BY REGISTERED POST WITH ACK DUE

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बैंक ऑफ़ इंडिया BOI
Bank of India

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.bank.in

Ref.No.HARB/RD/2026-27/102 Date: 05.11.2026

To,

1. Mr. Nidhankavi Sujatha H.No.12-14-257/2&257/3,Plot No.4-C,in Sy.No.64&65,Vinobha Nagar,Lalapet,Secunderabad Telangana-500017	2. Mr. Sreekanth Nidhankavi H.No 2-14-128,Beerappagadda, Uppal,Medchal-Malkajgiri District Telanagana-500039

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)**

Details of Borrowers and Guarantors with Outstanding Balance
1.Mrs.Nidhanakavi Sujatha, H.No.12-14-257/2&257/3,Plot No.4-C,in Sy.No.64&65,Vinobha Nagar,Lalapet,Secunderabad Telangana-500017.**2.Mr.Sreekanth Nidhankavi** , H.No 2-14-128,Beerappagadda,Uppal,Medchal-MalkajgiriDistrictTelanagana-500039 with outstanding of **Rs.79,87,458.44** plus interest at contractual rate from the date of NPA with costs, expenses etc less any part amount repaid.

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Particulars of the immovable property charged to the Bank to be sold:

Schedule-1

All that the portion of House bearing No.12-14-257/2,(Old No.3-24 ZP) admeasuring 195.66 Sq. Yards or 163.71 Sq. Meters,(Out of 570 Sq. yards) situated Vinobha Nagar, Lalapet, Secunderabad and bounded as follows:

North : 20' Wide Road
South : House No.12-14-257/2
East : Neighbour's House
West : Portion of H.No.12-14-257/3

Schedule-2

All that the portion of House bearing No.12-14-257/3, on plot No.4-C, Survey Nos.64& 65 admeasuring 92.0 Sq. Yards or 76.91 Sq. meters , situated at Vinobha Nagar, Lalapet, Secunderabad and bounded as follows :

North : 20' Wide Road
South : House No.12-14-257/2
East : Neighbour's House
West : Portion of H.No.12-14-257/3

MOD Details :
Document No & Date
Doc. 1445/2020 & Doc. Date: 04.07.2020
SRO Name: Maredpally

Sale Deed Details :
Document No & Date
Doc. 1479/2020 & Doc. Date: 08.07.2020
SRO Name: Maredpally

Reserve Price : 91.85 lakhs **EMD : 9.18 lakhs** **Bid Increase Amount: 0.50 lakhs**

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 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.

Date : 05.11.2026
Place : Hyderabad

Authorized Officer

Classification: Internal