

 STATE BANK OF INDIA	
Authorised Officer's Details: Name: Shri. Mahesh Kumar C E-mail ID: sbi.05173@sbi.co.in Mobile No: 9148571031 Landline No. (Office): 080- 25943678, 25943663	Authorised Officer's address: STRESSED ASSETS RECOVERY BRANCH No.11/90, 3 rd Floor, Near Old Shivaji Theatre, J C Road, Bengaluru - 560 002. Tel No. 080- 25943678, 25943663 E-Mail: sbi.05173@sbi.co.in

“APPENDIX- IV-A”
[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/Mortgager that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of the Bank on **03.08.2022**, the Secured Creditor, 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 1,88,05,142/- (Rupees One Crore Eighty Eight Lakhs Five Thousand One Hundred and Forty Two Only)** as on **23.03.2026**. You are also liable to pay future interest from 24.03.2026 at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc, due to the Bank, the Secured Creditor from Sri. Gaurav Sridhar S/o Sri. Sridhar Venkataraman.

The Reserve Price, Earnest Money Deposit and Bid Increment Amount will be as under:

Property No.	Reserve Price (below which the property will not be sold)	Earnest Money Deposit	Bid Increment Amount	Auction Date and Time
1.	INR 35,00,000/-	INR 3,50,000/-	INR 50,000/-	On 15.04.2026 from 11:00 AM to 04 :00 PM
2.	INR 46,00,000/-	INR 4,60,000/-	INR 50,000/-	On 15.04.2026 from 11:00 AM to 04 :00 PM



DESCRIPTION OF PROPERTIES

PROPERTY NO.1

Property ID : SBIN200053591777

Tender No: SBI/SARB/ 2024-25/05/212

Name of the title deed holder: Sri. Gaurav Sridhar S/o Sri. Sridhar Venkataraman

Schedule 'A' Property

ITEM No.1:All that part and parcel of the residentially converted land measuring an extent of 31 Guntas comprised in survey No.164/3 of S. Medahalli Village, Sarjapura Hobli, Bangalore South Taluk (duly converted vide official Memorandum dated: 16.12.2008 bearing No. ALN/(AS)SR/54/2008-09, issued by the District Commissioner, Bangalore District, Bangalore and bounded on the East by: Land bearing Sy.No.164/2, West by: Land bearing Sy.No.72, North by: Land bearing Sy.No.164/1, South by: Land bearing Sy.No.165.

ITEM NO. 2: All that part and parcel of the residentially converted land measuring an extent of 25 Guntas comprised in survey No.165/1 of S. Medahalli Village, Sarjapura Hobli, Bangalore South Taluk (duly converted vide official Memorandum dated: 22.07.2010 bearing No. ALN/(ASH)SR/22/2010-11, issued by the District Commissioner, Bangalore District, Bangalore and bounded on the East by: Land bearing Sy.No.172, West by: Land bearing Sy.No.72, North by: Land bearing Sy.No.164, South by: Land bearing Sy.No.165/2. .

Schedule 'B' Property

0.64% undivided share, right, title and interest in Schedule A property, measuring about 393.8 sq. ft. in an undivided state has been sold to the Purchaser by the Owners/developer under this sale deed.

Schedule 'C' Property

Residential Apartment bearing Flat No. 307, E Khatha No.150200102701020900, situated in Second Floor of the Building, measuring about 1208 Sq.Feet of super built up area consisting of two bed room including proportionate share in common area such as passage, lobbies, staircase, lifts and other areas of common use contained in the residential apartment complex known as **“PUSHPAM E TOWN”** constructed on the schedule A property with one covered car parking space exclusively earmarked for the sole use and enjoyment of the purchaser, build according to the plan approved by Anekal Planning Authority vide its order No.CC/526/2013-14 dated 30.10.2013 on single site plan approved by Anekal Planning Authority vide its order No.LAO/34/2012-13 and bounded on West by: Apartment No.306, East by: common corridor, North by: OTS and South by: Lift.



PROPERTY NO.2

Property ID : SBIN200031379118

Tender No: SBI/SARB/2024-25/96/213

Name of the title deed holder: Sri. Gaurav Sridhar S/o Sri. Sridhar Venkataraman

Schedule 'A' Property

ITEM No.1:All that part and parcel of the residentially converted land measuring an extent of 31 Guntas comprised in survey No.164/3 of S. Medahalli Village, Sarjapura Hobli, Bangalore South Taluk (duly converted vide official Memorandum dated: 16.12.2008 bearing No. ALN/(AS)SR/54/2008-09, issued by the District Commissioner, Bangalore District, Bangalore and bounded on the East by: Land bearing Sy.No.164/2, West by: Land bearing Sy.No.72, North by: Land bearing Sy.No.164/1, South by: Land bearing Sy.No.165.

