



STATE BANK OF INDIA
Stressed Assets Recovery Branch
No.11/90, 3rd Floor,
Opp. Trust Well Hospital,
J C Road, Bengaluru - 560 002.
Phone: 080- 25943678, 25943663
Email: sbi.05173@sbi.co.in

APPENDIX – IV A
[See proviso to Rule 6(2) & 9(1)]

e-AUCTION ON 15.04.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and the Borrower/Mortgagors/Guarantors in particular that the below described immovable properties mortgaged/charged/hypothecated to the Secured Creditor, State Bank of India, Bengaluru, the Physical Possession of which has been taken by the Authorized Officer of the Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **15.04.2026** for recovery of **INR 2,21,06,596/- (Rupees Two Crore Twenty One Lakh Six Thousand Five Hundred and Ninety-Six Only)** as on **23.03.2026** and further interest at contractual rate from **24.03.2026** with incidental expenses, costs, charges etc., due to the Secured Creditor, State Bank of India from the Borrowers: (1) Sri N G Krishnamurthy, S/o Sri Govindappa, # 157, GEETHA KRISHNA, 7th Cross, 7th Main, Near Hoysala Circle, Kengeri Satellite Town Bengaluru – 560060, Also AT: Sri N G Krishnamurthy, S/o Sri Govindappa, # 396, SN Residency, 4th floor, TFI, 6th Main Road, Kengeri Upanagara, Bengaluru – 560060, Also AT: Sri N G Krishnamurthy, S/o Sri Govindappa, M/s. Raghavendra Poultry Farm, Nulenoor, Dabbagunte Post 572218, Hulyar, C N Halli, Tumakuru District, (2) Smt S Geetha, W/o Sri N G Krishnamurthy, # 157, GEETHA KRISHNA, 7th Cross, 7th Main, Near Hoysala Circle, Kengeri Satellite Town, Bengaluru – 560060, Also AT: Smt S Geetha, W/o Sri N G Krishnamurthy, # 396, SN Residency, 4th floor, TFI, 6th Main Road, Kengeri Upanagara, Bengaluru – 560060, Also AT: Smt S Geetha, W/o Sri N G Krishnamurthy, M/s. Raghavendra Poultry Farm, Nulenoor, Dabbagunte Post 572218, Hulyar, C N Halli, Tumakuru District.



The Reserve Price, Earnest Money Deposit (EMD), Bid increment amount and time of e-auction and last date for submission of EMD along with KYC documents for immovable properties to be sold will be as under:

Property No.	Reserve Price (Below which the properties will not be sold)	Earnest Money Deposit (EMD)	Bid Increment Amount	Date & Time of e-Auction of property	Last date for submission of EMD along with KYC documents
1.	INR 76,00,000/-	INR 7,60,000/-	INR 1,00,000/-	15.04.2026 11:00 AM to 04:00 PM	On or before 15.04.2026 up to 10:00 AM.

DESCRIPTION OF IMMOVABLE PROPERTIES

Tender No. SBI/SARB/2025-26/914

Property ID: SBIN200057003124

Schedule 'A' Property

All that part and parcel of Residentially converted land bearing Sy. No. 57 measuring 1 Acre 26 Guntas, situated at Shettyhalli Village, Yeshwantpur Hobli, Bengaluru North Taluk, Bengaluru.

Bound:

On the East by Remaining part in Sy. No. 57

On the West by Remaining part in Sy. No. 57 belongs to Sri D M Muniyappa

On the North by Rain Water Drain

On the South by Private Property.

Schedule 'B' Property

All that part and parcel of the immovable property being a Villa bearing No. 18, comprising of Ground, first and second floor, having builtup Area of 2630 Sq feet, together with a Car parking space in the ground floor, situated in the Residential integrated layout known as 'SUCHIRAA VILLAS', constructed on the property bearing No.11, Sy. No. 57, Shettyhalli Village. BBMP Ward No. 12, Dasarahalli BBMP, Bengaluru (Schedule 'A' property) with proportionate 2139 Sq feet of undivided share in the land comprised in the Schedule 'A' property together with proportionate share in all the common Road, Areas and entitled to all the common facilities and benefits.

Bound:

On the East by : Vila No. 11

On the West by : 20 feet Road

On the North by : Villa No. 19

On the South by : Villa No. 17.

