



# STATE BANK OF INDIA

**Authorised Officer's Details:**

Name: Smt. Jayalakshmi M  
Landline No.(office):080-25943663/3664  
E-mail ID: sbi.05173@sbi.co.in

**STRESSED ASSETS RECOVERY BRANCH**

3<sup>rd</sup> Floor, Building No.11/90  
Near Old Shivaji Theatre  
OPP: Trustwell Hospital  
J.C. Road, Bengaluru-560 002.  
Tel: 25943663, 25943664  
Email: [sbi.05173@sbi.co.in](mailto:sbi.05173@sbi.co.in)  
Contact No. Smt. Sandhya N - 9535052772

## **STATUTORY NOTICE FOR SALE UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

To,

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <p>1. Sri. Kurucheti Bhaskara Venkata Kumar<br/>S/o. Kurucheti Radha Krishna Murthy<br/>5-92/62, Amethyst-62,<br/>Praneeth Pranav County<br/>Patelguda, Kistareddypet, Medak,<br/>Telangana- 502319.</p> <p>2. Smt.Kurucheti Renuka<br/>W/o.Kurucheti Bhaskara Venkata Kumar<br/>5-92/62, Amethyst-62,<br/>Praneeth Pranav County<br/>Patelguda Medak Kistareddypet,<br/>Telangana- 502319.</p> <p>3. Smt.Naga Prathima Chaluvadi<br/>W/o. Late Roop Venkat Kumar Chaluvadi<br/>#385/2, 2<sup>nd</sup> Cross, Rajanna Colony, Basavanagar,<br/>Marathhalli Colony, Bengaluru- 560 037.</p> <p><u>Also. At:</u><br/>ii. KSP Residency, Flat No.110, 3rd Cross,<br/>Greengarden Layout, Kundanahalli Signal, Near<br/>HDFC ATM Kundalahalli Signal<br/>Bengaluru- 560 037.</p> <p>iii. A-82, Praneeth Pranav County, Patelguda<br/>Village, Kistareddypet, Patancheru Mandal,<br/>Medak, Telangana- 502032.</p> <p>iv. FF-1, SVL Towers, D/ No. 23-24-15<br/>Brahmaiah Pantulu Street<br/>Satyanarayanapuram<br/>Vijayawada- 520 011.</p> | <p>4. Master Lakhana<br/>S/o. Late Roop Venkat Kumar Chaluvadi<br/>Mother and Natural guardian Smt.Naga Prathima<br/>Chaluvadi,<br/>#385/2, 2<sup>nd</sup> Cross, Rajanna Colony,<br/>Basavanagar, Marathhalli Colony<br/>Bengaluru- 560 037.</p> <p><u>Also. At:</u><br/>ii. KSP Residency, Flat No.110, 3rd Cross,<br/>Greengarden Layout, Kundanahalli Signal, Near<br/>HDFC ATM Kundalahalli Signal<br/>Bengaluru- 560 037.</p> <p>iii. A-82, Praneeth Pranav County, Patelguda<br/>Village, Kistareddypet, Patancheru Mandal,<br/>Medak, Telangana- 502032.</p> <p>iv. FF-1, SVL Towers, D/ No. 23-24-15<br/>Brahmaiah Pantulu Street<br/>Satyanarayanapuram<br/>Vijayawada- 520 011.</p> |
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No.

Date: 03.03.2026

Dear Sir/Madam,

**Statutory Notice for Sale under Rule 8 (6) read with proviso to Rule 9 (1) (for immovable) of the  
Security Interest (Enforcement) Rules 2002 (herein after called the Rules)**

**Borrowers /Guarantors/ Legal heirs: Sri. Kurucheti Bhaskara Venkata Kumar, Smt.  
Kurucheti Renuka, Smt. Naga Prathima Chaluvadi & Master Lakhana**

