

**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/2026-27/27

Date: 22.05.2026

To,

1. Mr.Puchakayala Mohan Krishna, Satwi Residency, Flat No.502, 4 th Floor , Jayanthi Nagar 1 st line, Tarakaramarao Nagar road, Guntur-522006	2. Mr.Puchakayala Venkatappaiah Satwi Residency, Flat No.401 Jayanthi Nagar 1 st line, Tarakaramarao Nagar road, Guntur-522006
3. Mr.Puchakayala Mohan Krishna D.No.3-62/A, Ananthvaram Village Krosuru Mandal, Guntur District-522236	4. Mrs.Puchakayala Samrajyam D.No.3-62/A, Ananthvaram Village Krosuru Mandal, Guntur District-522236

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 **29.06.2026** 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 **26.05.2026** 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: 29.06.2026
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
Borrower: Mr.Puchakayala Mohan Krishna, Co-borrower: Mr.Puchakayala Venkatappaiah ,Guarantor: Mrs.Puchakayala Samrajyam. With combined outstanding of Rs.40,08,322.00 plus Interest contractual rate from 29.05.2024 in respect of credit facilities together with costs, expenses etc.,

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Particulars of the immovable property charged to the Bank to be sold:		
Schedule A: All that part and parcel of property situated at Guntur District, Nallapadu sub-district, Adavitakkellapdu area and presently within the limits of Guntur municipal corporation area, Pedapalakaluru village, D No.277/2A, an extent of Ac. 0.38 cents and D.No.277/2B an extent of Ac.0.37 cents in total Ac.0.75 cents out of which an extent of 750 Sq.yds of site in which an apartment is built in the name of "SATWI residency" (Within the 9 th block) is bounded by:		
Boundaries of the property:		
East: Property sold by Pakeera Reddy to others	--90'-00"	
South: Property sold by Korrapadi RamaRao to others	-- 75'-00"	
West: Jayanthi Nagar, 1 st Line, 30 ft wide Road	-- 90'-00"	
North: Property of Maddirala Ankamma & Maddirala Venkateswara Rao	-- 75'-00"	
Schedule B: Within these boundaries, an apartment is built in the name of "SATWI residency" as per Schedule A, out of it an undivided and unspecified share measuring to an extent of 40 Sq.yards in which one flat in the fourth floor, Flat No: 502 of "SATWI RESIDENCY" with a plinth area of 1075 Sq. ft (including common area and car parking area) in the name of Mr. Puchakayala Mohan Krishna .		
Boundaries of the Flat:		
East: Common Corridor	West: Open to Sky	
South: Open to Sky & Common Staircase	North: Open to Sky	
SALE DEED Doc No: 2018\2023 dated 25-02-2023 SRO : Nallapadu		
MOD : 2033\2023 dated 27-02-2023 SRO : Nallapadu		
Possession: Physical.		
Reserve Price : 34.50 lakhs	EMD : 3.45 lakhs	Bid Increase Amount: 0.50 lakhs

As per the provisions of SARFAESI Act, 2002, which empowers the Authorized Officer, the secured creditor can 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 secured creditor to conduct auction on **29.06.2026**.

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 : 22.05.2026

Place : Hyderabad

Authorized Officer

Classification: **Internal**