



**STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH (SAMB)**

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APPENDIX –II A/ IV A
[See proviso to Rule 8(6) & 9(1)]

E AUCTION SALE ON 25.03.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Asset (excluding movable assets, if any, lying in the premises) under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors /Mortgagors that the below described immovable properties mortgaged/charged 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 **25.03.2026** for recovery of Rs. 61915421.00 (Rupees Six Crore Nineteen Lakhs Fifteen Thousand Four Hundred and Twenty-One only) in respect of M/s Unifi Media and Rs. 75006458.00 (Rupees Seven Crore Fifty Lakhs Six Thousand Four Hundred Fifty-Eight only) in respect of M/s Unifi Media Pvt Ltd with a grand total amount of **Rs. 13,69,21,879.00 (Rupees Thirteen Crores Sixty Nine Lakhs Twenty One Thousand Eight Hundred Seventy Nine Only) as on 12.02.2026** and further interest at contractual rate from **13.02.2026** with incidental expenses + costs, charges etc., due to the State Bank of India from Borrowers M/s. Unifi Media having Registered Office at No 81, Madhu Arts Studio Complex, Chikkalasandra, Bengaluru-560061 & M/s Unifi Media Pvt Ltd having registered office at No. 235, 11th Main, AGS Layout, Arehalli, Uttarahalli, Bengaluru-

560061 and administrative office at No. 64/1, Krishna Towers, 2nd Floor, Chikkalasandra, Uttarahalli Main Road, Bengaluru-560061, and the Directors/Guarantors/Mortgagers, **Shri Udayaravi Hegde** S/o Shri Shivaram Hegde and **Smt. Chandrika Hegde** W/o Shri Udayaravi Hegde, both residing at No. 235, 11th Main, AGS Layout, Arehalli, Uttarahalli, Bengaluru-560061 and **Smt. Anasooya Hegde** D/o Shri Gajanana Hegde, residing at No. 525 Prashantha Nilaya 2nd Floor 4th cross, 2nd main AGS layout Bangalore south Subramanyapura, Bengaluru-560061.

The reserve price, earnest money deposit (EMD), bid increment amount, time & date of e-Auction and last date for submission of EMD along with KYC documents for the immovable assets will be as under:

Sl. No.	Reserve Price (Below which the properties will not be sold)	Earnest Money Deposit (EMD)	Bid Increment Amount	Time & Date of e-Auction	Last date for submission of EMD along with KYC Documents
1	Rs. 3,25,00,000/-	Rs. 32,50,000/-	Rs. 1,00,000/-	From 11:00 a.m. to 04:00 p.m. on 25.03.2026 with unlimited extension of ten minutes for each bid, if bidding continues, till the sale is concluded.	25.03.2026 up to 3.00p.m.

DESCRIPTION IMMOVABLE PROPERTIES

Tender No. SBIN200070140064

IMMOVABLE PROPERTY NO-1:

All that piece and parcel of immovable residential building bearing Site No.235, Intermediate, Present BBMP Khatha No.235/235, in the BDA approved Layout formed by the Accountant General's Office Co-operative Housing Society Limited, in Survey Nos. 6/1, 30, 32, 33, 34, 37 and 38, situated at Arehalli Village, Uttarahalli Hobli, Bangalore South Taluk and now comes within the limits of Bruhat Bangalore Mahanagara Palike, Uttarahalli Ward No 184 of A.G.S. Layout, Bangalore and the site measuring East 30 feet, West 30

feet, North 40 feet and South 40 feet in all measuring 1200 Sq. feet vide Amalgamation Deed dated 17.11.2014 executed by Shri Udayaravi Hegde S/o Shri Shivaram Hegde and Smt. Anasooya Hegde D/o Shri Gajanana Hegde and registered as Document No. BSK –1 -10284.2014-15 at the Office of the Sub Registrar, Basavanagudi (Banashankari) along with a total built up area of 3825sqft consisting ground floor(stilt floor) measuring 825sqft, first floor measuring 950sqft, second floor measuring 950sqft, third floor measuring 950sqft, fourth floor(terrace floor) measuring 150sqft and bounded as follows.

East by	:	Site No.250
West by	:	Road
North by	:	Site No.236
South by	:	Site No.234

Reserve Price: Rs. 3,25,00,000/-

STATUTORY 30 DAYS SALE NOTICE UNDER “SARFAESI” ACT, 2002.

The Borrower/Guarantors/Mortgagors are hereby noticed to pay the sum of Rs. 13,69,21,879.00 (Rupees Thirteen Crores Sixty Nine Lakhs Twenty One Thousand Eight Hundred Seventy Nine Only) as on 12.02.2026 and further interest at contractual rate from 13.02.2026 with incidental expenses + costs, charges etc., within 30 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 Creditors represented by the Authorised Officer, State Bank of India, SAMB, Bengaluru i.e.,

(1) www.baanknet.com

(2) www.sbi.bank.in

Date: 16.02.2026

Place: Bengaluru

**-Sd-
Authorised Officer**