बैंक ऑफ़ इंडिया
Bank of India BOI

VISAKHAPATNAM BRANCH

Ref. No: BOI/VSP/SARFAESI/2026-27/01 **Date:04-08-2026**

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(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive 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"* on **30.07.2026**, for recovery of **Rs.41,44,825/- (Rupees Forty One Lakhs Forty Four Thousand Eight Hundred Twenty Five) plus interest from 30-06-2026 for Housing Loan and Rs. 13,63,737/- (Rupees Thirteen Lakhs Sixty Three Thousand Seven Hundred Thirty Seven) for Personal Loan**, all costs, Charges and expenses thereon due to **BANK OF INDIA, Visakhapatnam Main Branch** from **Mr. Karri Raja Kumar & Mrs. Karri Rajya Lakshmi** Any credits after the demand notice will be reduced.

The reserve price, EMD amount and Property details are as mentioned hereunder:

Description of the Immovable Property	
All that part and parcel of the property consisting of a) All that part and parcel of the property (flat) measuring an extent of 38.5 Sq.yards or 32.18 Sq.mtrs being an undivided and unspecified share out of 750.4 Sq.yards in total extent of 1007 Sq.yards together with this flat bearing flat FF-1 in fourth floor measuring 960 Sq.ft bearing D.No:7-108/1/21 at S.No:204/4 inclusive of common areas and car parking of 80 Sq.ft in stilt floor of Lakshmi Nivas situated at Revellapalem area, Madhurawada Sub-Registrar Office, Greater Visakhapatnam Municipal Corporation limits of Visakhapatnam. Measurements: **As per Sale Deed** EAST : Vacant site of A Naga Padmaja SOUTH : Vacant site of Sri Ramulu WEST : Vacant site of A Satyavathi NORTH : 30 ft. wide Road **Boundaries of flat FF-1 in fourth floor as follows:** EAST : Common corridor SOUTH : Flat No. FF-2 WEST : Open to Sky NORTH : Open to Sky	
RESERVE PRICE	**Rs. 30,46,000/-**
EMD	**Rs. 3,04,600/-**

To the best knowledge and information available with the Authorised Officer, there is no encumbrance on the property referred above except ED attachment. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property and to inspect & satisfy them.

The auction will be online E-Auction Sale/Bidding and shall be done only through "Online Electronic Bidding" process through the website **https://bannknet.com**. For detailed terms and conditions of the sale, please refer to the link provided in **https://www.bankofindia.co.in/tenders.**

AUTHORISED OFFICER
SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002
BANK OF INDIA

Date & Time of E-auction: **09.09.2026 between 11am - 5pm** (with unlimited extension of 10 minutes if bidding continues till sale is concluded).

For BANK OF INDIA

Authorised Officer

Authorised Officer
BANK OF INDIA

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SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT.2002
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Terms & Conditions:

1. The auction sale will be 'Online E-Auction'/bidding through website **https://bannknet.com** on 09.09.2026 from **11.00 AM to 5.00 PM**, with unlimited extensions of ten minutes duration each.
2. Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one-time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents.
3. Steps to be followed by the bidder for registering with e-auction portal.
   STEP 1 –Bidder/purchaser registration: Bidder to register on e-auction portal **https://bannknet.com**
   (Click "Buyer Registration") using mobile number and email ID.
   STEP 2 –KYC Verification: Bidder to upload requisite KYC Documents.
   STEP 3 – Transfer of EMD amount to bidder's EMD wallet.
4. Contact details of **bannknet portal – support.baanknet@psballiance.com & +91 82912563075/76**. For details with regard to e-auction procedure, please contact **BANK OF INDIA, DNO: 47-11-15, Ground Floor, Rednam Estate Opp. Ravindra Bharathi School,!st lane Dwarakanagar, Visakhapatnam - 530016(Contact No: 9861871520, E-mail id: vskpmain.vishakapatnam@bankofindia.bank.in or visit : www.bankofindia.co.in/tenders.)**
5. Bidders are advised to go through the website **https://bannknet.com and www.bankofindia.co.in/tenders** for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings.
6. Bids shall be submitted through online procedure only.
7. Earnest Money Deposit- 10% of the reserve price (EMD) shall be deposited through **NEFT** to credit of bannknet E-WALLET. In case of successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NETBANKING/FUND TRANSFER to the BOI **Account No.861090200000033, Account Name: BOI Inward, IFSC Code: BKID0008610.**
8. In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the bannknet website and it will be refunded in next two working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.
9. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offer in multiples of **Rs.50,000/- (Rupees Fifty Thousand).**
10. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid) immediately to the bank **on the same day or not later than next working day** of the sale. The balance of the purchase price shall be paid on or before the fifteenth day of confirmation of sale.
11. The property is sold in 'as is where is' and 'as is what is' condition and the intending bidders should make discreet enquiry as regards any claim, charges on the property by any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.

12. The Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. The decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all bidders.
13. The purchasers shall bear the stamp duties, TDS, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. In case of forfeiture of the amount deposited by the defaulting bidder, the defaulting bidder neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
14. It shall be the responsibility of the successful bidder to remit the TDS @1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs.50 Lakhs or more. TDS should be filed online by filing form 26QB & TDS Certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax in to the government account.
15. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained.
16. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
17. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.
18. The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties, please contact our concerned branches above. The properties can be inspected during office hours between **06.08.2026 to 08.09.2026**, by contacting the respective branches.
19. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.

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