**A/c. No. 39621527217**



Whereas, the Authorised Officer of the State Bank of India, had issued a demand notice on 30.08.2022 u/s 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to make a payment of Rs.24,63,227/- (Rupees Twenty Four Lakhs Sixty Three Thousand Two Hundred and Twenty Seven only) as on 29.08.2022. However, as you failed to make payment as per the said demand notice, the authorized officer of State Bank of India had taken Physical possession of the below mentioned property u/s 13(4) of the SARFAESI Act on 23.03.2023. Which has been offered/Charged as security by 1. Sri. Kurucheti Bhaskara Venkata Kumar & 2. Roop Venkat Kumar Chaluvadi since deceased, represented by its legal heirs i) Smt. Naga Prathima Chaluvadi, W/o. Late Roop Venkat Kumar Chaluvadi & ii) Master Lakhan, S/o. Late Roop Venkat Kumar Chaluvadi, Mother and Natural guardian Smt.Naga Prathima Chaluvadi.

Whereas, you have failed to satisfy your liability to the Bank even after receipt of the notice under Section 13(2) and Section 13(4) of the Act issued by the undersigned. Therefore, the Authorised Officer of State Bank of India, in exercise of its rights granted under the Act and the said Rules, issues this notice under Rule 8(6) [Immovable] of the Security Interest [Enforcement] Rules, 2002, for sale of the secured asset to realize the above stated outstanding along with interest, costs, charges and expenses.

Please take notice that the secured asset charged / hypothecated / mortgaged to the Bank more fully described in the schedule hereunder shall be sold by public e-Auction to be held on 25.03.2026 through website maintained by PSB Alliance Pvt Ltd, <https://baanknet.com> and [www.sbi.co.in](http://www.sbi.co.in).

A copy of the e-auction notices which is intended to be published in the newspapers, is attached herewith as Annexure - A for your reference. Further, the detailed terms & conditions of the e-auction which is intended to be uploaded in the above-mentioned websites are also attached herewith as Annexure -B.

#### SECURED INTEREST

| Sl. No.              | Description of the immovable Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Reserve Price (Rs.) |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Property No.1</b> | <p style="text-align: center;"><b><u>SCHEDULE "A" PROPERTY</u></b></p> <p>All that piece and parcel of converted property bearing Sy.No.44/3, New Sy.No.44/3A, immovable property presently coming within the jurisdiction of Bruhat Bangalore Mahanagara Palike, bearing BBMP Khatha No.691/44/3A, measuring 1 Acre 36 Guntas, situated at Tubarahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on</p> <p>East by : Mr. Munichinnappa's Land<br/> West by : Road and Biddappa's Land<br/> North by : Ramaiah's Land and<br/> South by : Nagaraj's Land</p> <p style="text-align: center;"><b><u>SCHEDULE "B" PROPERTY</u></b></p> <p>480 Sq.ft undivided share in the Schedule 'A' Property</p> <p style="text-align: center;"><b><u>SCHEDULE "C" PROPERTY</u></b></p> <p>A Two Bedroom Apartment/Flat No.001, Block 'B' Wing 'A', in the Ground Floor in the Apartment Building known as "CHARITHA GREEN WOODS", constructed on the Schedule "A" Property with super built-up area of 1235 Sq.feet, with exclusive use of the allotted area with right to use of one car parking space in the Stilt Floor, together with all common area attributable thereto, standing in the joint names of (1) Sri.Kurucheti Bhaskara Venkata Kumar S/o. Kurucheti Radha Krishna Murthy and (2). Sri.Roop Venkat Kumar Chaluvadi S/o. Late Ch.Lakshmi Narasimha Rao.</p> | 60,20,000/-         |

Yours Faithfully,

For State Bank of India

Authorised Officer / Manager / मुख्य अधिकारी  
Stressed Assets Recovery Branch, Bengaluru-02



## STATE BANK OF INDIA

**Authorised Officer's Details:**

Name: Smt. Jayalakshmi M  
Landline No.(office):080-25943663/3664  
E-mail ID: sbi.05173@sbi.co.in

