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

---

Ref.No.HARB/RD/2026-27/106 Date: 09.11.2026

To,

M/s Mayura Restaurant (Borrower) Rep by Mr.Chelluri Srinivasa Rao , 8-242,Yadla Street,Near old Bustand, Srungavarapukota, Vizianagaram,Andhra Pradesh – 535145	Mrs.Chelluri Sudha (Guarantor) W/o Srinivasa Rao 8-242,Yadla Street,Near old Bustand, Srungavarapukota, Vizianagaram,Andhra Pradesh – 535145

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 **24.12.2026** 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 **17.11.2026** 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:	**24.12.2026**
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
M/s Mayura Restaurant (Borrower) Rep by Mr.Chelluri Srinivasa Rao , 8-242,Yadla Street,Near old Bustand,Srungavarapukota,Vizianagaram,Andhra Pradesh – 535145,Mrs.Chelluri Sudha (Guarantor) W/o Srinivasa Rao for recovery of Rs.62,78,541.74/- plus interest from 07.09.2025 for over draft and Rs. 1,54,80,089.07 for Term loan 1 and Rs.1,58,06,172,54 for Term Loan 2, all costs, Charges and expenses thereon due to Bank of India, Srungavarapukota Branch from Mrs. Mayuraa Restaurant (Prop: Mr. Chelluri Srinivasa Rao) at contractual rate from the date of NPA with costs, expenses etc., less any part amount repaid.03

Classification: Internal

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

---

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

All that part and parcel of the property consisting of

a) All that total site measuring an extent of 234.64 Sq. Yards (144 Sq. Yards + 90.64 Sq. Yards) or 196.18 Sq. Mts, consisting of Ground Floor Commercial Building (GI Sheet Roof) with a Plinth Area of 1566.87 Sq. Feet, covered by S.No 138-1P and 138-2P, situated at Block No.2 Pandiri Appanna Junction to R & B Bungalow, East Side of Visakhapatnam – Araku R & B Road, Northern Side of Ramnagar Panchayat Road, Srungavarapukota Village and Panchayat, Srungavarapukota Mandal, Srungavarapukota SRO, within the limits of Vizianagaram District is situated within the following boundaries and measurements:

For Property of 144 Sq. Yards, the measurements are as follows.
East : 54'.00" or 16.36 Meters
South : 24'.00" or 7.27 Meters
West : 54'.00" or 16.36 Meters
North : 24'.00" or 7.27 Meters

For Property of 90.64 Sq. Yards, the measurements are as follows.
East : 14'.00" or 4.24 Meters
South : 55'.00" or 16.66 Meters
West : 14'.50" or 4.39 Meters
North : 59'.50" or 18.03 Meters

i.e a Total Extent of 234.64 Sq. or 196.18 Sq. Mts site bounded by

East : Site belongs to Borra Suresh
South : Panchayat Road and Mayuraa Inn Restaurant Building
West : Visakhapatnam to Araku R&B Road and Mayuraa Inn Restaurant Building
North : Site belongs to Sagi Krishnam Raju and Others

b) All that total site measuring an extent of 214.97 Sq. Yards or 179.74 Sq. Mts, consisting of Ground, First and Second Floor Commercial Building with a Plinth Area of 1304.11 Sq. Feet each, covered by S.No 138-1P and 138-2P, situated at Block No.2 Pandiri Appanna Junction to R & B Bungalow, East Side of Visakhapatnam – Araku R & B Road, Srungavarapukota Village and Panchayat, Srungavarapukota Mandal, Srungavarapukota SRO, within the limits of Vizianagaram District is situated within the following boundaries and measurements:

East : 40'.00" or 12.12 Metres
South : 41'.00" or 12.42 Meters
West : 41'.50" or 12.65 Meters
North : 55'.00" or 16.66 Meters

East: Property of Sri Chelluri Srinivasa Rao

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

South: Panchayathi CC Road West: Visakhapatnam – Araku R & B Road North: Property of Chelluri Srinivasa Rao		
Reserve price. – Rs. 253.62 Lakhs	**EMD: Rs.25.36 Lakhs**	**Increase: Rs.2.00 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 **24.12.2026.**

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.

Note: The sale notice issued on 05.11.2026 stands cancelled

Date : 09.11.2026
Place : Hyderabad

Authorized Officer

Classification: Internal