बैंक ऑफ़ इंडिया
Bank of India BOI

TELANGANA ZONAL OFFICE, ASSET RECOVERY DEPARTMENT
PTI BUILDING, AC GUARDS, HYDERABAD - 500004
E-mail: AssetRecovery.Telangana@bankofindia.bank.in

Ref.No. TELZO:ARD:BM:2026-27:273 Date:21.09.2026

BY REGISTERED POST WITH ACK DUE

To,

Mr. B. Joel Austin Rao, S/o Mr. Birakayala Venu Gopal Rao, H.No1-16-71/4, Sai Nagar Colony, Alwal **Secunderabad 500010**	**Mr. B. Joel Austin Rao,** S/o Mr. Birakayala Venu Gopal Rao, Plot No.28 Eastern Part, Sy.No.43, Medipally Village & Mandal, Peerzadiguda Municipal Corporation, Medchal Malkajgiri District **Telangana - 500098**

Sir/ Madam,

NOTICE FOR SALE OF SECURED ASSETS UNDER SEC 13(8) OF SARFAESI ACT, 2002
READ WITH AND RULE NO. 8(6) AND 9(1) FRAMED THERE UNDER.

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.

You have committed default in payment of the outstanding dues aggregating to being **Rs. 1,42,51,345.80 (Rupees One Crore Forty Two Lakhs Fifty One Thousand Three Hundred and Forty Five and Eighty Paisa)** plus further interest **@ 7.55% plus 2.00% penal interest** p.a compounded with monthly rests from **15-03-2026** and all costs, charges, expenses incurred by the Bank, etc plus Charges . Hence, the Authorised Officer has issued a Demand Notice U/s 13(2) of the Act dated **17-03-2026** calling upon you to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officer, in exercise of the powers conferred under Section 13(4) of the Act, took possession of the secured assets, more fully described in the schedule hereunder on **15-07-2026.**

After taking into consideration the recovery/repayments the amount due and payable by all of you is **Rs. 1,42,51,345.80 (Rupees One Crore Forty Two Lakhs Fifty One Thousand Three Hundred and Forty Five and Eighty Paisa)** plus further interest **@ 7.55% plus 2.00% penal interest** p.a. compounded with monthly rests from **15-03-2026** and all costs, charges, expenses incurred by the Bank, etc plus Charges.

Notice is hereby given to you all to pay the sum as mentioned above before the publication of sale notice in two newspapers which is scheduled on **25-09-2026**, failing which the sale notice will be published in newspapers as stated above one in English and the other in Telugu having circulation in the locality where the property is situated and the secured assets shall be put up for sale in the following mode in my discretion

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either in one or more lots and on the terms and conditions as will be stipulated by the undersigned

Mode of Sale:	**Public Auction through 'Online E-Auction/Bidding**
Auction Website:	**https://baanknet.com/eauction-psb/x-login**
Date of Sale:	**26-10-2026**
Time of Sale:	**11.00 AM to 5.00 PM (With multiple extensions till sale is concluded)**
Reserve Price:	**For the Schedule A property Rs.1,40,02,000/-**

Please note that all the expenses related to demand notice, possession, valuation and sale etc., shall be first deducted from the sale proceeds. The balance sale proceeds will be appropriated towards your outstanding 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 at liberty to participate in the e-auction/sale subject to the terms and conditions of the auction including the deposit of earnest money or may bring suitable prospective buyers for the property.

Schedule of The Immovable Property Charged To The Bank To Be Sold
Schedule A

All that the Open Plot No 28 Eastern Part (VLTN/Assessment No 2119803164) admeasuring 236 Sq Yards or 197.29 Sq Mtrs in Survey No 43, Situated at Medipally Village and Mandal, Under Peerzadiguda Municipal Corporation, Medchal – Malkajgiri District under SRO Narapally, Medchal – Malkajgiri District,Telangana state bounded as under:

Boundaries of the Property:

North : Open Plot
South: 25' Wide Road
East : Plot No 29
West : Plot No 28 West Part

Sale deed Document No & Date : 8756/2024 Dated 06.09.2024 **SRO Name:** Narapalli
MOD Document No & Date : 9232/2024 Dated 26.09.2024 **SRO Name:** Narapalli

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प्राधिकृत अधिकारी/Authorised Officer

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प्राधिकृत अधिकारी/Authorised Officer

AUTHORISED OFFICER
BANK OF INDIA