, Hyderabad.

Description of Immovable Property for sale

All the part and parcel of Land admeasuring Ac 5.03 guntas in Survey No 6(marked as Survey No 6A), Situated at Mambapur Village and Gram Panchayat, Jinnaram Mandal, Medak District, Telangana State bounded by:

As per sale deed	As per valuation report dated 14.07.2026
North: S.No.7 By Road	North: Agricultural Land (Mango Farm)
South: By Remaining portion of S.No.6 APIIC Land	South: Laxmi Industries
East: By Village road Cart Track	East: Cart Road
West: By S.No.8	West: Forest

Together with all buildings and structures standing thereon	
Known encumbrances:	1. Property tax arrears pending and demand notice dated from Mambapur Gram Panchayath is issued for an amount of Rs.19,50,660/- as on 31.03.2024. 2. Electricity bill dues of Rs.4,50,825 as on 17.05.2025 + Surcharge till date of payment as per Demand notice of Superintending Engineer, TSSPDCL, Sangarreddy dated 17.07.2025 3. Notification done by the Government of Telangana Vide G.O.Ms. No. 33, MA dated 24.01.2013 (Related to Zoning Regulations).

Reserve Price	Rs. 3,80,00,000/- (Rupees Three Crores Eighty Lakhs Only)
Earnest Money Deposit	Rs. 38,00,000/- (Rupees Thirty-Eight Lakhs Only)
Bid increase amount	Rs.1,00,000/- (Rupees One Lakh Only)
Status of Possession (Constructive / Physical)	Physical
Property Inspection Date & Time	17-08-2026 11.00 A.M. to 2.00 P.M. to 05-09-2026 11.00 A.M. to 2.00 P.M
Document Inspection Date & Time and place	31-08-2026 11.00AM to 02.00 PM To 05-09-2026 11.00 A.M. to 2.00 P.M
The intending bidders can verify documents on 31.08.2026 to 05.09.2026 and should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances, land usage regulations, restrictions and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax etc. besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, land usage, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.	

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://ibbi.baanknet.com/>. Also, prospective bidders may contact the Authorised Officer on **Tel No. 044-25352910 Mobile no : 8608369112**

For Location of the property: <https://maps.app.goo.gl/sEdgRZW9RbDcMA169>



Date: 01.08.2026
Place: Chennai

(Raja J Ruth Surekha)
Authorized Officer
Bank of Baroda