BY REGISTERED POST WITH ACK DUE

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.bank.in**

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Ref.No.HARB/RD/2026-27/100 Date: 04-11-2026

To,

| | |
|---|---|
| 1.Mrs Sunitha Ramrakhyani,<br>W/o Purushotham Ramrakhyani,<br>Flat No:C1, 1111/19, Taxila Apartment,<br>Sardar Patel road, Secunderabad.<br>Telangana – 500 003. | 2.Mr Purushotham Ramrakhyani,<br>S/o Mr Pinjomar Ramrakhyani,<br>Flat No:C1, 1111/19, Taxila Apartment,<br>Sardar Patel road, Secunderabad.<br>Telangana – 500 003. |
| **3.** Mrs Sunitha Ramrakhyani,<br>H.No:5-5114 (New) (Old Muncipal Number's 5-7-133, 5-7-624/20)<br>Plot No:17, Khaleelwadi,<br>Nizamabad – 503 001 | **4.** Mr Purushotham Ramrakhyani,<br>H.No:5-5114 (New) (Old Muncipal Number's 5-7-133, 5-7-624/20)<br>Plot No:17, Khaleelwadi,<br>Nizamabad – 503 001 |

**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 **26.11.2026** 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**

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|---|---|
| **Mode of Sale:** | **Public Auction through 'Online E-Auction/Bidding** |
| **Auction Website:** | **https://baanknet.com/eauction-psb/x-login** |
| **Date of Sale:** | **26.11.2026** |
| **Time of Sale:** | **11.00 AM to 5.00 PM (With multiple extensions till sale is concluded)** |

Asset Recovery Branch Bank of India

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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**

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| **Details of Borrowers and Guarantors with Outstanding Balance** |
|---|
| Mrs Sunitha Ramrakhyani (Borrower) W/o Purushotham Ramrakhyani and Mr Purushotham Ramrakhyani S/o Mr Pinjomar Ramrakhyani, Flat No:C1, 1111/19, Taxila Apartment, Sardar Patel Road, Secunderabad – 500 003 and also at H No:5-5-114 (New) (Old Muncipal Number's 5-7-133, 5-7-624/20), Plot No: 17, Khaleelwadi, Nizamabad – 503 001 with outstanding of Rs. 76,39,230.92 plus interest at contractual rate from the date of NPA with costs, expenses etc., less any part amount repaid. |
| **Particulars of the immovable property charged to the Bank to be sold:** |
| All that the piece and parcel of R.C.C.Roofed House bearing Muncipal No:5-5-114 (New) corresponding to Old Muncipal Number's 5-7-133, 5-7-624/20 and Plot No:17 situated at Khaleelwadi, Nizamabad admeasuring plot area 486.44 Sq Yards or 407.10 Sq Mtrs, Ground Floor plinth area of G.F.1933 Sft, First Floor 908.50 Sft, Total 2841.50 Sft within the municipal limits of Nizamabad, Regn Dist and Regn Sub-Dist Nizamabad, Registration at Sub-Registrar Office, Nizamabad (RO), Nizamabad – 503 001 in the name of Mr Purushotham Ramrakhyani and bounded by<br><br>North : Plot No:16<br>South : 20'-0" wide road<br>East : House of Badraiah<br>West : House of Ram Reddy<br><br>Sale Deed : 4917/2011 Dt: 09.06.2011 SRO Name: Nizamabad<br>MOD Details :Doc. 6492/2014 dated 14-07-2014 SRO Name: Nizamabad |
| **R.P. – Rs. 341 Lakhs** **EMD: Rs.34.1 Lakhs** **Increase: Rs.1.00 Lakh** |

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 **26.11.2026.**

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 : 04.11.2026
Place : Hyderabad

**Authorized Officer**

Classification: Internal