

बैंक ऑफ़ इंडिया
Bank of India



o/c.

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/

Date: 20.08.2026

To,

1. M/s Puthrajaya Hotels & Resorts Private Limited, H No.2-11-1/3C Stambhalagaruvu, Guntur, Andhra Pradesh – 522006.	2. M/s Puthrajaya Hotels & Resorts Private Limited, Unit: Hotel Green Star, Sai Nagar, Near Benz Circle, Vijayawada, Andhra Pradesh – 520010.
3. Mr. Balagani Bosu Babu S/o Mr.Balagani Venkateswarulu, Director and Guarantor, Door No.30-8-3, Balagani Bhavan, Annadana Samajam road, Durga Agraharam road, Krishna Dist., Vijayawada, Andhra Pradesh – 520002.	4. Mrs. Ala Venkateswaramma, W/o Mr.Ala Bollaiah (Late), Director and Guarantor, Door No.1-126, Pothuru, Guntur district, Andhra Pradesh – 522005.
5. Mr.Vaka Venkateswara Rao S/o Mr.Vaka Sambaiah, Director & CEO, Door No.74-24-30A, Kakatiya Bazar, Ashok Nagar, Patamata, Krishna District, Vijayawada, Andhra Pradesh – 520007.	6. Mr. Chilaka Chandramouli, S/o Mr. Ch. Venkateswarlu, Guarantor, Flat No.: C-1, Kanishka Apartments, 1 st cross road, JKC College road, Gujjangundla, Guntur district, Andhra Pradesh – 522006.
7. Mrs. Ala Venkateswaramma, W/o Mr.Ala Bollaiah (Late), (legal Heir of Late Mr. Ala Bollaiah) Door No.1-126, Pothuru, Guntur district, Andhra Pradesh – 522005.	8. Ms. Ala Mohitha Ganga Raji, D/o Ala Bollaiah, (legal Heir of Late Mr. Ala Bollaiah), Door No.1-126, Pothuru, Guntur district, Andhra Pradesh – 522005.
9. Mr. Ala Vamsi Trinath, S/o Ala Bollaiah, (legal Heir of Late Mr. Ala Bollaiah), Door No.1-126, Pothuru, Guntur district, Andhra Pradesh – 522005.	10. Ms. Ala Sneha Priya / Ms.Ala Sneha Shriya D/o Ala Bollaiah, (legal Heir of Late Mr. Ala Bollaiah), Door No.1-126, Pothuru, Guntur district, Andhra Pradesh – 522005.

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 having full powers to issue this E-Auction Sale Notice under SARFAESI Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security interest (Enforcement) Rules, 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 **25.09.2026** 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 **23.08.2026** 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: By holding Public auction through on line e-auction/Bidding through

Website: <https://baanknet.com/eauction-psb/x-login>

Date of E-auction: 25.09.2026

Time of Sale: 11:00 AM to 5:00 PM (With multiple extensions till sale is concluded)



Classification: Internal

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PH: 040-23317312/13 Email: AssetRecoveryBranch.Telangana@bankofindia.bank.in

Details of Borrowers and Guarantors with Outstanding Balance		
M/s Puthrajaya Hotels & Resorts Private Limited , H No.2-11-1/3C Stambhalagaruvu, Guntur, Andhra Pradesh – 522006, M/s Puthrajaya Hotels & Resorts Private Limited , Unit: Hotel Green Star, Sai Nagar, Near Benz Circle, Vijayawada, Andhra Pradesh – 520010, Mr.Balagani Bosu Babu S/o Mr.Balagani Venkateswarulu, Director and Guarantor, Door No.30-8-3, Balagani Bhavan, Annadana Samajam road, Durga Agraharam road, Krishna Dist., Vijayawada, Andhra Pradesh – 520002, Mrs. Ala Venkateswaramma , W/o Mr.Ala Bollaiah (Late), Director and Guarantor, Door No.1-126, Pothuru, Guntur district, Andhra Pradesh – 522005, Mr.Vaka Venkateswara Rao S/o Mr.Vaka Sambaiiah, Director & CEO, Door No.74-24-30A, Kakatiya Bazar, Ashok Nagar, Patamata, Krishna District, Vijayawada, Andhra Pradesh – 520007, Mr. Chilaka Chandramouli , S/o Mr. Ch. Venkateswarlu, Guarantor, Flat No.: C-1, Kanishka Apartments, 1 st cross road, JKC College road, Gujjangundla, Guntur district, Andhra Pradesh – 522006, Mrs. Ala Venkateswaramma , W/o Mr.Ala Bollaiah (Late), (legal Heir of Late Mr. Ala Bollaiah) Door No.1-126, Pothuru, Guntur district, Andhra Pradesh – 522005, Ms.Ala Mohitha Ganga Raju , D/o Ala Bollaiah, (legal Heir of Late Mr. Ala Bollaiah), Door No.1-126, Pothuru, Guntur district, Andhra Pradesh – 522005, Mr.Ala Vamsi Trinath , S/o Ala Bollaiah, (legal Heir of Late Mr. Ala Bollaiah), Door No.1-126, Pothuru, Guntur district, Andhra Pradesh – 522005, Ms.Ala Sneha Priya , D/o Ala Bollaiah, (legal Heir of Late Mr. Ala Bollaiah), Door No.1-126, Pothuru, Guntur district, Andhra Pradesh – 522005. With outstanding of Rs.2,41,93,712.50 plus Interest contractual rate from 30.12.2020 in respect of cash credit and term loan facilities together with costs, expenses etc.		
Particulars of the immovable property charged to the Bank to be sold:		
All that part and parcel of Land to the extent of 6417.84 Sq.yds or 5366.13 Sq.meters situated at R.S.Nos.116-B-1B, 117-A & 117-B1 near D No.1-85/1 Pothuru gram Panchayath, Nallapadu SRO, Guntur district, Andhra Pradesh standing in the name of Mr.Ala Bollaiah (Late) and bounded as follows North : Property of Others; South : Vegu; East : Property of Smt.Velpuri Mastanamma; West : Property of Sri Chimata Sambasiva Rao; Doc No : 4434/2017 dated 27.07.2017 SRO : Nallapadu; MOD : 3729/2019 dated 12.06.2019 SRO : Nallapadu; Possession : Physical.		
Reserve Price : 215.50 lakhs	EMD : 21.60 lakhs	Bid Increase Amount: 1.00 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 **25.09.2026**

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.

बैंक ऑफ़ इंडिया / For Bank of India

T. Jagannadhram

प्राधिकृत अधिकारी/Authorized Officer
Authorized Officer

Date : 20.08.2026
Place : Hyderabad



Classification: Internal