RESERVE PRICE: INR 76,00,000/- (Rupees Seventy-Six Lakh only)

EMD: INR 7,60,000/- (Rupees Seven Lakh Sixty Thousand only)

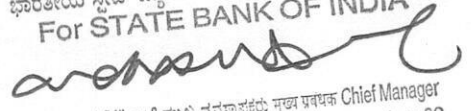
STATUTORY 15 DAYS SALE NOTICE UNDER "SARFAESI" ACT, 2002.

The Borrowers/Guarantors/Corporate Guarantors/Mortgagors are hereby noticed to pay the sum mentioned above within 15 days from the date of publication of this notice failing which the Bank shall sell the properties as per the provisions laid down in the SARFAESI ACT, 2002.

For detailed terms and conditions of the sale, please refer to the links provided by the Secured Creditor, State Bank of India, Stressed Assets Recovery Branch, J. C. Road, Bengaluru, represented by its Authorised Officer, i.e., <https://baanknet.com>

Date: 23.03.2026

Place: Bengaluru

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಪರವಾಗಿ ಕರ್ತೆ ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್
For STATE BANK OF INDIA

Authorised Officer & ಮುಖ್ಯ ವ್ಯವಸ್ಥಾಪಕ ಮುಖ್ಯಾಧಿಕಾರಿ Chief Manager
Stressed Assets Recovery Br. (05173), Bengaluru-02
Authorised Officer



THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR:

**THE PROPERTY WILL BE SOLD ON
"AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS"
BASIS**

1	Name and address of the Borrower/ Mortgagor	1. Sri N G Krishnamurthy S/o Sri Govindappa # 157, GEETHA KRISHNA 7th Cross, 7th Main, Near Hoysala Circle Kengeri Satellite Town Bengaluru – 560060. Also at: Sri N G Krishnamurthy S/o Sri Govindappa # 396, SN Residency, 4th floor, TFI 6th Main Road, Kengeri Upanagara Bengaluru – 560060 Also at: Sri N G Krishnamurthy S/o Sri Govindappa M/s. Raghavendra Poultry Farm Nulenoor, Dabbagunte Post 572218. Huliyar, C N Halli, Tumakuru District. 2. Smt S Geetha W/o Sri N G Krishnamurthy # 157, GEETHA KRISHNA 7th Cross, 7th Main, Near Hoysala Circle Kengeri Satellite Town Bengaluru – 560060. Also at: Smt S Geetha W/o Sri N G Krishnamurthy # 396, SN Residency, 4th floor, TFI 6th Main Road, Kengeri Upanagara Bengaluru – 560060 Also at: Smt S Geetha W/o Sri N G Krishnamurthy M/s. Raghavendra Poultry Farm Nulenoor, Dabbagunte Post 572218. Huliyar, C N Halli, Tumakuru District.
---	---	---



2	Name and address of Branch, the secured creditor	STRESSED ASSETS RECOVERY BRANCH (05173) #11/90, 3rd Floor, Near Old Shivaji Theatre, J C Road, Bengalore-560002 Ph: 080 2594 3678, 2594 3663 Email Id: sbi.05173@sbi.co.in	
3	Description of the immovable secured asset to be sold.	<u>Tender No. SBI/SARB/2025-26/ 214</u> <u>Property ID: SBIN200057003124</u> <u>Schedule 'A' Property</u> All that part and parcel of Residentially converted land bearing Sy. No. 57 measuring 1 Acre 26 Guntas, situated at Shettyhalli Village, Yeshwantpur Hobli, Bengaluru North Taluk, Bengaluru. Bound: On the East by Remaining part in Sy. No. 57 On the West by Remaining part in Sy. No. 57 belongs to Sri D M Muniyappa On the North by Rain Water Drain On the South by Private Property. <u>Schedule 'B' Property</u> All that part and parcel of the immovable property being a Villa bearing No. 18, comprising of Ground, first and second floor, having builtup Area of 2630 Sq feet, together with a Car parking space in the ground floor, situated in the Residential integrated layout known as 'SUCHIRAA VILLAS', constructed on the property bearing No.11, Sy. No. 57, Shettyhalli Village. BBMP Ward No. 12, Dasarahalli BBMP, Bengaluru (Schedule 'A' property) with proportionate 2139 Sq feet of undivided share in the land comprised in the Schedule 'A' property together with proportionate share in all the common Road, Areas and entitled to all the common facilities and benefits. Bound: On the East by Vila No. 11 On the West by 20 feet Road On the North by Villa No. 19 On the South by Villa No. 17.	
4	Details of encumbrances known to the secured creditor	Nil	
5	The secured debt for recovery of which the property is to be sold	INR 2,21,06,596/- (Rupees Two Crore Twenty-One Lakh Six Thousand Five Hundred and Ninety-Six Only) as on 23.03.2026 and further interest at contractual rate from 24.03.2026 with incidental expenses, costs, charges etc.	