ITEM No.2:All that part and parcel of the residentially converted land measuring an extent of 25 Guntas comprised in survey No.165/1 of S. Medahalli Village, Sarjapura Hobli, Bangalore South Taluk (duly converted vide official Memorandum dated: 22.07.2010 bearing No. ALN/(ASH)SR/22/2010-11, issued by the District Commissioner, Bangalore District, Bangalore and bounded on the East by: Land bearing Sy.No.172, West by: Land bearing Sy.No.72, North by: Land bearing Sy.No.164, South by: Land bearing Sy.No.165/2.

Schedule 'B' Property

0.89% undivided share, right, title and interest in Schedule A property, measuring about 545.7 sq. ft. in an undivided state has been sold to the Purchaser by the Owners/developer under this sale deed.

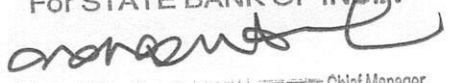
Schedule 'C' Property

Residential Apartment bearing **Flat No. 201**, E Khatha No.150200102701021114, situated in First Floor of the Building, measuring about 1674 sq. ft., of super built up area consisting of three bed room including proportionate share in common area such as passage, lobbies, staircase, lifts and other areas of common use contained in the residential apartment complex known as "**PUSHPAM E TOWN**" constructed on the schedule A property with one covered car parking space exclusively earmarked for the sole use and enjoyment of the purchaser, build according to the plan approved by Anekal Planning Authority vide its order No.CC/526/2013-14 dated 30.10.2013 on single site plan approved by Anekal Planning Authority vide its order No.LAO/34/2012-13 and bounded on East by: Apartment No.202, West by: OTS Road, North by: OTS Road and South by: Common Corridor.



To the best of knowledge of the Authorised Officer, there is no encumbrance on any of the above said properties. For detailed terms and conditions of the sale, please refer to the link provided in <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 ಮುಖ್ಯ ಪ್ರबंधक Chief Manager
Stressed Assets Recovery Br. (05173), Bengaluru-02

Authorised Officer
State Bank of India,
Stressed Asset Recovery Branch,
Bengaluru.

To the best of knowledge of the Authorised Officer, there is no encumbrance on any of the above said properties. For detailed terms and conditions of the sale, please refer to the link provided in <https://Baanknet.com>.

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Stressed Assets Recovery Br. (05173), Bengaluru-02



ANNEXURE - B**THE TERMS AND CONDITIONS OF SALE:**

Property (Immovable assets) 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. Gaurav Sridhar S/o Sri.Sridhar Venkataraman, Flat No. 301, Sharavathi Palace Apartment, 3rd Cross, Near Rajalakshmi Nursing Home, J P Nagar, 1st Phase, Bangalore - 560 078. <u>Also, at:</u> Flat No.307, Second Floor, "Pushpam E Town" Apartment, S. Medahalli Village, Sarjapura Hobli, Bangalore – 560099.
2	Name & address of Branch, the Secured Creditor	STATE BANK OF INDIA Stressed Assets Recovery Branch III Floor No: 11/90, Near Old Shivaji Theatre, J C Road, Bangalore-560 002.
3	<u>Description of the immovable secured assets to be sold :</u> <u>PROPERTY NO.1</u> <u>Property ID : SBIN200053591777</u> Tender No: SBI/SARB/2025-26/212 Name of the title deed holder: Sri. Gaurav Sridhar S/o Sri: Sridhar Venkataraman Schedule 'A' Property ITEM No.1: All that part and parcel of the residentially converted land measuring an extent of 31 Guntas comprised in survey No.164/3 of S.Medahalli Village, Sarjapura Hobli, Bangalore South Taluk (duly converted vide official Memorandum dated: 16.12.2008 bearing No. ALN/(AS)SR/54/2008-09, issued by the District Commissioner, Bangalore District, Bangalore and bounded on the East by: Land bearing Sy.No.164/2, West by: Land bearing Sy.No.72, North by: Land bearing Sy.No.164/1, South by: Land bearing Sy.No.165. ITEM NO. 2: All that part and parcel of the residentially converted land measuring an extent of 25 Guntas comprised in survey No.165/1 of S. Medahalli Village, Sarjapura Hobli, Bangalore South Taluk (duly converted vide official Memorandum dated: 22.07.2010 bearing No. ALN/(ASH)SR/22/2010-11, issued by the District Commissioner, Bangalore District, Bangalore and bounded on the East by: Land bearing Sy.No.172, West by: Land bearing Sy.No.72, North by: Land bearing Sy.No.164, South by: Land bearing Sy.No.165/2.	