**STRESSED ASSETS RECOVERY BRANCH**

3<sup>rd</sup> Floor, Building No.11/90  
Near Old Shivaji Theatre  
OPP: Trustwell Hospital  
J.C. Road, Bengaluru-560 002.  
Tel: 25943663, 25943664  
Email: [sbi.05173@sbi.co.in](mailto:sbi.05173@sbi.co.in)  
Contact No. Smt.Sandhya N - 9535052772

**Appendix: IV-A**

**[See Proviso to rule 8(6)]**

**Sale notice for sale of immovable property**

**E-AUCTION 15 DAYS SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

Notice is hereby given to the public in general and the Borrowers/Guarantors/Mortgagers in particular that the below described immovable property mortgaged to the Secured creditor, State Bank of India, the Physical possession of which have been taken by the Authorised Officer, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis for recovery of **Rs. 35,18,801/- (Rupees Thirty Five Lakhs Eighteen Thousand Eight Hundred and One only)** as on 27.02.2026 and further interest at contractual rate from 28.02.2026 with incidental expenses, costs due to State Bank of India, Secured creditors from 1. Sri. Kurucheti Bhaskara Venkata Kumar, 2.Smt. Kurucheti Renuka, 3. (since deceased) Late. Roop Venkat Kumar Chaluvadi, represented by its legal heirs i) Smt. Naga Prathima Chaluvadi, W/o. Late Roop Venkat Kumar Chaluvadi & ii) Master Lakhan, S/o. Late Roop Venkat Kumar Chaluvadi, Mother and Natural guardian Smt.Naga Prathima Chaluvadi.

The reserve price, earnest money deposit, bid increment amount and last date for receipt of EMD will be as under: -

| Property No. | Reserve Price (below which the property will not be sold) | Earnest Money Deposit | Bid increment amount | Time & date of e-Auction           | Last date submission of EMD along with KYC documents |
|--------------|-----------------------------------------------------------|-----------------------|----------------------|------------------------------------|------------------------------------------------------|
| 1            | Rs. 60,20,000/-                                           | Rs.6,02,000/-         | Rs.50,000/-          | 11:00 am to 04.00 pm on 25.03.2026 | 24.03.2026 up to 04.00 pm                            |

**Tender No:**

**Title deed holders: Sri. Kurucheti Bhaskara Venkata Kumar, 2. Smt.Kurucheti Renuka, 3. (since deceased) Late. Roop Venkat Kumar Chaluvadi, represented by its legal heirs i) Smt. Naga Prathima Chaluvadi, W/o. Late Roop Venkat Kumar Chaluvadi & ii) Master Lakhan, S/o. Late Roop Venkat Kumar Chaluvadi.**



### **SCHEDULE "A" PROPERTY**

All that piece and parcel of converted property bearing Sy.No.44/3, New Sy.No.44/3A, immovable property presently coming within the jurisdiction of Bruhat Bangalore Mahanagara Palike, bearing BBMP Khatha No.691/44/3A, measuring 1 Acre 36 Guntas, situated at Tubarahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on

East by : Mr. Munichinnappa's Land  
West by : Road and Biddappa's Land  
North by : Ramaiah's Land and  
South by : Nagaraj's Land

### **SCHEDULE "B" PROPERTY**

480 Sq.ft undivided share in the Schedule 'A' Property

### **SCHEDULE "C" PROPERTY**

A Two Bedroom Apartment/Flat No.001, Block 'B' Wing 'A', in the Ground Floor in the Apartment Building known as 'CHARITHA GREEN WOODS', constructed on the Schedule "A" Property with super built-up area of 1235 Sq.feet, with exclusive use of the allotted area with right to use of one car parking space in the Stilt Floor, together with all common area attributable thereto, standing in the joint names of (1) Sri.Kurucheti Bhaskara Venkata Kumar S/o. Kurucheti Radha Krishna Murthy and (2). Sri.Roop Venkat Kumar Chaluvadi S/o. Late Ch.Lakshmi Narasimha Rao