6	Deposit of Earnest money	INR 7,60,000/- (Rupees Seven Lakh Sixty Thousand only) Being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their own wallet provided by PSB Alliance Pvt Ltd through its website https://baanknet.com
7	Reserve price of the immovable secured asset Account / Wallet in which EMD to be remitted Last date and time within which EMD to be remitted	INR 76,00,000/- (Rupees Seventy-Six Lakh only) Bidders' own wallet Registered with PSB Alliance Pvt Ltd on its website https://baanknet.com Date: 15.04.2026 Time: upto 10:00 AM
8	Time and manner of payment	The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is already paid, immediately i.e., on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised officer, failing which, the Earnest money deposited by the bidder shall be forfeited. The balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of the secured asset or such extended period maybe agreed upon in writing between then secured creditor and the auction purchaser not exceeding 3 months from the date of auction, failing which the amount already deposited shall be forfeited.
9	Time and place of public auction or time after which sale by any other mode shall be completed	Date: 15.04.2026 On line e-Auction Time: From 11.00 AM to 04.00 PM with unlimited extension of ten minutes for each bid, if the bidding continues, till the sale is concluded.
10	The E-auction will be conducted through the Bank's approved service provider. E-auction tender documents containing E auction bid form, declaration etc., are available in the web site of the service provider as mentioned above	PSB Alliance Pvt Ltd on its website https://baanknet.com



11	(1) Bid increment amount (2) Auto extension----- time (3) Bid currency and unit of measurement	INR 1,00,000/- (Rupees One Lakh Only) Unlimited extension of 10 minute each if a bid is placed before 10 minutes of the scheduled closing time of e-Auction and bidding continues thereafter. Indian Currency
12	Date and time during which inspection of the immovable secured asset to be sold and intending bidders should satisfy themselves about the assets and their specification Contact person with mobile no.	Between 11.00 AM and 3.00 PM before the date of auction with prior appointment. Authorised Officer: Sri Mahesh Kumar C, Chief Manager e-mail Id: sbi.05173@sbi.co.in Mobile No. 9148571031 Sri G Ajay Kumar, Deputy Manager Mobile No. 8500473044
13	Other terms & conditions of e-Auction Sale as under:	(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s. PSB Alliance Pvt Ltd may be conveyed through e mail. (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/ Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid email ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of Stressed Assets Recovery Branch, State Bank of India, 3rd Floor, Building No.11/90, Near Old Shivaji Theatre, OPP: Trustwell Hospital, J.C. Road, Bengaluru-560002 by 10:00 AM of 15.04.2026. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, to participate in online e-auction on the portal https://baanknet.com and M/s. PSB Alliance Pvt Ltd will provide User ID and Password after due verification of PAN of the Eligible Bidders



	(d) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. (e) During e-auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/ scrap the e-auction process/ proceed with conventional mode of tendering. (f) 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. (g) The bidders are required to submit acceptance of the terms & conditions and modalities of e-auction adopted by the service provider before participating in the e-auction. 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 the 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 defaulting bidder (h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (i) The Authorised Officer shall be at liberty to cancel the e-auction process/tender at any time, before declaring the successful bidder, without assigning any reason. (j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. (l) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (m) The Authorised Officer is not bound to accept the
--	---

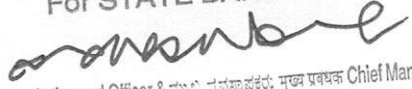


	highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. (n) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold. (o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Taxes unpaid if any, E-Khata Charges, fees etc. for transfer of the property in his/her name. (p) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever (r) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only. (s) 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.
15	Details of pending litigation, if any, in respect of property proposed to be sold.	-NIL-

Date: 23.03.2026
Place: Bengaluru

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಪರವಾನಗಿ ಕೃತೆ ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್
For STATE BANK OF INDIA

Authorized Officer & ಮುಖ್ಯ ನಿರ್ವಹಣಾಧಿಕಾರಿ: ಮುಖ್ಯ ಪ್ರವರ್ಧಕ Chief Manager
Stressed Assets Recovery Br. (05173), Bengaluru-02

Authorised Officer

