BY REGISTERED POST WITH ACK DUE

बैंक ऑफ़ इंडिया Bank of India BOI

HYDERABAD ASSET RECOVERY BRANCH

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

Ref.No.HARB/RD/2025-26/104 Date: 05.11.2026

To,

1. Mr. Sai pradeep Ketharaju House No-7-351/1, Plot No:26, "SRI LAKSHMI NAGAR PHASE-II" NAGARAM Village and Municipality, Keesara Mandal, Medchal-Malkajgiri District -500083	2. Mr. Sai pradeep Ketharaju, H.NO 34-54/1,Vivekanandapuram, Sainikpuri, Secunderabad-500094

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 **09.12.2026** 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 **08.11.2026** 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**

Mode of Sale:	**Public Auction through 'Online E-Auction/Bidding**
Auction Website:	**https://baanknet.com/eauction-psb/x-login**
Date of Sale:	**09.12.2026**
Time of Sale:	**11.00 AM to 5.00 PM (With multiple extensions till sale is concluded)**

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Details of Borrowers and Guarantors with Outstanding Balance		
Borrower Mr. Sai pradeep Ketharaju, H.NO 34-54/1, Vivekanandapuram, Sainikpuri, Hyderabad **with outstanding of Rs.70,81,400.60 plus Interest at contractual rate from 28.10.2024** with costs, expenses etc		
Particulars of the immovable property charged to the Bank to be sold:		
Residential House No-7-351/1 on Plot No:26 in Survey Nos. 373, 377 and 378, admeasuring 200 Sq yds or 167.20 Sq.Mts along with a built up area of 1228.77 Sft, R.C.C., in Ground Floor, situated at "SRI LAKSHMI NAGAR PHASE-II" of NAGARAM Village and Municipality, Keesara Mandal, Medchal-Malkajgiri District, and bounded by :- North : Plot No.27 South : 30' wide road East : 25' wide road West : Plot No.31 **Possession : Symbolic**		
Reserve Price : 89.00 lakhs	**EMD : 8.9 lakhs**	**Bid Increase Amount: 1.00 lakhs**
Sale Deed No & Date : 2954/2020 & 02-03-2020		SRO Name: Keesara
Rectification Deed no. : 4403/2020 & 20-05-2020		SRO Name: Keesara
MOD No & Date : 4404/2020 & 20-05-2020		SRO Name: Keesara

As per the provisions of SARFAESI Act, 2002, which empowers the Authorized Officer to 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 Authorized officer to conduct auction on **09.12.2026.**

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 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.

Date : 05.11.2026
Place : Hyderabad

Authorized Officer