For detailed terms and conditions of the sale, please refer to the link provided by the Authorised Officer, State Bank of India, Stressed Assets Recovery Branch, Bengaluru i.e., [www.sbi.co.in](http://www.sbi.co.in) and website maintained by PSB Alliance Pvt Ltd, <https://baanknet.com>

Place: Bengaluru

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಆಫ್ ಪರವಾನಗಿ ಕರ್ತೃ ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್  
For **State Bank of India**

Authorised Officer  
Authorised Officer / Chief Manager / ಮುಖ್ಯ ನಿರ್ದೇಶಕ  
State Bank of India, SARB  
Stressed Assets Recovery Branch, Bengaluru  
Bengaluru

**THE TERMS AND CONDITIONS OF SALE:**

**Immovable Property will be sold on 'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:**

|    |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| 1. | Name and address of the Borrower/Mortgagor/legal heirs: | <p>1.Sri. Kurucheti Bhaskara Venkata Kumar<br/>S/o. Kurucheti Radha Krishna Murthy<br/>5-92/62, Amethyst-62, Praneeth Pranav County<br/>Patelguda, Kistareddypet, Medak, Telangana- 502319.</p> <p>2. Smt.Kurucheti Renuka<br/>W/o.Kurucheti Bhaskara Venkata Kumar<br/>5-92/62, Amethyst-62, Praneeth Pranav County<br/>Patelguda Medak Kistareddypet, Telangana- 502319.</p> <p>3. Smt.Naga Prathima Chaluvadi<br/>W/o. Late Roop Venkat Kumar Chaluvadi<br/>#385/2, 2<sup>nd</sup> Cross, Rajanna Colony, Basavanagar<br/>Marathhalli Colony, Bengaluru- 560 037.</p> <p><u>Also, At:</u><br/>ii.KSP Residency, Flat No.110, 3rd Cross, Greengarden Layout,<br/>Kundanahalli Signal, Near HDFC ATM Kundalahalli Signal<br/>Bengaluru- 560 037.</p> <p>iii. A-82, Praneeth Pranav County, Patelguda Village,<br/>Kishtareddypet, Patancheru Mandal<br/>Medak, Telangana- 502032.</p> <p>iv. FF-1, SVL Towers, D/ No. 23-24-15<br/>Brahmaiah Pantulu Street<br/>Satyanarayanapuram, Vijayawada- 520 011.</p> <p>4. Master Lakhani<br/>S/o. Late Roop Venkat Kumar Chaluvadi<br/>Mother and Natural guardian Smt.Naga Prathima Chaluvadi,<br/>#385/2, 2<sup>nd</sup> Cross, Rajanna Colony, Basavanagar,<br/>Marathhalli Colony, Bengaluru- 560 037.</p> <p><u>Also, At:</u><br/>ii.KSP Residency, Flat No.110, 3rd Cross, Greengarden Layout,<br/>Kundanahalli Signal, Near HDFC ATM Kundalahalli Signal<br/>Bengaluru- 560 037.</p> <p>iii. A-82, Praneeth Pranav County, Patelguda Village,<br/>Kishtareddypet, Patancheru Mandal<br/>Medak, Telangana- 502032.</p> <p>iv. FF-1, SVL Towers, D/ No. 23-24-15<br/>Brahmaiah Pantulu Street<br/>Satyanarayanapuram, Vijayawada- 520 011.</p> |
| 2  | Name and address of Branch, the Secured Creditor        | <b>State Bank of India, Stressed Assets Recovery Branch,</b><br>3 <sup>rd</sup> Floor, Building No.11/90, Near Old Shivaji Theatre Opp:<br>Trustwell Hospital, J.C. Road, Bengaluru-560 002.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 3  | Description of the immovable secured assets to be sold. | <p><b><u>SCHEDULE "A" PROPERTY</u></b></p> <p>All that piece and parcel of converted property bearing Sy.No.44/3, New Sy.No.44/3A, immovable property presently coming within the jurisdiction of Bruhat Bangalore Mahanagara Palike, bearing BBMP Khatha No.691/44/3A.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |





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| 9  | Time and place of public e-Auction or time after which sale by any other mode shall be completed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Date: 25.03.2026 On line e-Auction</b><br><b>Time: From 11.00 am. to 04.00 p.m.</b><br>with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.       |
| 10 | The e-Auction will be conducted through the Bank's approved service provider.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | M/s. PSB Alliance Pvt Ltd., at the web portal <a href="https://baanknet.com">https://baanknet.com</a>                                                                                                   |
| 11 | (i) Bid increment amount:<br>(ii) Auto extension:<br><br>(iii) Bid currency & unit of measurement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Rs.50,000/-<br><br>Unlimited extensions of 10 minutes each if a bid is placed before 5 minutes of the scheduled closing time of e-Auction and bidding continues thereafter.<br><br>Indian Rupees        |
| 12 | <b>Date and Time</b> during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.<br><br>Contact persons with mobile number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Between 11.00 A.M. and 03.00 P.M. on any day before 24.03.2026 with prior appointment</b><br><br>Sri. V. Pradeep Kumar: 9535052772<br>Sri. Shivakumar Raju: 9739807029                               |
| 13 | Other terms & conditions of e-Auction Sale as under:<br><b>A.</b> The Bidders should get themselves registered on M/s. PSB Alliance Pvt Ltd., at the web portal <a href="https://baanknet.com">https://baanknet.com</a> by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance Pvt Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).<br><b>B.</b> To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the Property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of Property put on auction, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the Property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The Property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. <b>It shall be the responsibilities of the interested bidders to inspect and satisfy themselves about the Property before submission of the bid(s). It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted.</b> The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.<br><b>C.</b> The Intending bidder should transfer the EMD amount by means of challan generated on the bidder account maintained with M/s. PSB Alliance Pvt Ltd, at <a href="https://baanknet.com">https://baanknet.com</a> . by means of NEFT/ RTGS transfer from their bank account.<br><b>D.</b> The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that their wallet maintained with M/s. PSB Alliance Pvt Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. |                                                                                                                                                                                                         |



- E. The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e. 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.
- F. 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.
- G. 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.
- H. 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.
- I. 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.
- J. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 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.
- K. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- L. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- M. The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s. PSB Alliance Pvt Ltd. The Bidder has to place a request with M/s. PSB Alliance Pvt Ltd for refund of the same back to their bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- N. 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.
- O. In case of forfeiture of the amount deposited by the defaulting bidder, he/she shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
- P. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- Q. The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- R. The Successful bidder shall bear all expenses like arrears of property tax, BBMP Katha transfer charges, BESCOM & BWSSB Charges and other expenses in connection with the scheduled auction property. Pending dues such as property tax, maintenance charges of the flat, Electricity dues, E-Katha expenses and any other charges connected to the flat/property etc., to be borne by the successful bidder.
- S. 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.
- T. 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.
- U. The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in



connection with this e-auction.

- V. Where the Sale Prices of the property is Rs.50.00 Lakh and above, the auction purchaser has to deduct 1% of the Sale Price of the immovable property as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price of the immovable property has to be remitted to the Bank. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission of receipt of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price.
- W. The Certificate of Sale will be issued in the form given in Appendix III (for movable assets i.e., Plant & Machinery and other movable assets) and Appendix V (for immovable properties) of the Security Interest (Enforcement) (Amendment) Rules, 2002 in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

**Place: Bengaluru**

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಆಫ್ ಇಂಡಿಯಾ ಲಿಮಿಟೆಡ್  
For **State Bank of India**

Authorised Officer  
Stressed Assets Recovery Branch, Bengaluru-02  
**State Bank of India, SARB, Bengaluru**