Schedule 'B' Property

0.64% undivided share, right, title and interest in Schedule A property, measuring about 393.8 sq. ft. in an undivided state has been sold to the Purchaser by the Owners/developer under this sale deed.

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PROPERTY NO.2

Property ID : SBIN200031379118

Tender No: SBI/SARB/2025-26/213

Name of the title deed holder: Sri. Gaurav Sridhar S/o Sri. Sridhar Venkataraman

Schedule 'A' Property

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Schedule 'B' Property

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Schedule 'C' Property

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4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt for recovery of which the property is to be sold	INR 1,88,05,142/- (Rupees One Crore Eighty-Eight Lakhs Five Thousand One Hundred and Forty-Two Only) as on 23.03.2026. You are also liable to pay future interest from 24.03.2026 at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc.

E-Auction comprise of Property No.1 under Tender No: SBI/SARB/2025-26/ details are as under:

Property ID : SBIN200053591777

6	Deposit of earnest money	INR 3,50,000/- (Rupees Three Lakh Fifty Thousand Only). Being the 10% of reserve price to be remitted through NEFT / RTGS in their own Wallet provided by PSB Alliance on https://Baanknet.com .
7	Reserve Price of the immovable secured asset Account / Wallet in which EMD to be deposited Last Date and Time within which EMD to be remitted:	INR 35,00,000/- (Rupees Thirty-Five Lakhs Only) Bidders own Wallet registered with PSB Alliance on its e-auction site https://Baanknet.com . by means of NEFT / RTGS. Time up to: 11:00 A.M Date: 15.04.2026
8	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 15.04.2026 Time: From 11.00 A.M to 04.00 P.M. With unlimited extension of 10 minutes for each bid, if the bid continues, till the sale is concluded.
9	(i) Bid increment amount: (ii) Auto extension: — time (limited / unlimited) (iii) Bid currency & unit of measurement	INR 50,000/- (Rupees Fifty Thousand Only) Unlimited extensions of 10 minutes each Indian Rupees



	E-Auction comprise of Property No.2 under Tender No: SBI/SARB/2024-25/00213 details are as under: <u>Property ID : SBIN200031379118</u>	
10	Deposit of earnest money	INR 4,60,000/- (Rupees Four Lakh Sixty-Thousand Only). Being the 10% of reserve price to be remitted through NEFT / /RTGS in their own Wallet PSB Alliance on https://Baanknet.com .
11	Reserve Price of the immovable secured asset Account / Wallet in which EMD to be deposited Last Date and Time within which EMD to be remitted:	INR 46,00,000/- (Rupees Forty-Six Lakhs Only) Bidders own Wallet registered with PSB Alliance on its e-auction site https://Baanknet.com . by means of NEFT / RTGS. Time up to: 11.00 A.M Date: 15.04.2026
12	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date:15.04.2026 Time: From 11.00 A.M to 04.00 P.M. With unlimited extension of 10 minutes for each bid, if the bid continues, till the sale is concluded.
13	(i) Bid increment amount: (ii) Auto extension: — time (limited / unlimited) (iii) Bid currency & unit of measurement	INR 50,000/- (Rupees Fifty Thousand Only) Unlimited extensions of 10 minutes each Indian Rupees
14	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD 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 as may be agreed upon in writing between the Secured Creditor and auction purchaser not exceeding three months from the date of auction.
15	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 website of the service provider as mentioned above	PSB Alliance Pvt Ltd on its website https://baanknet.com



16	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
17	Other Conditions	(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 11:00 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 immovable 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.
18	Details of pending litigation, if any, in respect of property proposed to be sold	-NIL-

Date: 23.03.2026
Place: Bengaluru

Authorised Officer
State Bank of India,
Stressed Asset Recovery Branch,
Bengaluru.

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 For STATE BANK OF INDIA
 Authorised Officer & ಮುಖ್ಯ ವ್ಯವಸ್ಥಾಪಕ ಮುಖ್ಯ ಪ್ರವರ್ಧಕ Chief Manager
 Stressed Assets Recovery Br. (05173), Bengaluru-02

